

RETAIL / WAREHOUSE SPACE
2356 Pio Nono Avenue
Macon, Bibb County, Georgia 31206



~~SALES PRICE: \$175,000~~

**REDUCED SALES
PRICE: \$149,000**

CONTACT INFORMATION:

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Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
OFFICE: (478) 746-8171
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Revised 2/23/2021



PROPERTY OVERVIEW

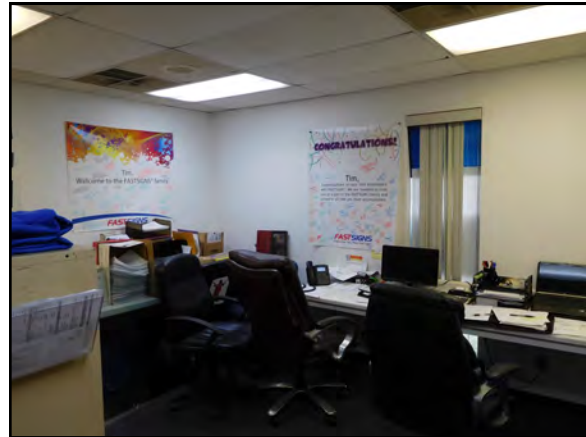
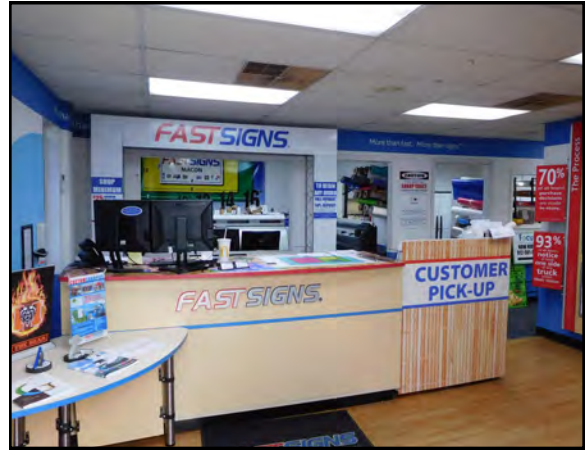
2356 Pio Nono Ave.

BUILDING INFORMATION:	1,050± SF Retail Center 1,750± SF Warehouse / Storage 2,800± SF Total
ACREAGE:	.23 Acres
YEAR BUILT:	1988
WALL HEIGHT:	12' - Retail Space 14' - Warehouse / Storage Space
EXTERIOR WALLS:	Galvanized Metal
ROOF:	Galvanized Metal
FLOORING:	Concrete
LIGHTING:	Fluorescent fixtures
HVAC:	Entire building heated and cooled
WAREHOUSE SPACE:	Sky lights, LP heat, electric box, free-span
ROLL-UP DOORS:	<ul style="list-style-type: none">• 2 doors- 8' x 10'• 1 door - 10' x 10'
ZONED:	C-1
MISCELLANEOUS:	<ul style="list-style-type: none">• 7 striped parking spaces• Drop yard on rear of property



