

PRICE REDUCED

OFFICE BUILDING
1,886± SQ FT - .25± ACRES



FOR SALE

261 Pierce Avenue
Macon, Bibb County, Georgia 31204

CONTACT:

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EXCLUSIVE AGENT
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Cell: (478) 508-2652

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

REDUCED SALES PRICE: \$125,500 \$89,500

Revised 3/26/20



PROPERTY OVERVIEW

261 Pierce Avenue
Macon, GA 31204

- Subject property located in a high traffic area between Ingleside Avenue and Vineville Avenue.
- 1,886± SF Office Building and 200± SF Rear Deck (Photos Pg. 4-5)
 - Reception Area
 - Three (3) Private Offices
 - Conference Room
 - Break Room
 - Two (2) Restrooms
- New roof and exterior paint
- Wood floors
- Central air conditioning; gas heat
- .25± Acres
- Parking in rear for 8 vehicles and street parking
- Zoned HR-3, Historical Residential
- 2019 Property Tax Bill: \$2,046.69

REDUCED SALES PRICE: ~~\$125,500~~ \$89,500

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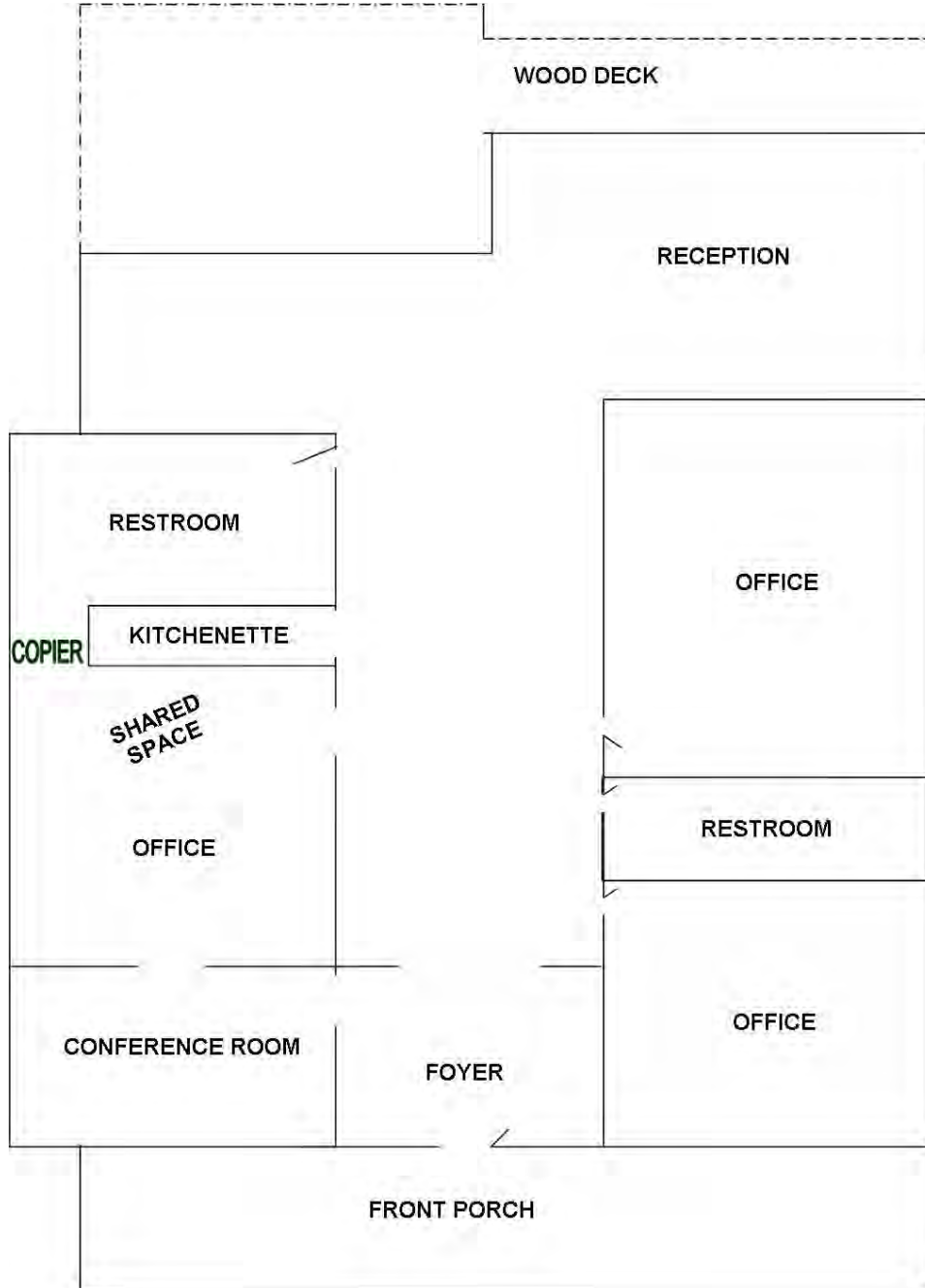
deidra@cbcworldwide.com





