



2952 Vineville Avenue
Macon, Bibb County, Georgia 31204

LEASE



Created 3/18/20

RETAIL / OFFICE SPACE

1,000± SF - 2,000± SF

LEASE RATE

\$1,000 PER MONTH (1,000± SF)

\$1,750 PER MONTH (2,000± SF)

CBCMACON.COM

MIKI FOLSOM, CCIM
478.746.8171 OFFICE • 478.361.3036 CELL
mfolsom@cbcworldwide.com

**COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY

CBCMACON.COM

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171



PROPERTY OVERVIEW

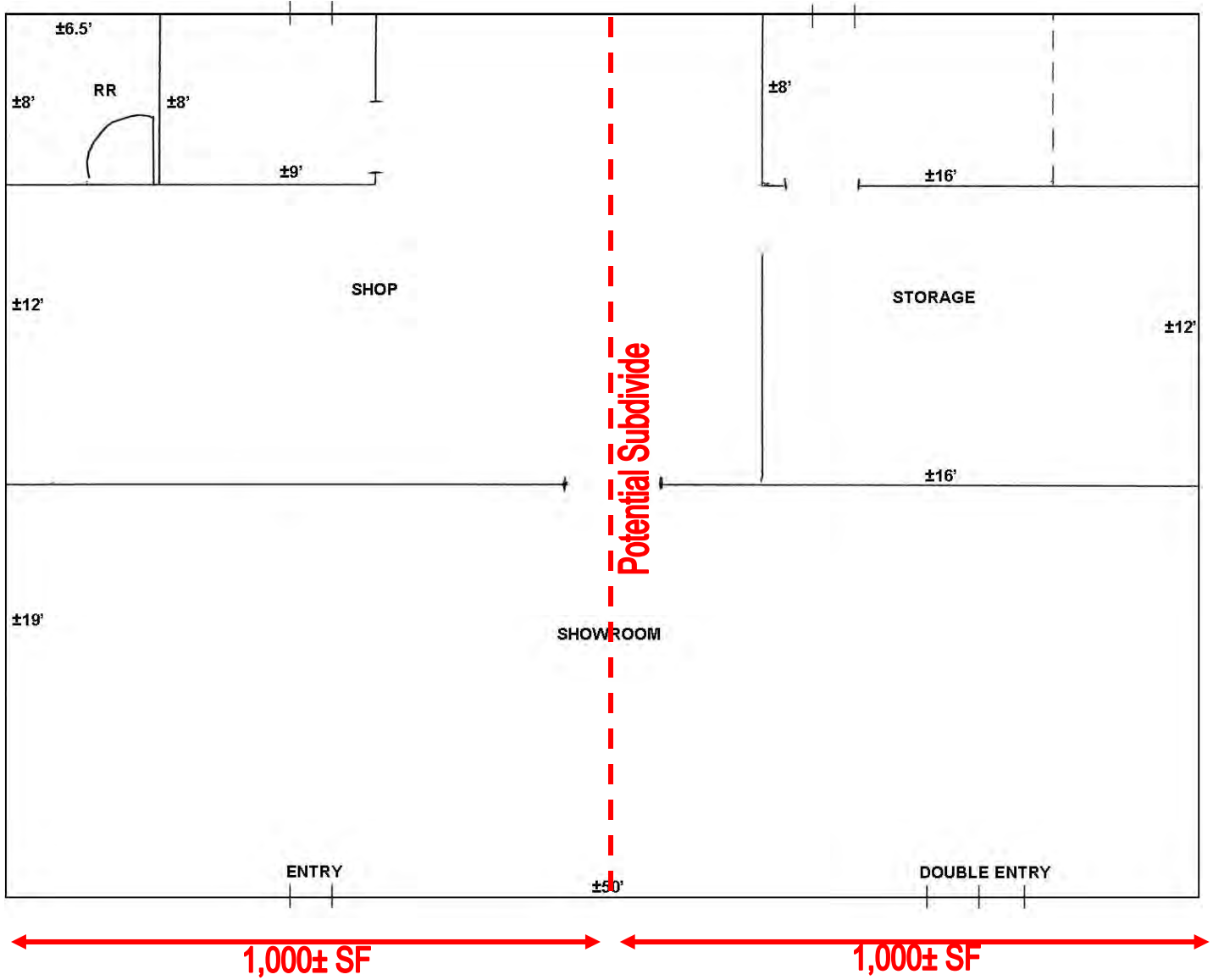
2952 Vineville Avenue
Macon, Bibb County, Georgia 31204