PHOTOS

2356 Pio Nono Ave.



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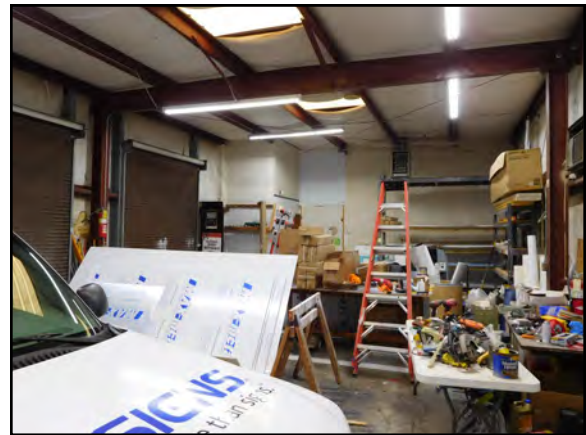
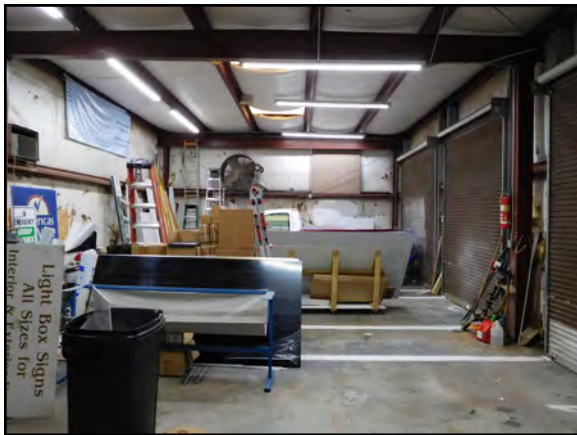
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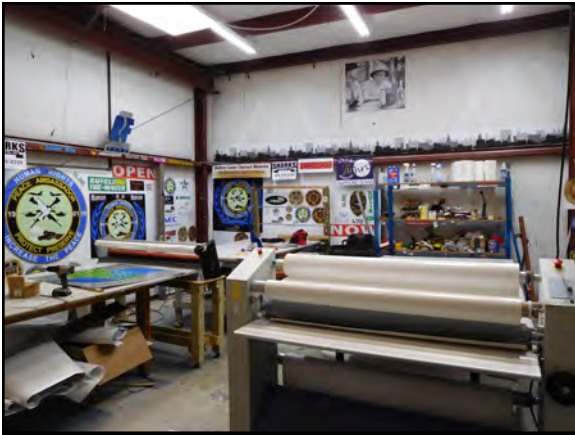
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FLOOR PLAN

