



452 First Street

Macon, Bibb County, Georgia 31201

LEASE

**REDUCED LEASE RATE - FREE RENT AVAILABLE**



**RETAIL / OFFICE SPACE**

**1,300± SQ FT**

**REDUCED LEASE RATE: \$1,400 \$1,300 PER MONTH**

**CBCMACON.COM**

**STEPHANIE FOLSOM CCIM**

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**CBCWORLDWIDE.COM**

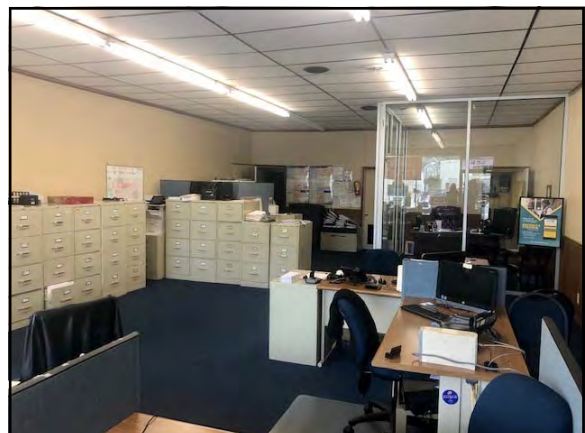


## PROPERTY OVERVIEW

452 First Street

Macon, Bibb County, Georgia 31201

- Subject property located downtown Macon at the corner of First Street and Cotton Avenue.
- 1,300± SF Retail / Office Space
  - Wide open space
  - Two (2) private offices
  - Storage room
  - Restroom
- Fabulous window frontage on First Street & Cotton Avenue
- On-street parking.
- Zoned CBD-1



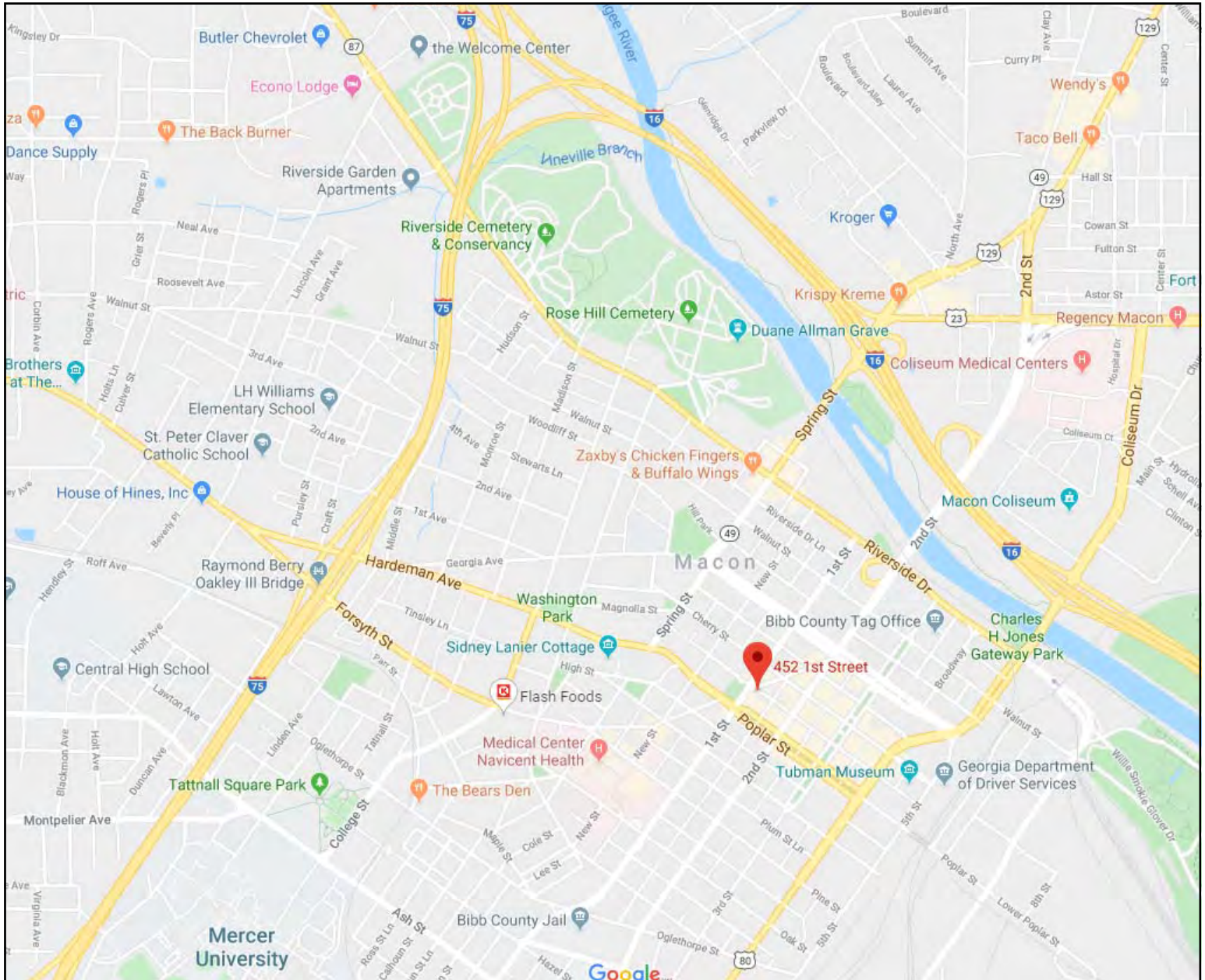
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# LOCATION MAP

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Macon, Bibb County, Georgia 31201



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# DEMOGRAPHICS - MACON/BIBB COUNTY

452 First Street  
Macon, Bibb County, Georgia 31201

## 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



White Collar

**64%**



Blue Collar

**17%**



Services

**19%**

**7.0%**

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          |

Bats show deviation from  
Bibb County