



701 Eisenhower Parkway - Suite 6
Macon, Bibb County, Georgia 31206

LEASE



GLASS FRONT RETAIL / OFFICE

1,500± SF

LEASE RATE: \$850 PER MONTH

CBCMACON.COM

MIKI FOLSOM, CCIM
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 **COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY

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PROPERTY OVERVIEW / FLOOR PLAN

701 Eisenhower Parkway - Suite 6
Macon, Bibb County, Georgia 31206

Location:

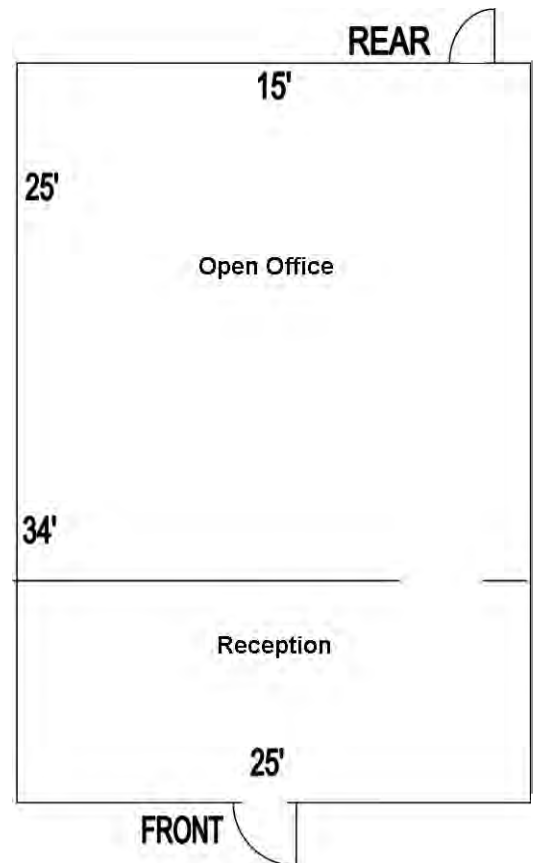
- Located in convenience store anchored strip center
- .3 miles east of Interstate 75
- Great Visibility
- Avg. Daily Traffic Count: 14,400 Vehicles Per Day

Building Information:

- 1,500± SF Glass Front Retail / Office
- Former Insurance Office

Rate Includes:

- Nightly security on-site
- Parking & security lighting
- Lighted monument signage
- Property Taxes & Insurance
- Trash Service

