



1125 Walnut Street
Macon, Bibb County, GA 31201

SALE OR LEASE



1,817± SF OFFICE BUILDING
.21± ACRES

SALES PRICE: \$138,500
LEASE RATE: \$1,345 PER MONTH

CBCMACON.COM

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 **COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY
CBCWORLDWIDE.COM



PROPERTY OVERVIEW

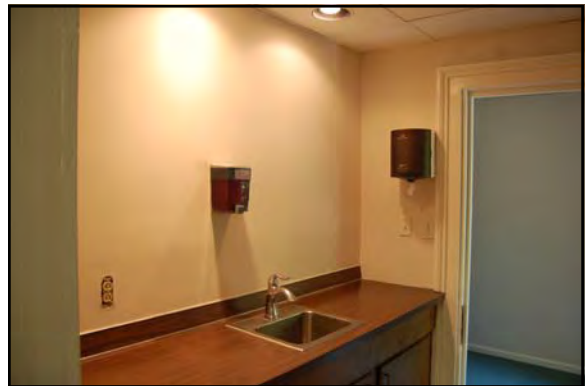
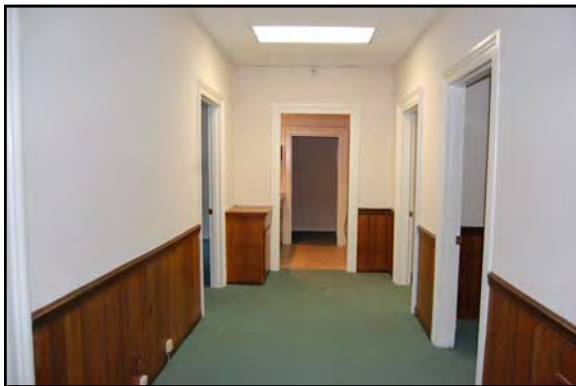
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LOCATION:	Subject property located downtown Macon on the corner of Walnut Street & Orange Street.
BUILDING INFORMATION:	<ul style="list-style-type: none">• 1,817± SF Office Building<ul style="list-style-type: none">- Two separate entrances- Two (2) reception areas- Six (6) private offices- Break room- Storage room- Two (2) restrooms- Attractive brick fireplaces in two (2) corner offices- Built-in bookcases- Dry basement for storage- Rear exit stairwell• Newly painted exterior December 2019• New HVAC in 2011
ACREAGE:	.21± Acres
YEAR BUILT:	1955
PARKING:	<ul style="list-style-type: none">• Paved parking for five (5) cars• Rear gravel parking for 10 cars• Unlimited street parking
ZONED:	HR-3
AD VALOREM TAX BILL:	\$1,170.47 (2019)
UTILITIES:	All utilities serve the site.
SALES PRICE:	\$138,500
LEASE RATE:	\$1,345 PER MONTH (Tenant pays all utilities)