AVAILABLE SPACE:	1,000± - 2,000± SF Glass Front Retail / Office Space (50' X 40') - Divisible into two (2) 1,000± SF Suites
AVERAGE DAILY TRAFFIC COUNT:	16,600 Vehicles Per Day
SIGNAGE:	Great visibility on building and road side marquis
PARKING:	Asphalt paved parking for 16 vehicles total
ZONING:	C2, General Commercial District
CURRENT TENANTS:	Denver & Friends Salon, Photography & Frame Works
LEASE RATE:	\$1,000 PER MONTH (1,000± SF) \$1,750 PER MONTH (2,000± SF)



FLOOR PLAN

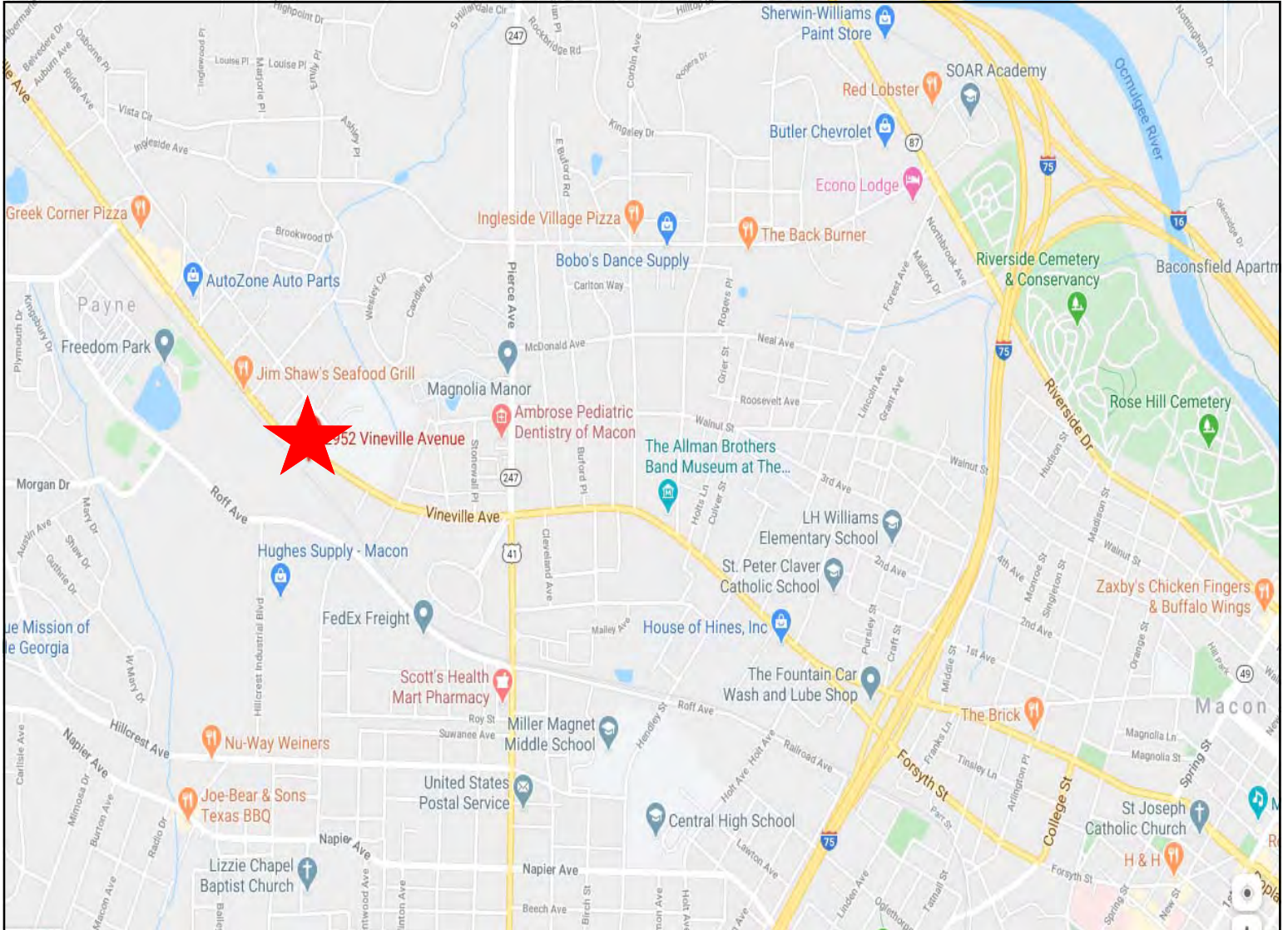
2952 Vineville Avenue
Macon, Bibb County, Georgia 31204





MAP

2952 Vineville Avenue
Macon, Bibb County, Georgia 31204



MIKI FOLSOM, CCIM

478.746.8171 OFFICE • 478.361.3036 CELL

mfolsom@cbcworldwide.com

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171



DEMOGRAPHICS - MACON/BIBB COUNTY

2952 Vineville Avenue
Macon, Bibb County, Georgia 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



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