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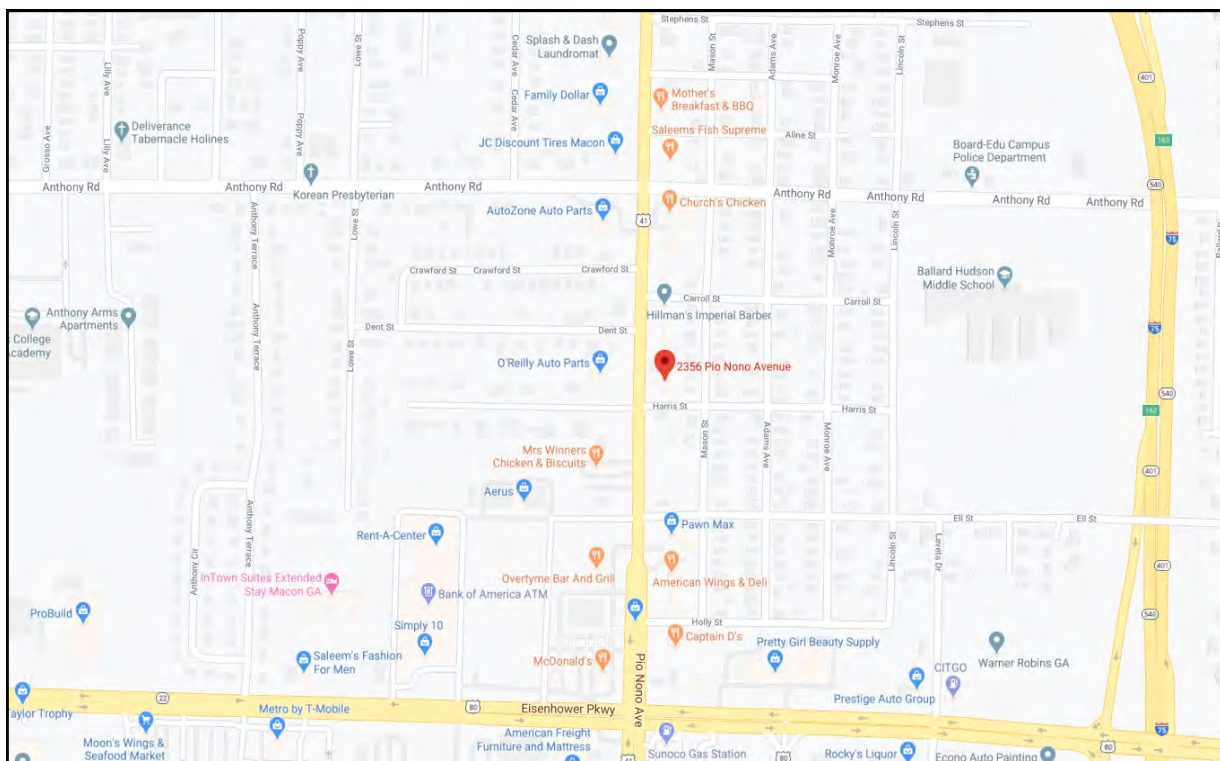
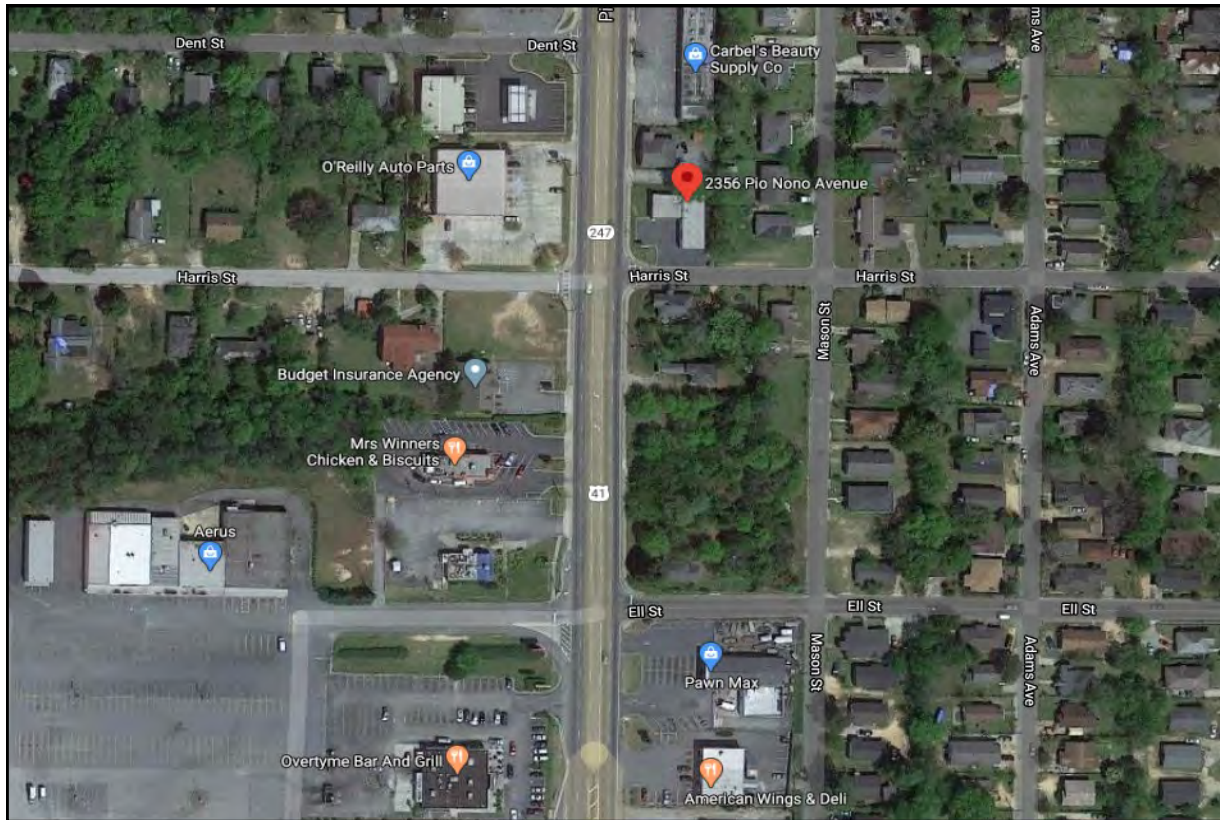
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MAPS