PHOTOS

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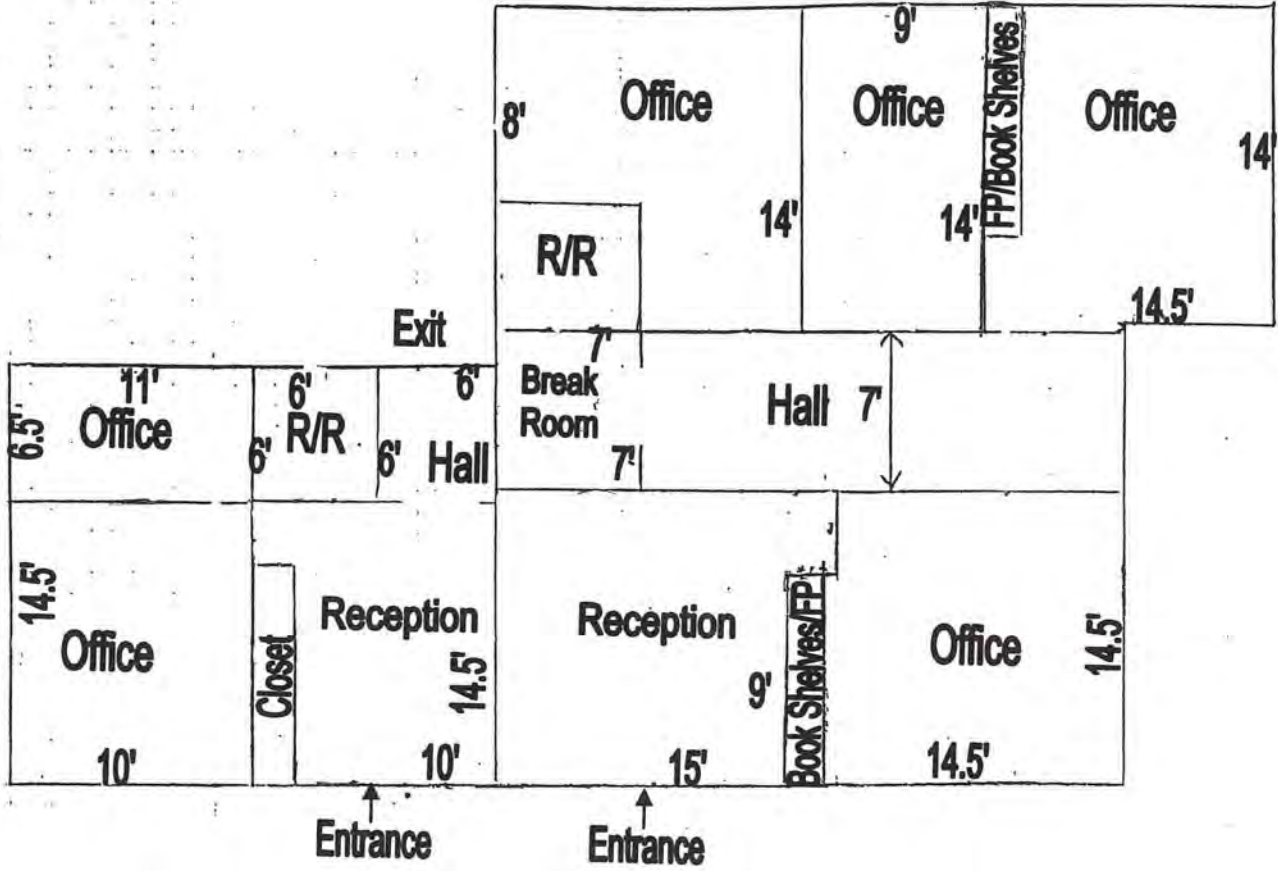
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FLOOR PLAN