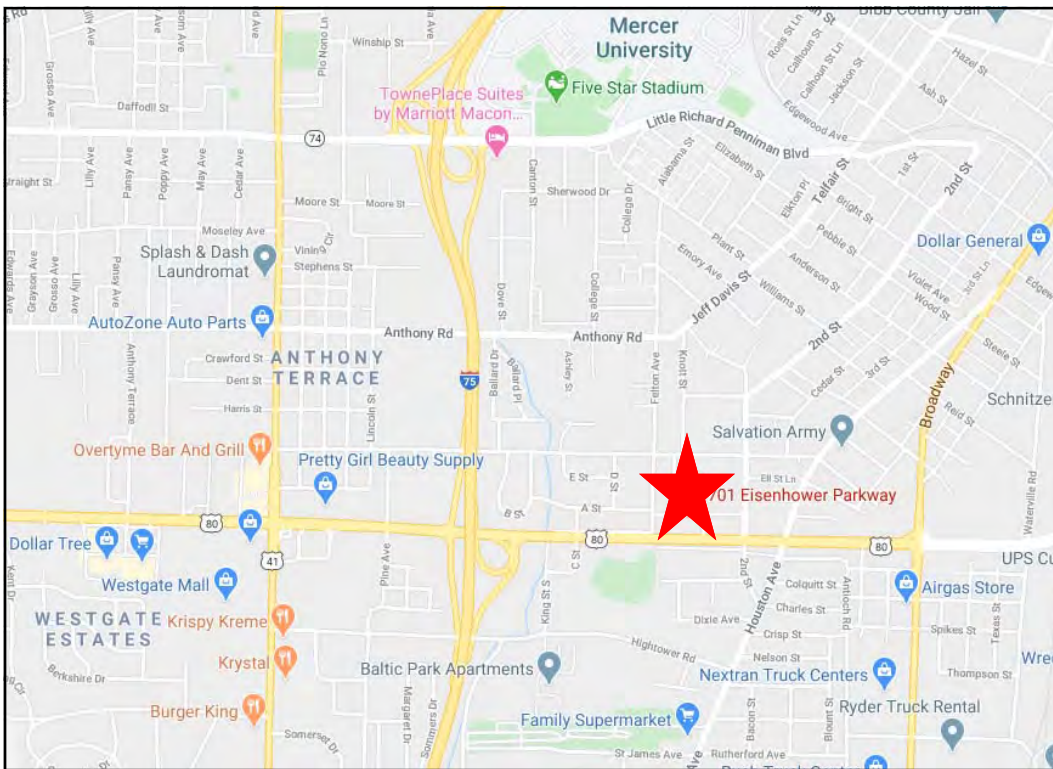
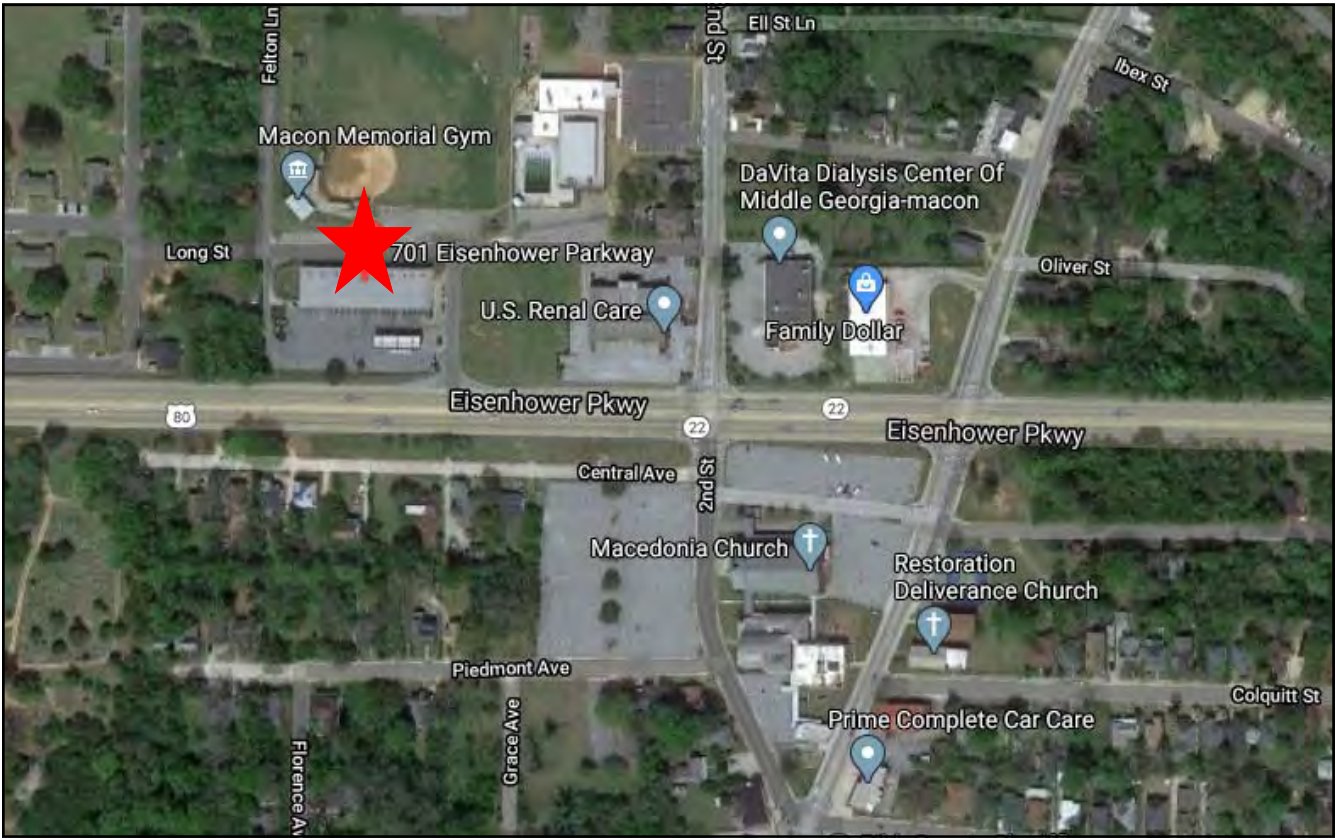


