

**INDUSTRIAL SITE  
TWO BUILDINGS - 18,000± SQ FT TOTAL  
1.9± ACRES**



**CONTACT:**

**1320, 1246, 1234 Guy Paine Road  
Macon, Bibb County, Georgia 31206**

**MIKI FOLSOM, CCIM  
EXCLUSIVE AGENT  
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**Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201  
Office: (478) 746-8171  
Toll Free: (800) 926-0990**

**SALES PRICE: \$795,000**

Created 1/21/20



## PROPERTY OVERVIEW

1320, 1246, 1234 Guy Paine Road  
Macon, GA 31206

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 13,000± SF OFFICE / SHOWROOM / WAREHOUSE<ul style="list-style-type: none"><li>- 2,520± SF Office/Showroom</li><li>- 2,500± SF Parts Storage</li><li>- 2,520± SF Upper level offices &amp; training room</li><li>- 5,460± SF Three-Bay service area</li></ul></li><li>• 5,000± SF Three-Bay Shop</li><li>• Wash pit with oil/water separator system</li></ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"><li>• 1.91 Acres Total (3 Parcels)</li><li>• Entire lot fenced</li><li>• 465' Frontage on Guy Paine; 176' depth</li></ul>
<b>YEAR BUILT:</b>	1987 & 1997
<b>CEILING HEIGHT:</b>	18' - 24'
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"><li>• Two (2) roll-up doors</li><li>• Six (6) drive-thru bays</li><li>• Freestanding truck dock</li></ul>
<b>CONSTRUCTION:</b>	Metal
<b>ROOF:</b>	Metal
<b>FLOORING:</b>	VCT tile & concrete
<b>LIGHTING/ CEILING:</b>	Acoustical ceilings with fluorescent fixtures
<b>UTILITIES:</b>	All public utilities serve the site.
<b>ZONED:</b>	M1, Light Industrial
<b>PROPERTY TAX BILL:</b>	\$8,500.26 (2019)
<b>SALES PRICE: \$795,000</b>	





# AERIAL PARCEL MAP

1320, 1246, 1234 Guy Paine Road  
Macon, GA 31206



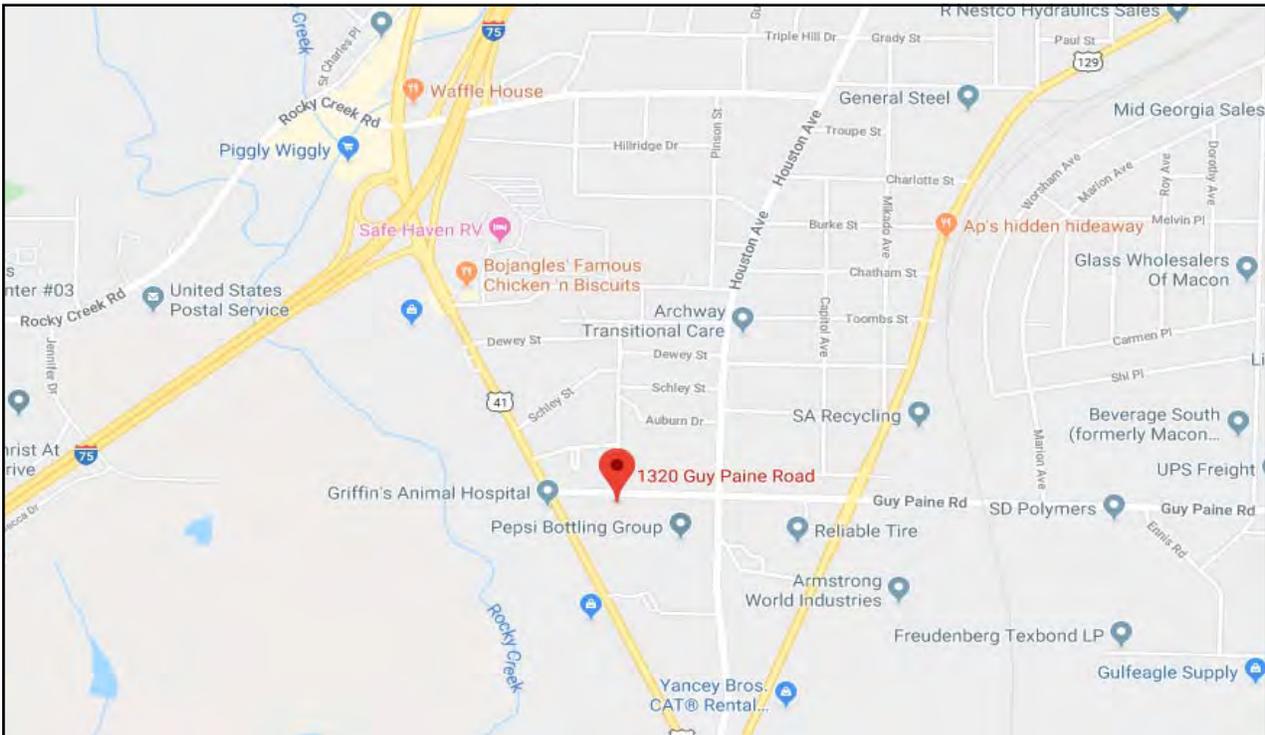
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 **COLDWELL  
BANKER  
COMMERCIAL**  
EBERHARDT & BARRY  
CBCMACON.COM



# MAPS

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# DEMOGRAPHICS - MACON/BIBB COUNTY

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## KEY FACTS

**154,840**

Population



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

**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