



**4890 Raley Road @ US 80, Near Interstate 475
Macon, Bibb County, Georgia 31206**

SALE



**7,985± SF • 1.38 ACRE LOT
OFFICE BUILDING**

SALES PRICE: \$210,000

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Created 5/15/20



PROPERTY OVERVIEW

4890 Raley Road
Macon, Bibb County, Georgia 31206

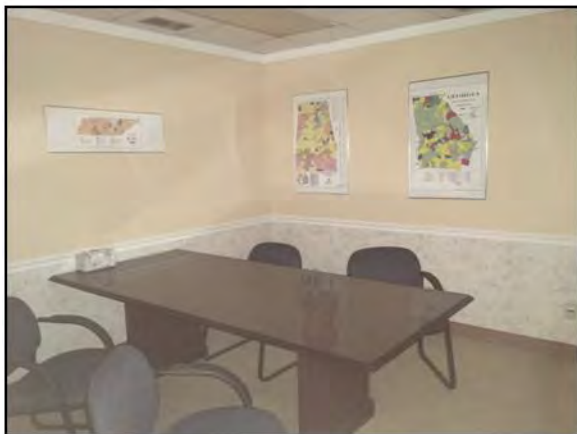
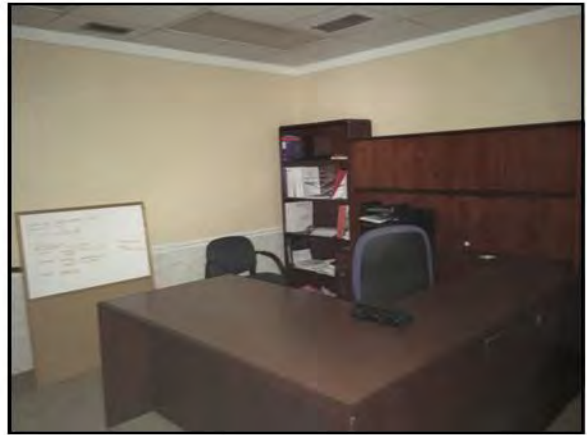
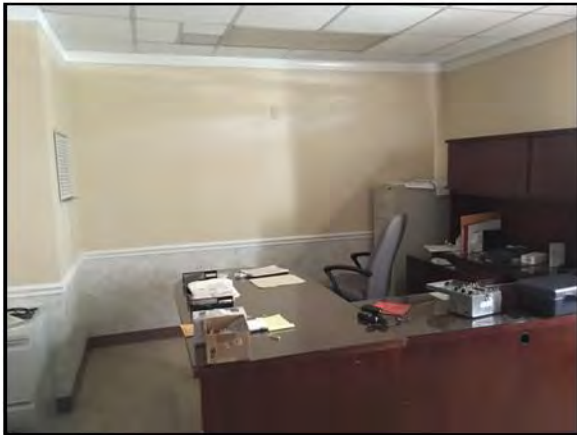
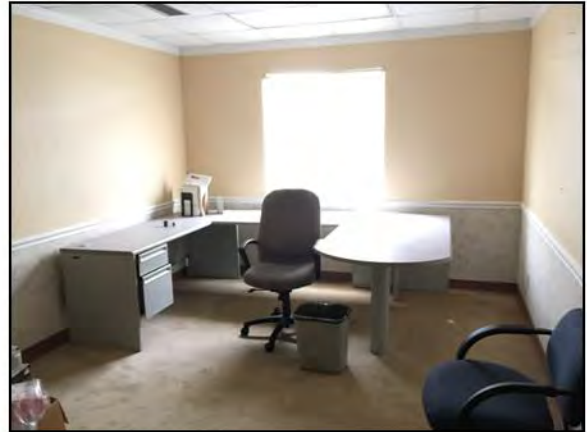
SALES PRICE: \$210,000

