



2357 Pio Nono Avenue
Macon, Bibb County, Georgia 31206

SALE



3,600± SQ FT OFFICE BUILDING

SALES PRICE: \$334,000

CBCMACON.COM

STEPHANIE FOLSOM CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com



CBCWORLDWIDE.COM

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

Created 5/6/20



PROPERTY OVERVIEW

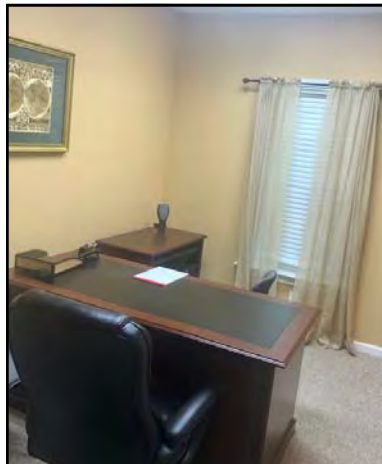
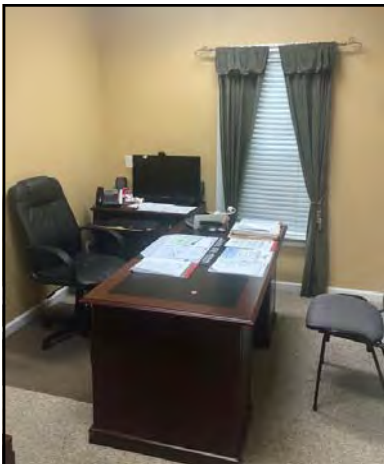
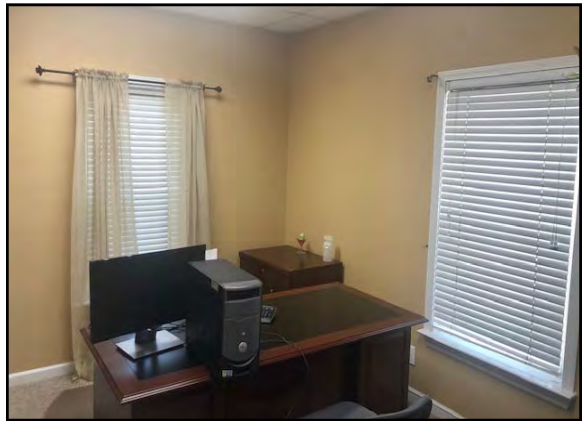
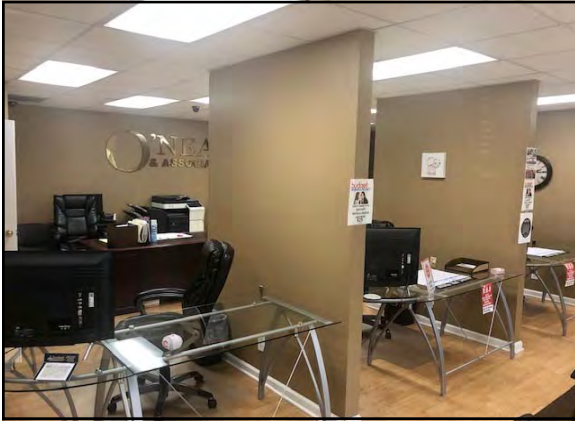
2357 Pio Nono Avenue
Macon, Bibb County, Georgia 31206

LOCATION:	Subject property located one block from Eisenhower Parkway (US 80).
BUILDING INFORMATION:	<p>3,600± SF Office Building</p> <ul style="list-style-type: none">• 2,400± SF Main Level:<ul style="list-style-type: none">- Large waiting area- Large work area for five (5)- Conference room- Four (4) private offices including one (1) executive office- Copy/file area- IT closet- Break room- Two (2) restrooms• 1,200± SF Upper Level:<ul style="list-style-type: none">- Work area for four (4)- One (1) office- Large executive office- One (1) restroom with shower
YEAR BUILT:	1998
HVAC:	<ul style="list-style-type: none">• Main Level: 5 Ton (Approx. two years old)• Upstairs: 2.5 Ton (Approx. six years old)• Nest Thermostats
ROOF:	Asphalt shingles; approximately five years old
WINDOWS:	Vinyl; replaced approximately two years old
ACREAGE:	.26± Acres
PARKING:	Asphalt paved parking lot
SIGNAGE:	Pylon sign
AVERAGE DAILY	16,400± vehicles per day
PROPERTY TAX BILL:	\$3,082.35 (2019)
SALES PRICE: \$334,000	