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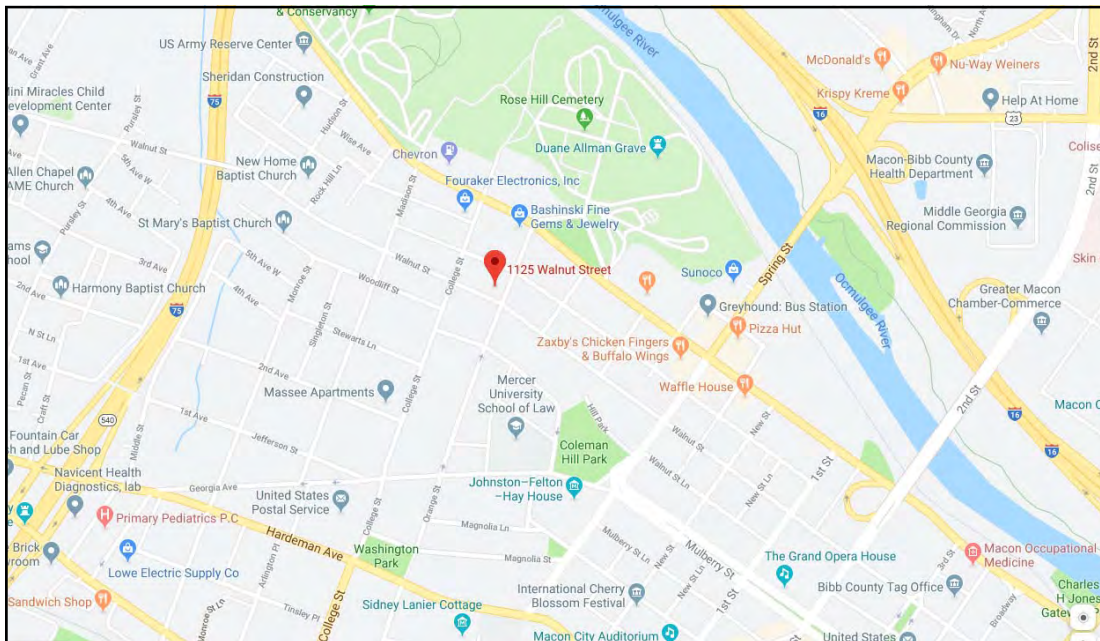
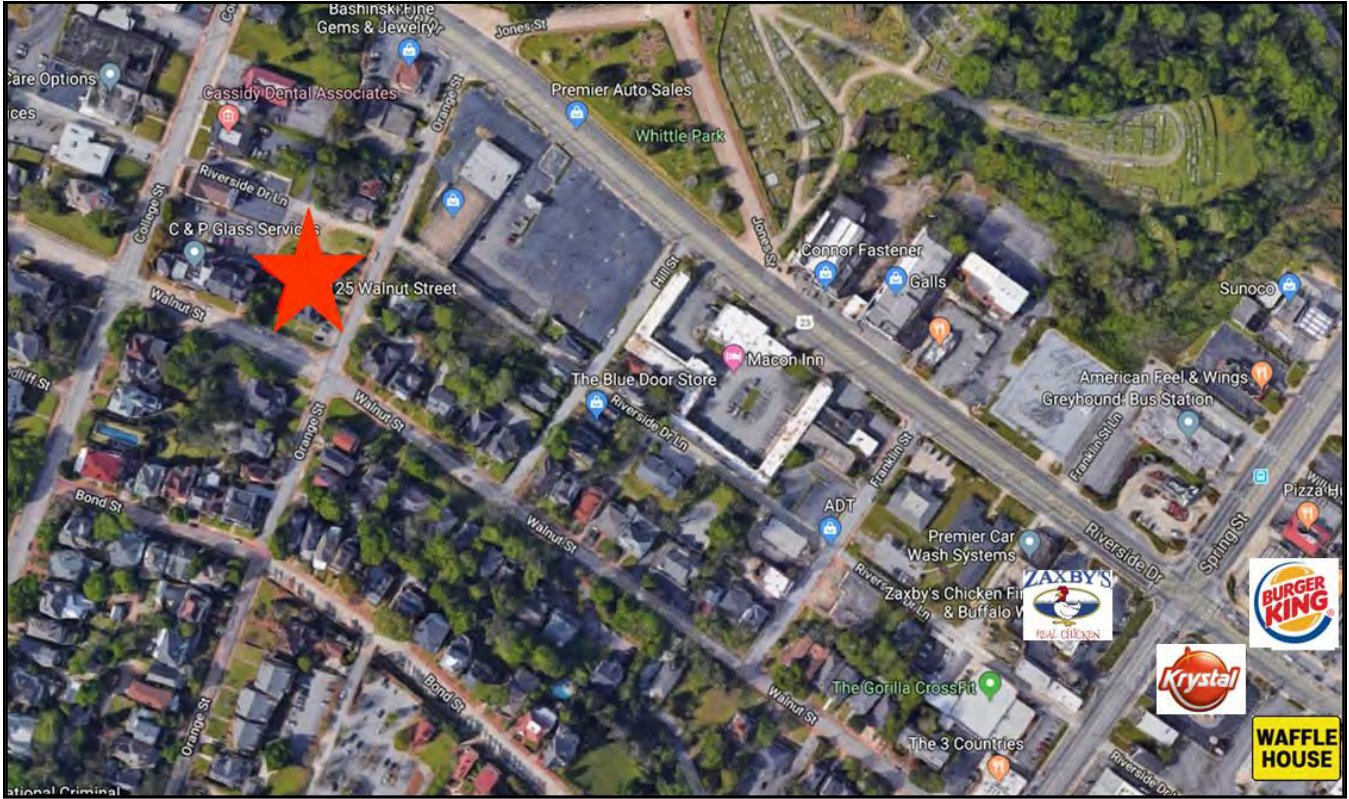
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MAPS

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DEMOGRAPHICS - MACON/BIBB COUNTY

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KEY FACTS

154,840

Population



2.5

Average Household Size

37.1

Median Age

\$40,391

Median Household Income

EDUCATION

14%

No High School Diploma



32%

High School Graduate



27%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



6,656

Total Businesses



92,217

Total Employees

EMPLOYMENT



64%

White Collar



17%

Blue Collar



19%

Services



Unemployment Rate

INCOME



\$40,391

Median Household Income



\$25,029

Per Capita Income



\$35,547

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator	Value	Difference
<\$15,000	17.7%	0
\$15,000 - \$24,999	13.5%	0
\$25,000 - \$34,999	12.0%	+0.1%
\$35,000 - \$49,999	15.5%	0
\$50,000 - \$74,999	14.3%	0
\$75,000 - \$99,999	8.7%	0
\$100,000 - \$149,999	10.7%	0
\$150,000 - \$199,999	3.1%	0
\$200,000+	4.5%	0

Bars show deviation from
Bibb County

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