LOCATION:	Subject property is located off Eisenhower Parkway (US 80) across from Middle Georgia State University; just off Interstate 475.
AVERAGE DAILY TRAFFIC COUNT:	<ul style="list-style-type: none">• 15,900 Vehicles Per Day on US 80• 58,300 Vehicles Per Day on Interstate 475
BUILDING INFORMATION:	<ul style="list-style-type: none">• 7,985± SF Office Building<ul style="list-style-type: none">- Reception Area- Seven (7) Offices- Ten (10) Cubicle offices- Two (2) restrooms- Conference room- Kitchen/Break room- Storage room- Copier/Mail room- IT room- Machining repair area• Two (2) dock height loading ramps
CELLULAR TOWER:	<ul style="list-style-type: none">• Corral size is approximately 20' X 20'. Ingress and egress by easement over the existing drive lanes to Raley Road.• Georgia PCS Leasing LLC (Sprint) leased a small portion of land to SBA Communications, for 50 years (30 years remaining), to construct a tower.• US Carrier Telecom purchased the property from Sprint and the Land Lease survived the sale. Sprint continued to retain rental payments from SBA Communications on the tower site.• Zayo acquired US Carrier Telecom in October 2012 and Sprint continues to collect rent on the land lease. No rental income for the current property Owner.
ACREAGE:	<ul style="list-style-type: none">• 1.38± Acres• Rear delivery area and cell tower inside fenced area.
CONSTRUCTION:	Brick / Steel on Slab
YEAR BUILT:	1976
FLOOR:	Tile / Carpet
WALLS:	Painted drywall
HVAC:	Central heat and air conditioning
CEILING/LIGHTING:	<ul style="list-style-type: none">• Acoustical ceilings with lay-in• Fluorescent light fixtures
GENERATOR:	See photo page 4.
ELECTRIC SERVICE:	1100 Amp; 3-phase; backup generator
PARKING:	All concrete paved parking; 25 spaces; expandable
ZONED:	Agricultural
NEIGHBORS:	Middle GA State University, Northern Tool, Tractor Supply, Burger King, Wendy's, Wal-Mart, McDonald's, Cracker Barrel, Chick-Fil-A, Cook Out



PHOTOS

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PHOTOS

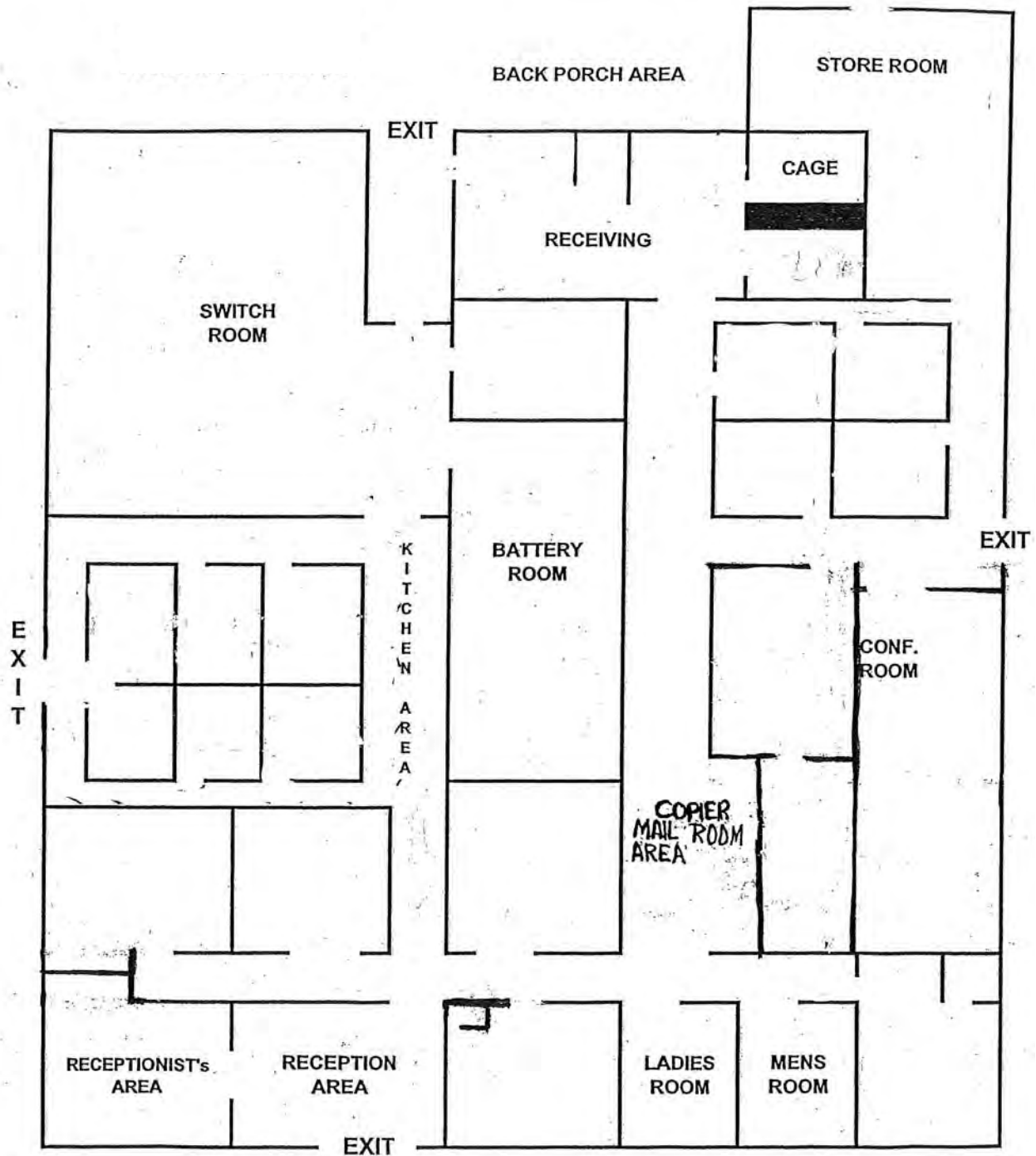
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FLOOR PLAN