PHOTOS

2357 Pio Nono Avenue
Macon, Bibb County, Georgia 31206



STEPHANIE FOLSOM, CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com



PHOTOS

2357 Pio Nono Avenue
Macon, Bibb County, Georgia 31206

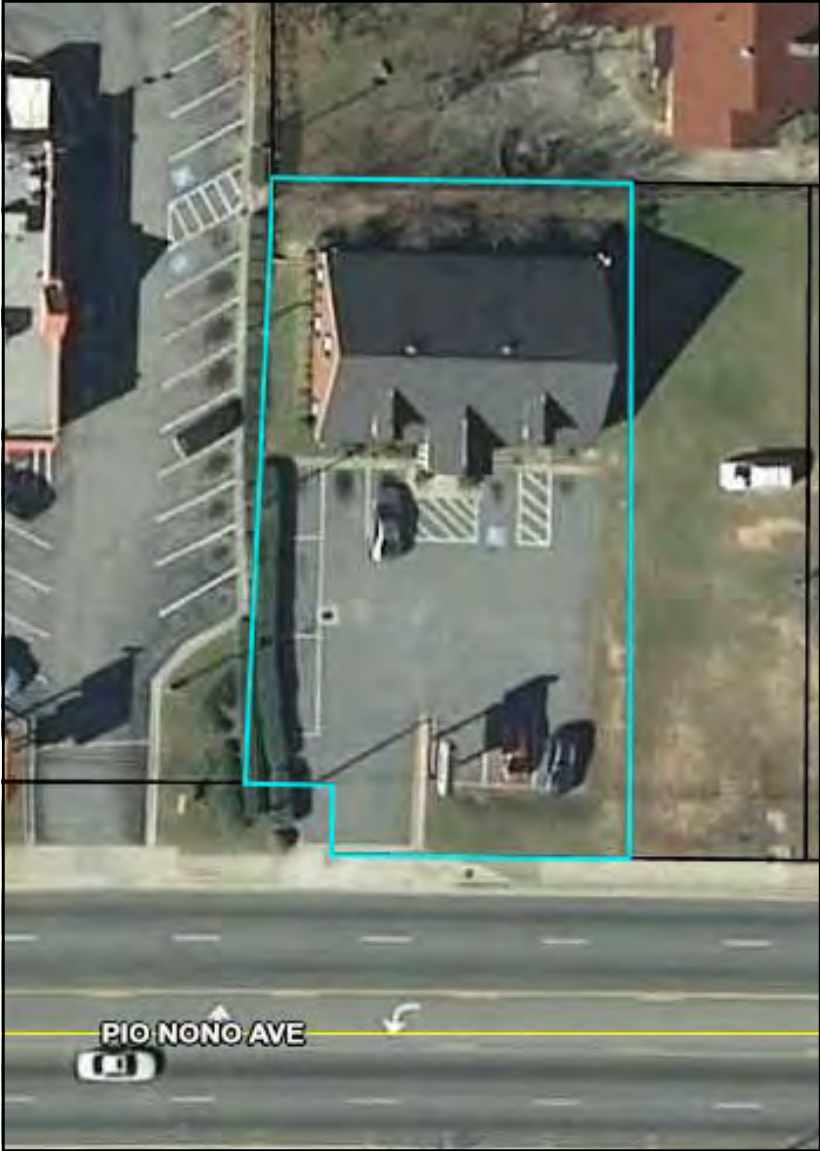


STEPHANIE FOLSOM, CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com



AERIAL PARCEL MAP

2357 Pio Nono Avenue
Macon, Bibb County, Georgia 31206

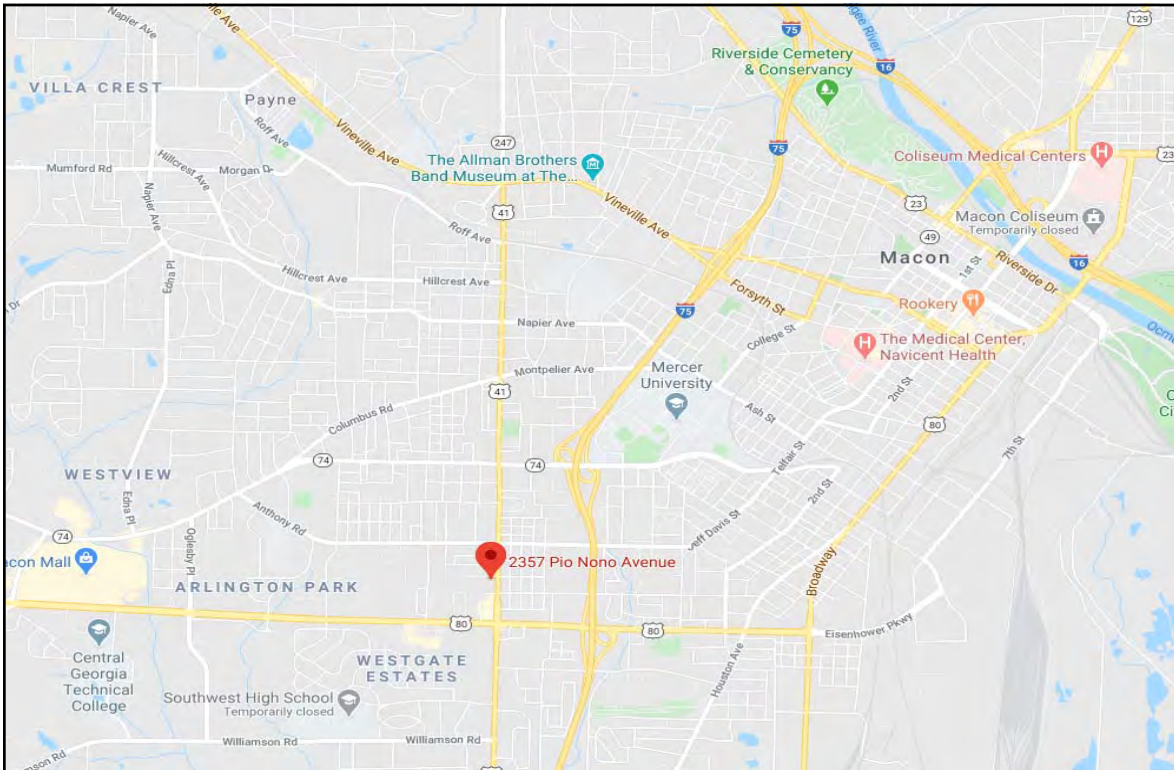