LEASE RATE: \$850 PER MONTH



MAPS

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



DEMOGRAPHICS - ONE MILE

701 Eisenhower Parkway - Suite 6
Macon, Bibb County, Georgia 31206

KEY FACTS

7,839

Population



Average Household Size

28.2

Median Age

\$16,212

Median Household Income

EDUCATION

29%

No High School Diploma



40%

High School Graduate



23%

Some College



8%

Bachelor's/Grad/Prof Degree

BUSINESS



256

Total Businesses



4,425

Total Employees

EMPLOYMENT



White Collar

55%



Blue Collar

19%



Services

27%



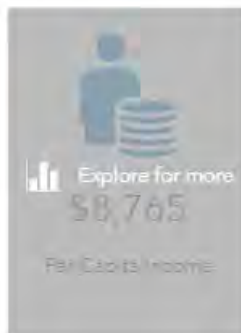
Unemployment Rate

INCOME



\$16,212

Median Household Income



\$10,444

Median Net Worth

Households By Income

The largest group: <\$15,000 (46.1%)

The smallest group: \$150,000 - \$199,999 (0.1%)

Indicator ▲	Value	Difference	
<\$15,000	46.1%	+28.4%	<div style="width: 46.1%;"></div>
\$15,000 - \$24,999	20.9%	+7.4%	<div style="width: 20.9%;"></div>
\$25,000 - \$34,999	11.0%	-0.9%	<div style="width: 11.0%;"></div>
\$35,000 - \$49,999	11.2%	-4.3%	<div style="width: 11.2%;"></div>
\$50,000 - \$74,999	6.7%	-7.6%	<div style="width: 6.7%;"></div>
\$75,000 - \$99,999	1.9%	-6.8%	<div style="width: 1.9%;"></div>
\$100,000 - \$149,999	1.9%	-8.8%	<div style="width: 1.9%;"></div>
\$150,000 - \$199,999	0.1%	-3.0%	<div style="width: 0.1%;"></div>
\$200,000+	0.3%	-4.2%	<div style="width: 0.3%;"></div>



DEMOGRAPHICS - THREE MILE

701 Eisenhower Parkway - Suite 6
Macon, Bibb County, Georgia 31206

KEY FACTS

42,803

Population



Average Household Size

33.7

Median Age

\$23,133

Median Household Income

22%

No High School Diploma



37%
High School Graduate



26%
Some College



16%
Bachelor's/Grad/Prof Degree

BUSINESS



2,882

Total Businesses



45,498

Total Employees

EMPLOYMENT



56%

White Collar



19%

Blue Collar



25%

Services



Unemployment Rate

INCOME



\$23,133

Median Household Income



\$14,432

Per Capita Income



\$12,127

Median Net Worth

Households By Income

The largest group: <\$15,000 (32.8%)

The smallest group: \$150,000 - \$199,999 (1.0%)

Indicator ▲	Value	Difference	
<\$15,000	32.8%	+15.1%	
\$15,000 - \$24,999	19.8%	+6.3%	
\$25,000 - \$34,999	14.3%	+2.4%	
\$35,000 - \$49,999	12.8%	-2.7%	
\$50,000 - \$74,999	8.9%	-5.4%	
\$75,000 - \$99,999	4.9%	-3.8%	
\$100,000 - \$149,999	4.2%	-6.5%	
\$150,000 - \$199,999	1.0%	-2.1%	
\$200,000+	1.3%	-3.2%	