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DEMOGRAPHICS 1 mile

2356 Pio Nono Ave.

KEY FACTS

7,435

Population



Average
Household Size

35.6

Median Age

\$20,489

Median Household
Income

EDUCATION

22%

No High
School
Diploma



40%

High School
Graduate



28%

Some College



10%

Bachelor's/Grad/Prof
Degree

BUSINESS



236

Total Businesses



2,707

Total Employees

EMPLOYMENT



52%

White Collar



29%

Blue Collar



20%

Services

14.4%

Unemployment
Rate

INCOME



\$20,489

Median Household
Income



\$10,889

Per Capita Income



\$12,262

Median Net Worth

Households By Income

The largest group: <\$15,000 (36.8%)

The smallest group: \$200,000+ (0.0%)

Indicator ▲	Value	Difference	
<\$15,000	36.8%	+19.1%	
\$15,000 - \$24,999	20.1%	+6.6%	
\$25,000 - \$34,999	14.8%	+2.9%	
\$35,000 - \$49,999	13.8%	-1.7%	
\$50,000 - \$74,999	8.3%	-6.0%	
\$75,000 - \$99,999	3.7%	-5.0%	
\$100,000 - \$149,999	2.3%	-8.4%	
\$150,000 - \$199,999	0.1%	-3.0%	
\$200,000+	0.0%	-4.5%	



DEMOGRAPHICS 3 mile

2356 Pio Nono Ave.

KEY FACTS

51,309

Population



Average
Household Size

33.7

Median Age

\$24,102

Median Household
Income

EDUCATION

22%

No High
School
Diploma



37%

High School
Graduate



26%

Some College



14%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,008

Total Businesses



44,532

Total Employees

EMPLOYMENT



White Collar

55%



Blue Collar

21%



Services

25%

11.1%

Unemployment
Rate

INCOME



\$24,102

Median Household
Income



\$14,454

Per Capita Income



\$12,396

Median Net Worth

Households By Income

The largest group: <\$15,000 (31.9%)

The smallest group: \$150,000 - \$199,999 (0.9%)

Indicator ▲	Value	Difference	
<\$15,000	31.9%	+14.2%	
\$15,000 - \$24,999	19.3%	+5.8%	
\$25,000 - \$34,999	14.4%	+2.5%	
\$35,000 - \$49,999	13.4%	-2.1%	
\$50,000 - \$74,999	9.9%	-4.4%	
\$75,000 - \$99,999	4.8%	-3.9%	
\$100,000 - \$149,999	4.2%	-6.5%	
\$150,000 - \$199,999	0.9%	-2.2%	
\$200,000+	1.3%	-3.2%	



DEMOGRAPHICS 5 mile

2356 Pio Nono Ave.

KEY FACTS

85,491

Population



Average
Household Size

34.5

Median Age

\$28,978

Median Household
Income

EDUCATION

19%

No High
School
Diploma



35%

High School
Graduate



26%

Some College



20%

Bachelor's/Grad/Prof
Degree

BUSINESS



4,569

Total Businesses



63,472

Total Employees

EMPLOYMENT



59%

White Collar



19%

Blue Collar



22%

Services

9.3%

Unemployment
Rate

INCOME



\$28,978

Median Household
Income



\$18,736

Per Capita Income



\$14,016

Median Net Worth

Households By Income

The largest group: <\$15,000 (26.3%)

The smallest group: \$150,000 - \$199,999 (1.6%)

Indicator ▲	Value	Difference	
<\$15,000	26.3%	+8.6%	
\$15,000 - \$24,999	17.4%	+3.9%	
\$25,000 - \$34,999	13.5%	+1.6%	
\$35,000 - \$49,999	14.3%	-1.2%	
\$50,000 - \$74,999	11.7%	-2.6%	
\$75,000 - \$99,999	6.0%	-2.7%	
\$100,000 - \$149,999	6.4%	-4.3%	
\$150,000 - \$199,999	1.6%	-1.5%	
\$200,000+	3.0%	-1.5%	

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