

LEASE

OFFICE SPACE

4611 IVEY DRIVE, SUITE "450", MACON, GA 31206



LEASE RATE: \$11.45/PSF, NET

OFFERING SUMMARY

BUILDING SIZE: 5,000± SF Office

PARKING: Asphalt parking for 30 plus vehicles
(Expandable)

HVAC: Central heat and air conditioning

UTILITIES: All utilities serve the site

ZONED: PDC
Planned Development Commercial

LOCATION OVERVIEW

- Located two blocks west of Interstate 475 off Eisenhower Parkway.
- 80 miles to Atlanta
- 85 miles to Columbus

PROPERTY OVERVIEW

- Office consisting of 5,000± SF
 - Floor plan consists of:
 - Six (6) private offices
 - Large work area
 - Conference room
 - One restroom
 - Janitor closet
- Common/shared space: Lobby, conference room and break room

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

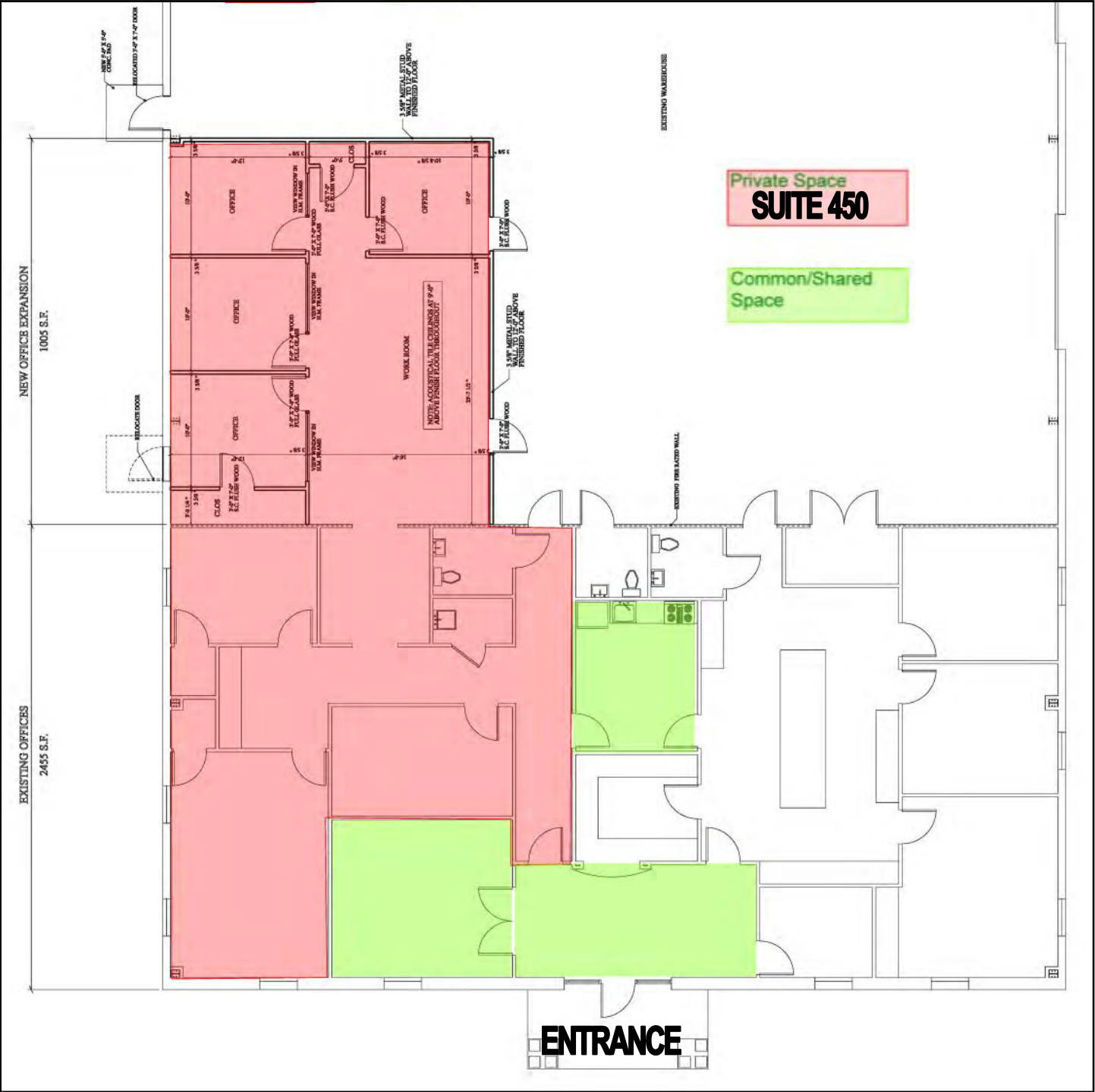
Revised 3/30/22

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FLOOR PLAN - SUITE 450



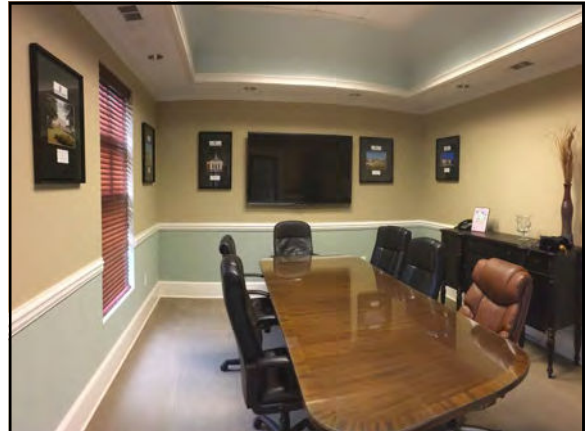
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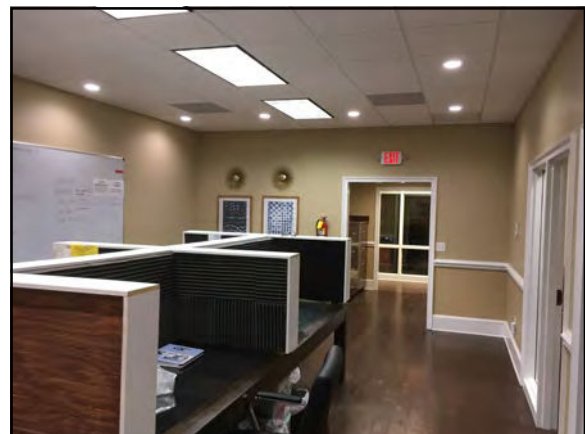
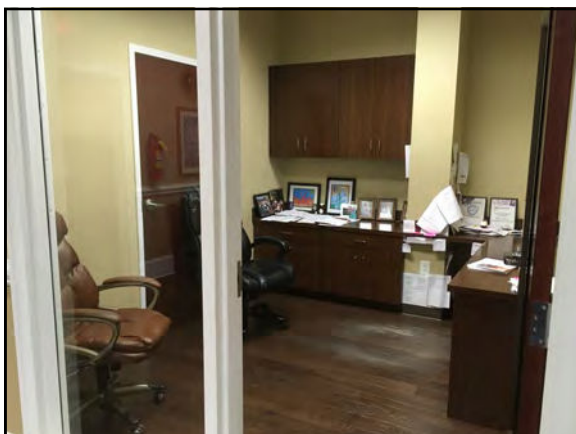
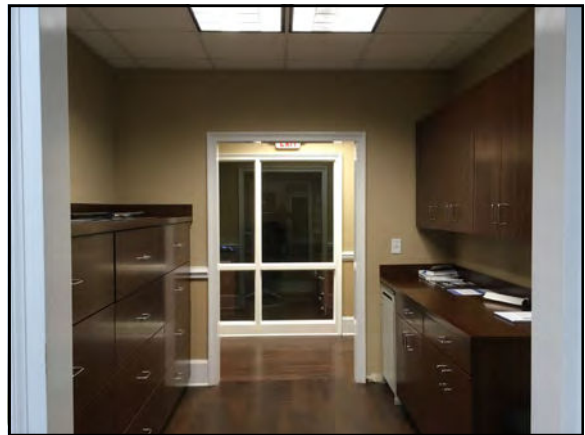
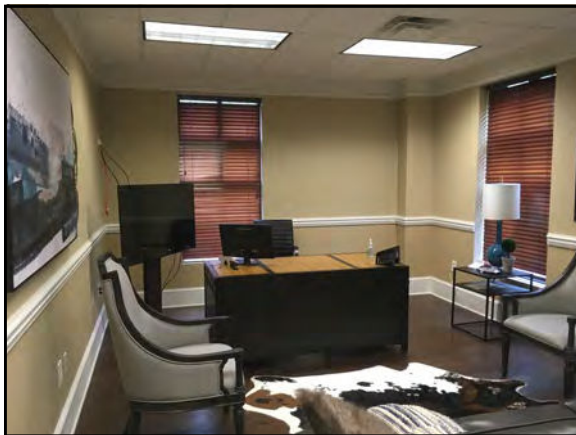
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Shared Lobby