FLOOR PLAN

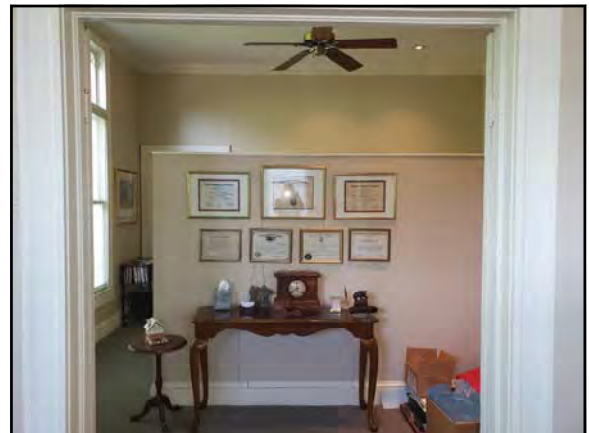
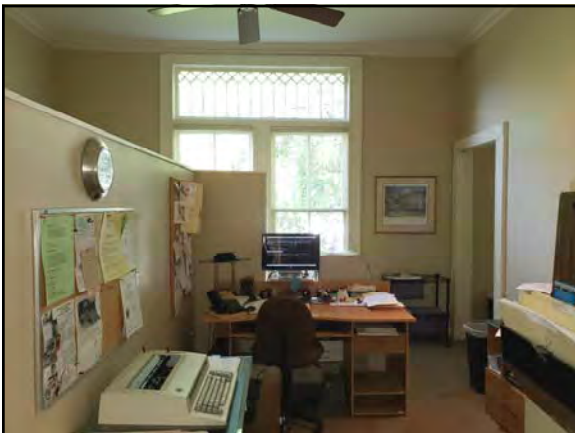
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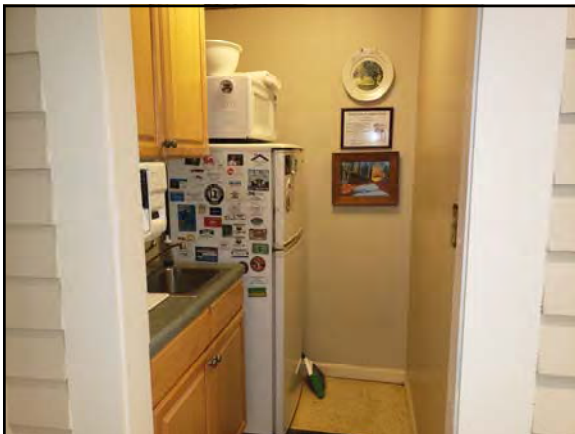
PHOTOS

