

FOR SALE



EBERHARDT & BARRY

OFFICE / RETAIL

2611 Suwanee Avenue & Pio Nono Avenue
Macon, Bibb County, Georgia 31204

PRICE REDUCED



- Located at the corner of Pio Nono Avenue & Suwanee Avenue
- 918± SF Office Building
- .36± Acre Lot
- Built in 1992
- Zoned C1
- Asphalt paved parking
- Property Tax Bill: \$1,918.50 (2019)

REDUCED SALES PRICE: ~~\$130,000~~ \$119,000

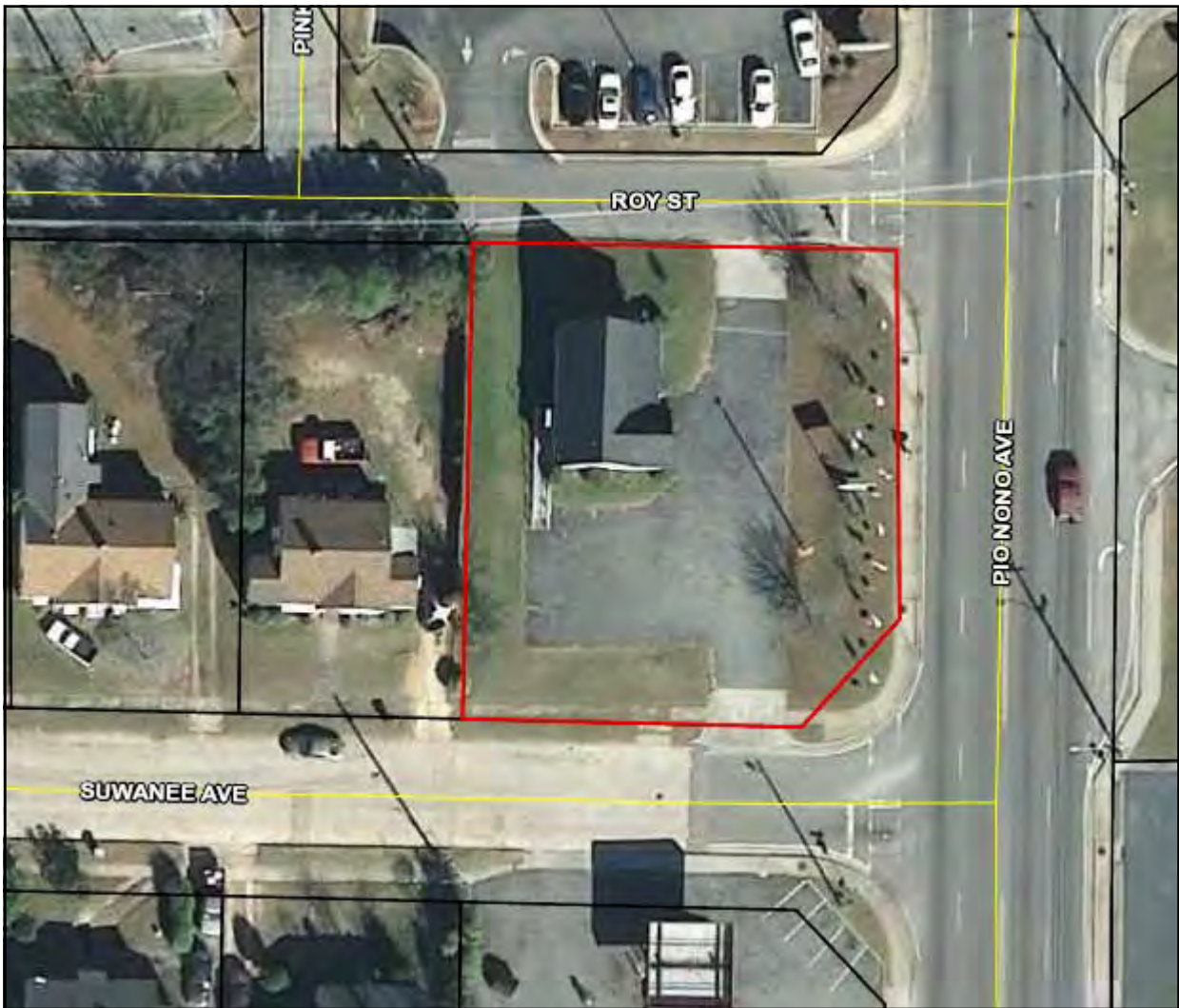
FOR MORE DETAILS CONTACT:

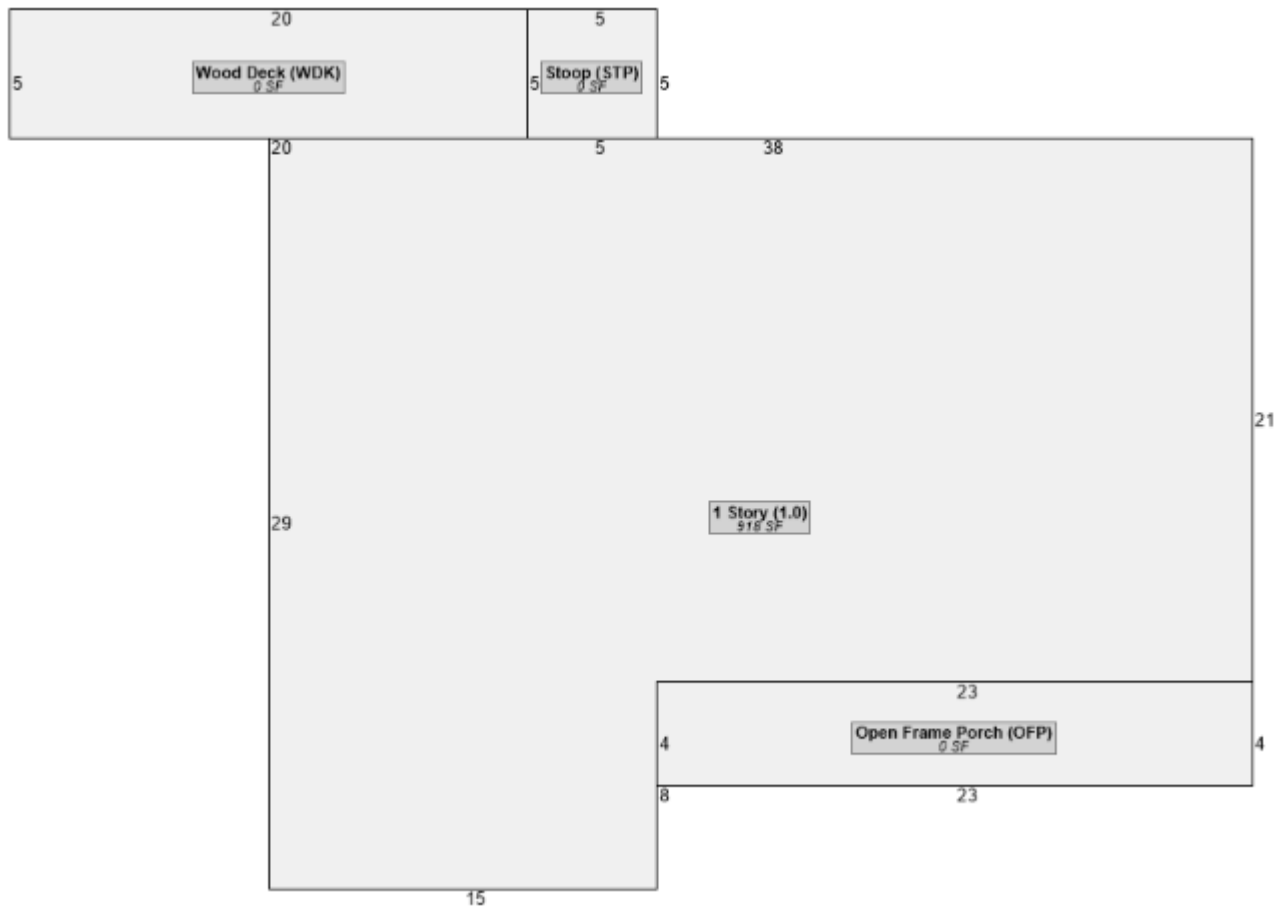
Revised 7/27/20

Stephanie Folsom, CCIM - EXCLUSIVE AGENT
stephanie@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-361-8259