Shared Conference Room



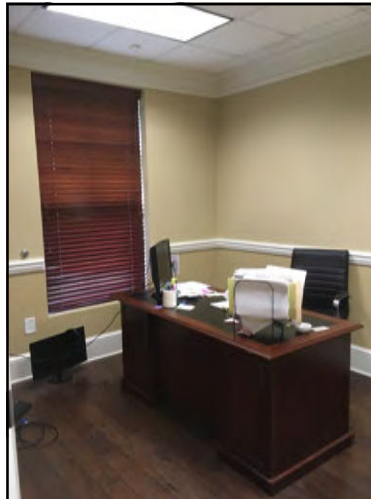
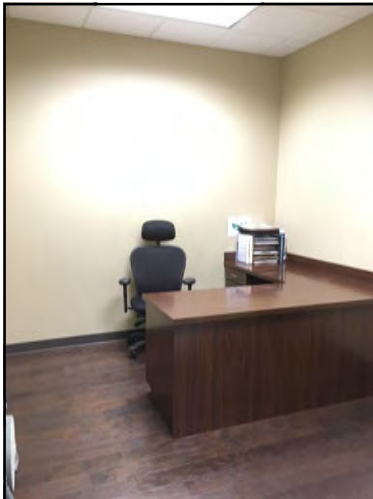
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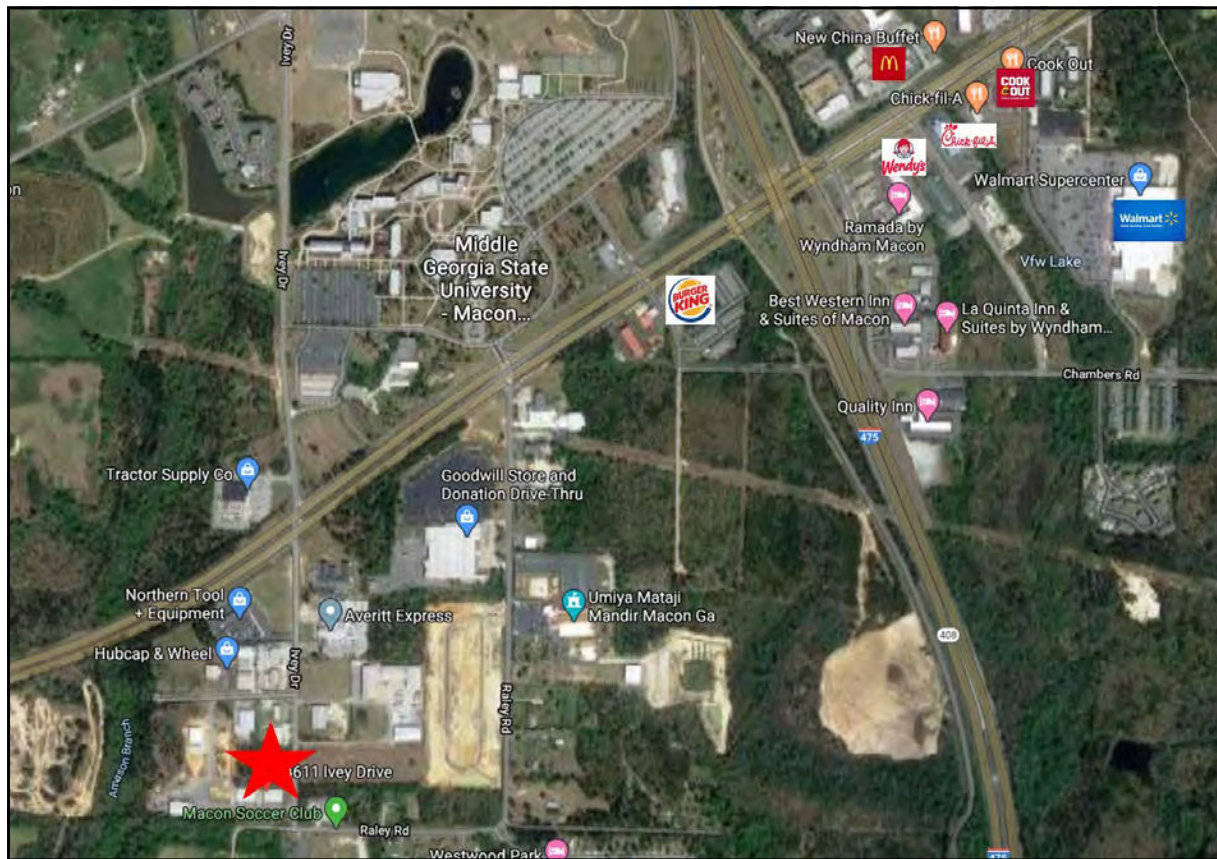
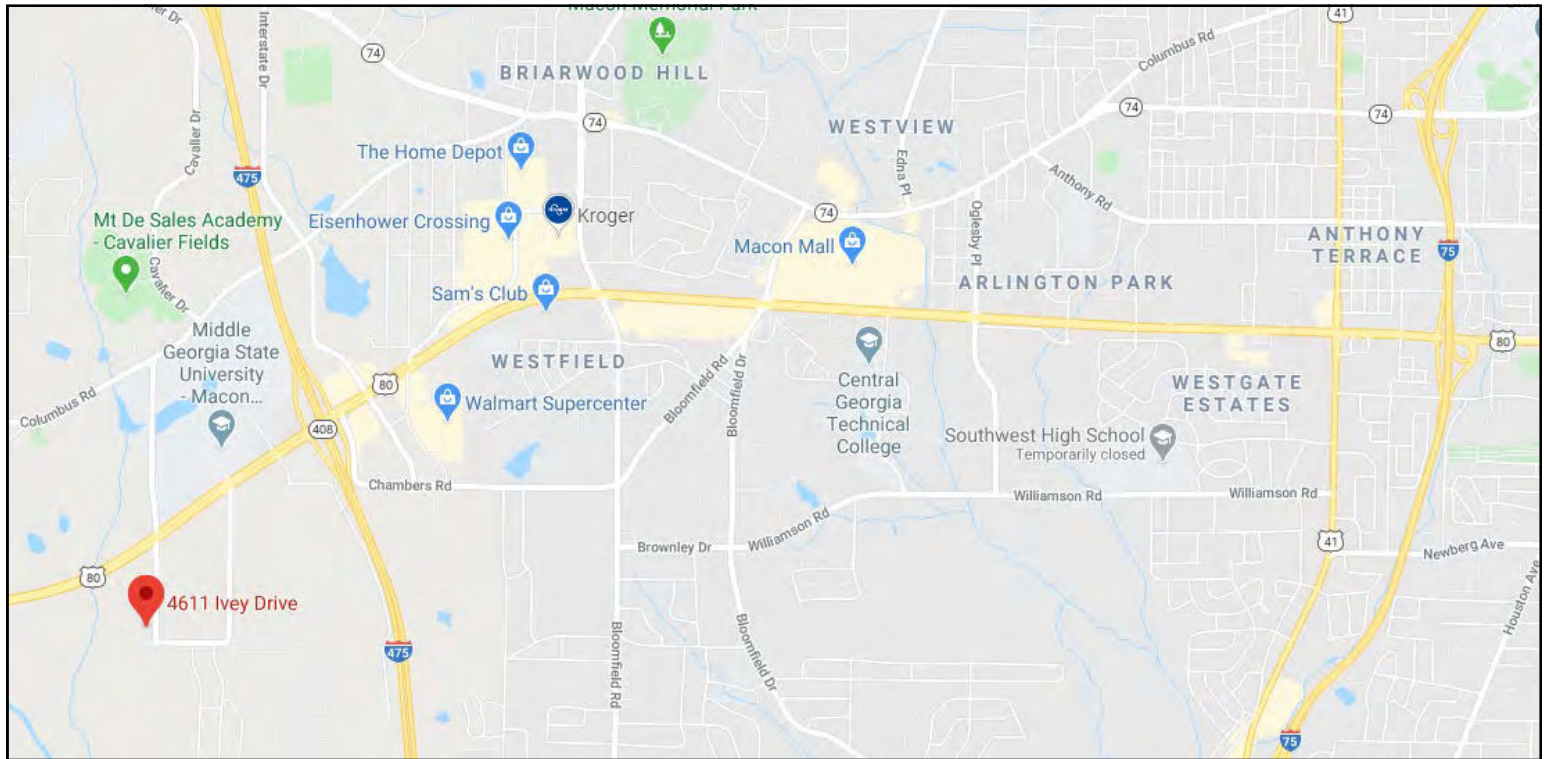
Shared Break Room



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**COLDWELL BANKER
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EBERHARDT & BARRY

Bibb County

Bibb County, GA 15
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

156,935

Population



2.5

Average Household Size

37.4

Median Age

\$43,016

Median Household Income

EDUCATION

13%

No High School Diploma



30%

High School Graduate



30%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



6,469

Total Businesses



87,677

Total Employees

EMPLOYMENT



White Collar

67%



Blue Collar

19%



Services

14%



7.5%

Unemployment Rate

INCOME



\$43,016

Median Household Income



\$25,623

Per Capita Income



\$46,997

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$200,000+ (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	17.7%	+7.2%	
\$15,000 - \$24,999	10.7%	+1.9%	
\$25,000 - \$34,999	13.0%	+4.1%	
\$35,000 - \$49,999	14.0%	+1.7%	
\$50,000 - \$74,999	14.6%	-3.6%	
\$75,000 - \$99,999	10.8%	-1.9%	
\$100,000 - \$149,999	10.8%	-4.1%	
\$150,000 - \$199,999	4.2%	-2.1%	
\$200,000+	4.1%	-3.2%	

Bars show deviation from Georgia