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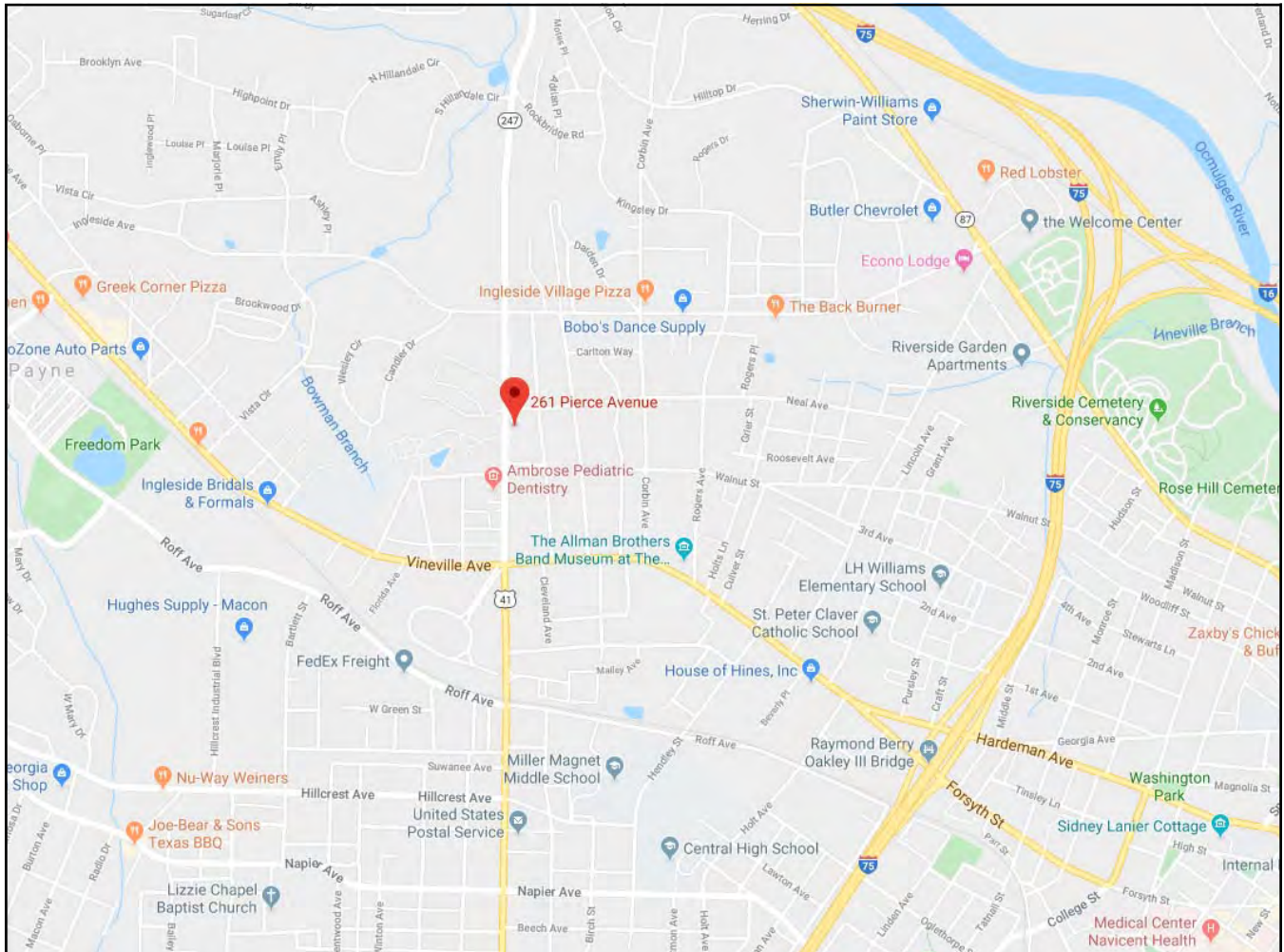
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LOCATION MAP / AERIAL PARCEL MAP

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DEMOGRAPHICS - MACON/BIBB COUNTY

261 Pierce Avenue
Macon, Bibb County, GA 31204

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



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

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