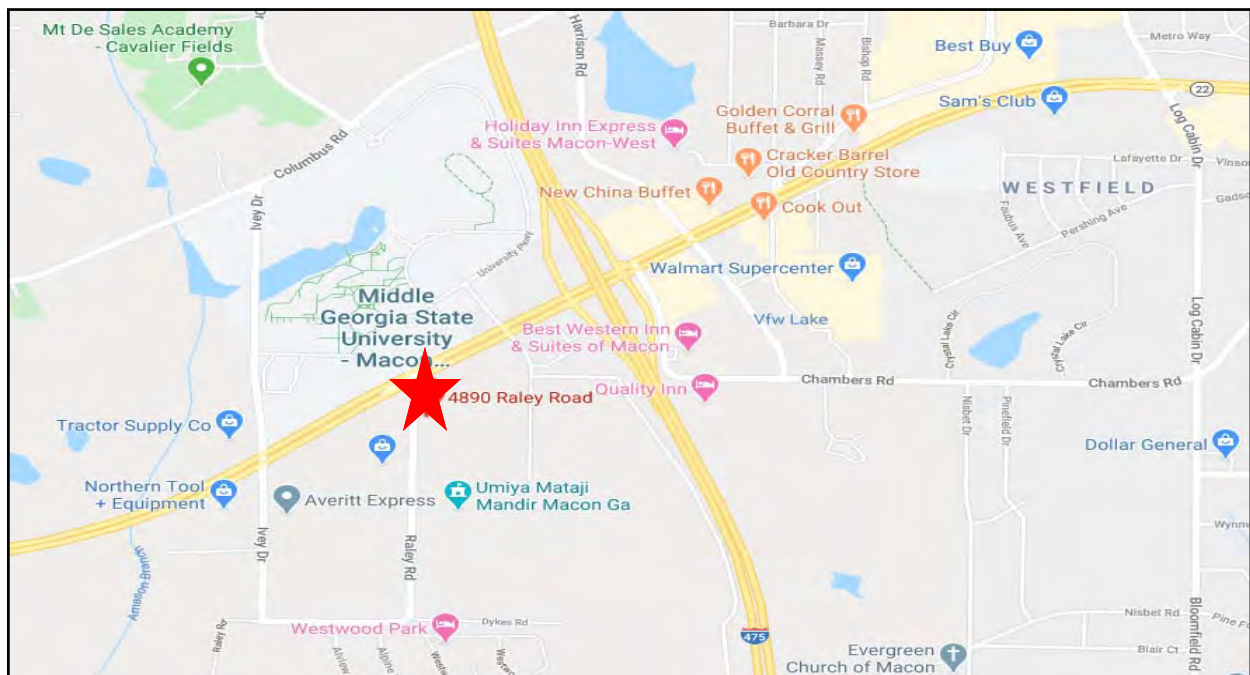
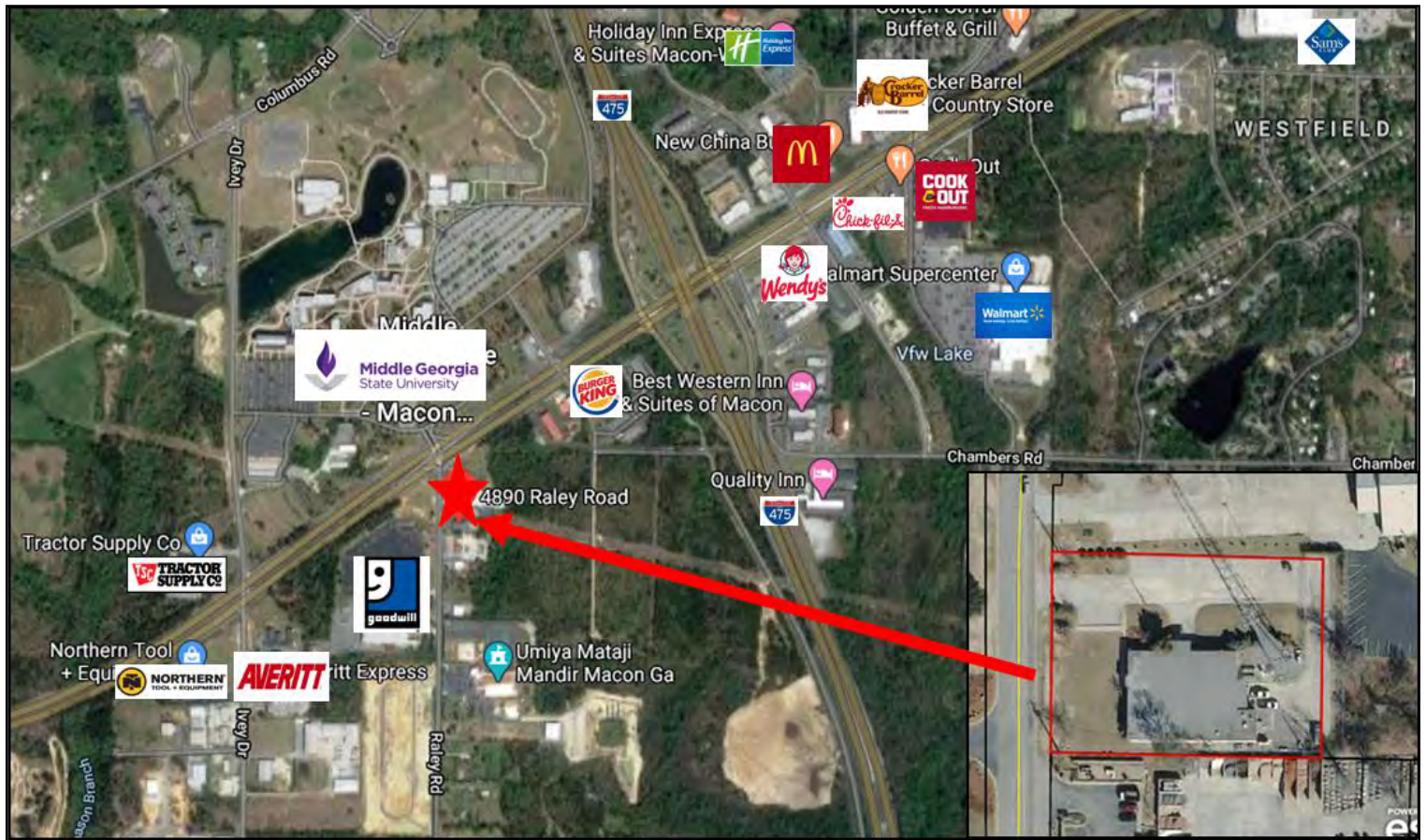
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MAPS

4890 Raley Road
Macon, Bibb County, Georgia 31206





DEMOGRAPHICS - BIBB COUNTY

4890 Raley Road

Macon, Bibb County, Georgia 31206

KEY FACTS

156,171

Population



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



White Collar

65%



Blue Collar

18%



Services

16%

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%	