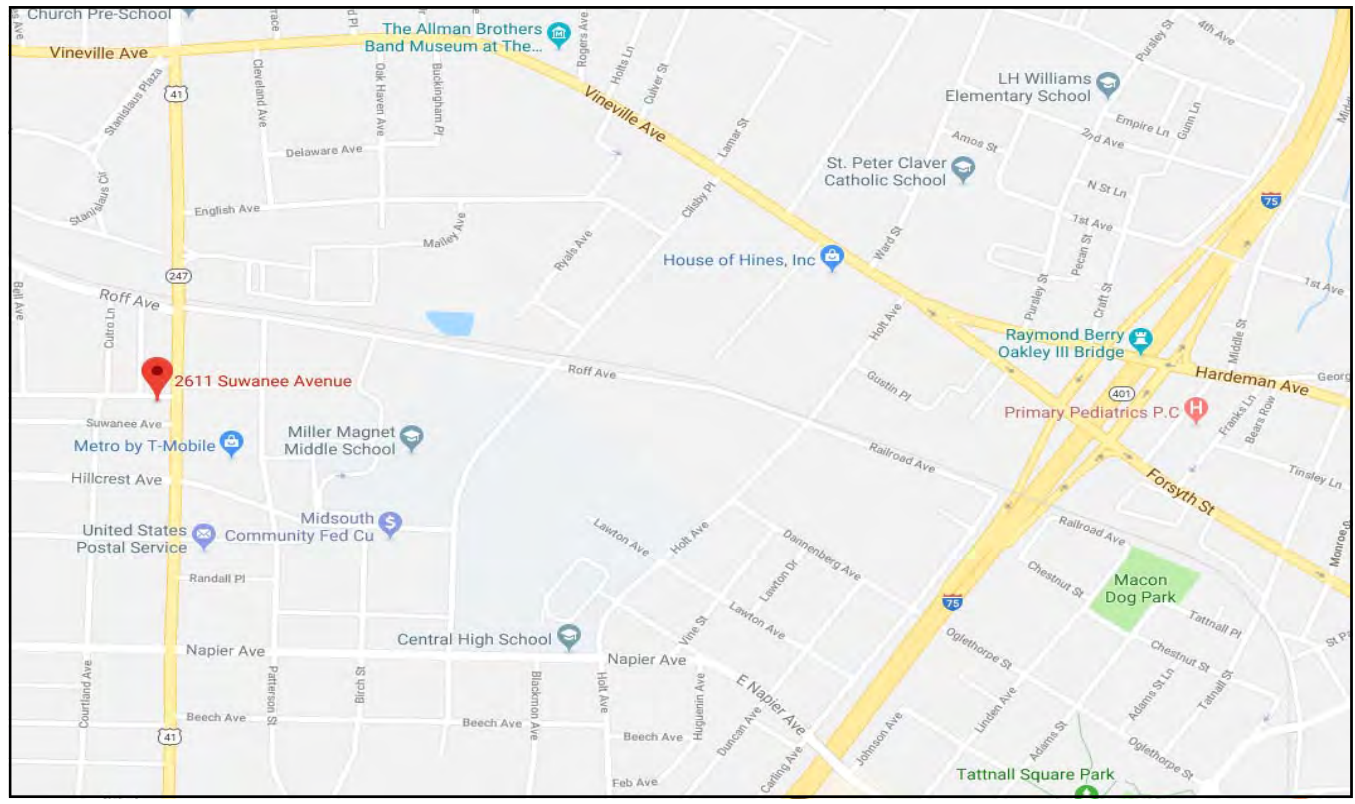
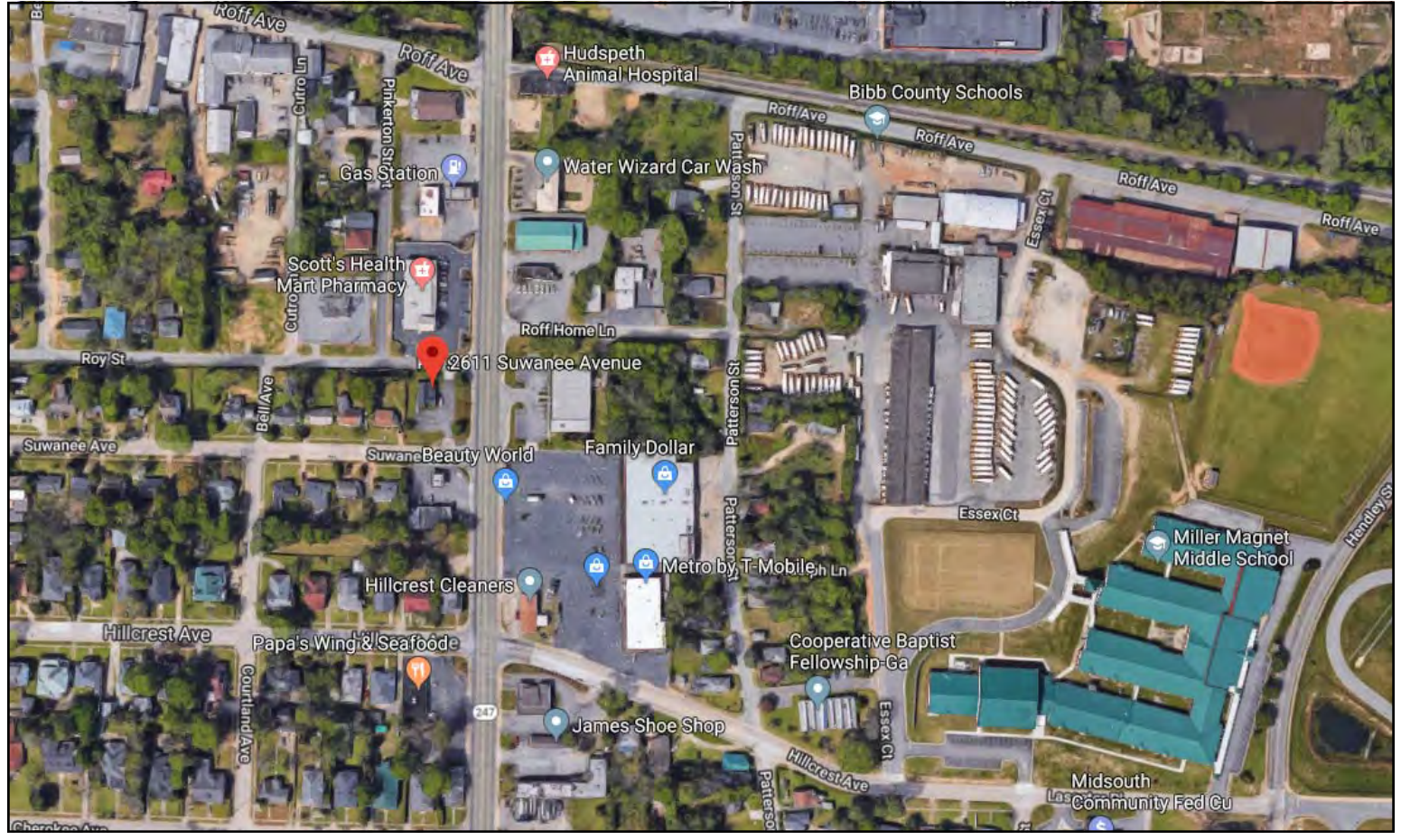
990 Riverside Drive
Macon, GA 31201





2611 Suwanee Avenue - Macon, GA 31204

MAPS



KEY FACTS

156,171

Population



2.5

Average Household Size

37.2

Median Age

\$40,970

Median Household Income

EDUCATION

13%

No High School Diploma


 31%
High School Graduate

 28%
Some College

 28%
Bachelor's/Grad/Prof Degree

BUSINESS



6,494

Total Businesses



87,592

Total Employees

EMPLOYMENT


 65%
White Collar

 18%
Blue Collar

 16%
Services

16.1%

Unemployment Rate

INCOME



\$40,970

Median Household Income



\$24,379

Per Capita Income



\$24,540

Median Net Worth

Households By Income

The largest group: <\$15,000 (19.3%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Difference	
<\$15,000	19.3%	+8.5%	
\$15,000 - \$24,999	12.8%	+3.6%	
\$25,000 - \$34,999	11.7%	+2.4%	
\$35,000 - \$49,999	13.0%	+0.3%	
\$50,000 - \$74,999	14.8%	-2.9%	
\$75,000 - \$99,999	12.2%	-0.3%	
\$100,000 - \$149,999	9.1%	-5.5%	
\$150,000 - \$199,999	3.3%	-2.9%	
\$200,000+	3.8%	-3.3%	