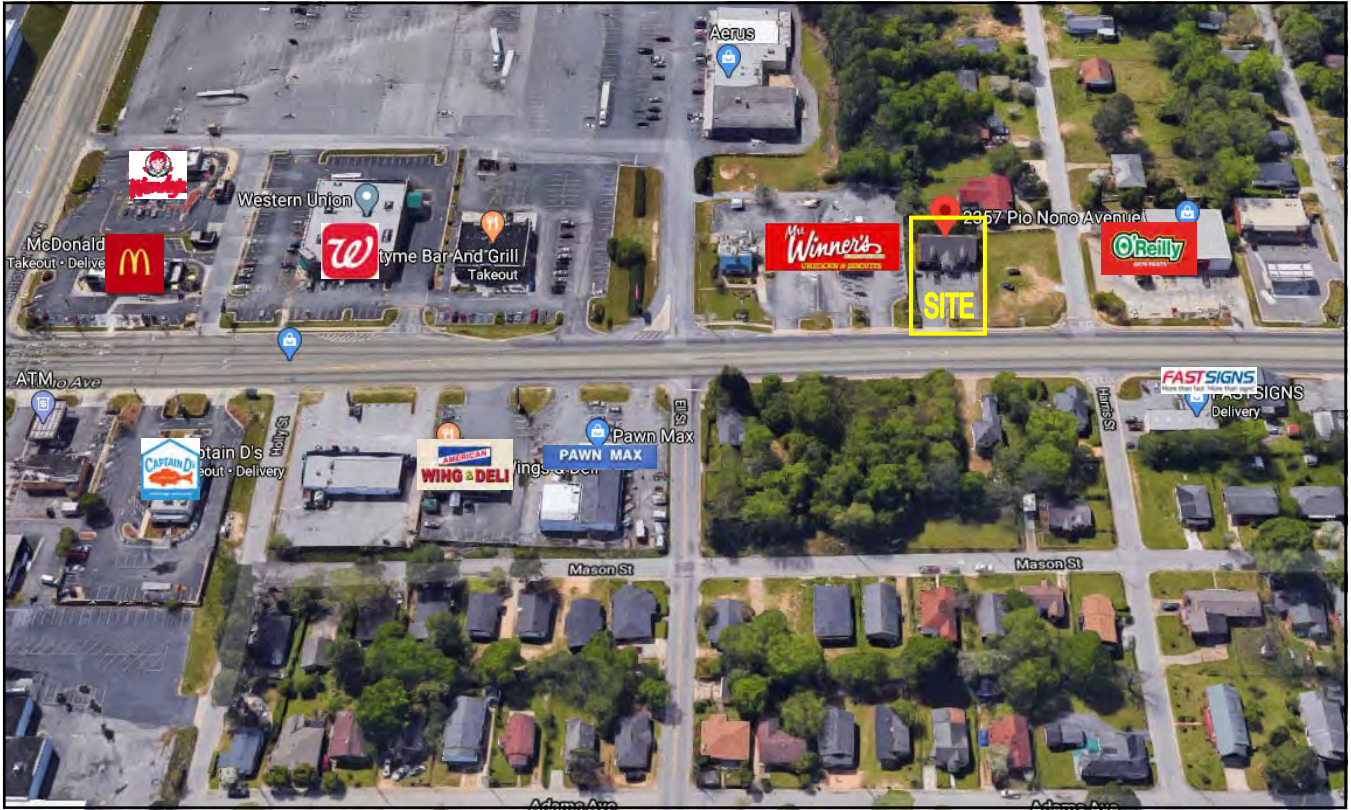


STEPHANIE FOLSOM, CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com



MAPS

2357 Pio Nono Avenue
Macon, Bibb County, Georgia 31206



STEPHANIE FOLSOM, CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com



DEMOGRAPHICS - BIBB COUNTY

2357 Pio Nono Avenue
Macon, Bibb County, Georgia 31206

KEY FACTS

154,840

Population



2.5

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