



**FOR SALE**



**5.7± Acre Commercial Development Site**

**416-420 Lamar Road North  
Macon, Bibb County, Georgia 31210**

**SALES PRICE: \$105,000/ACRE**

**CBCMACON.COM**

**STEPHANIE FOLSOM CCIM**

**478.746.8171 Office • 478.361.8259 Cell**

**stephanie@cbcworldwide.com**



**CBCWORLDWIDE.COM**



# AERIAL PARCEL MAP / PROPERTY OVERVIEW

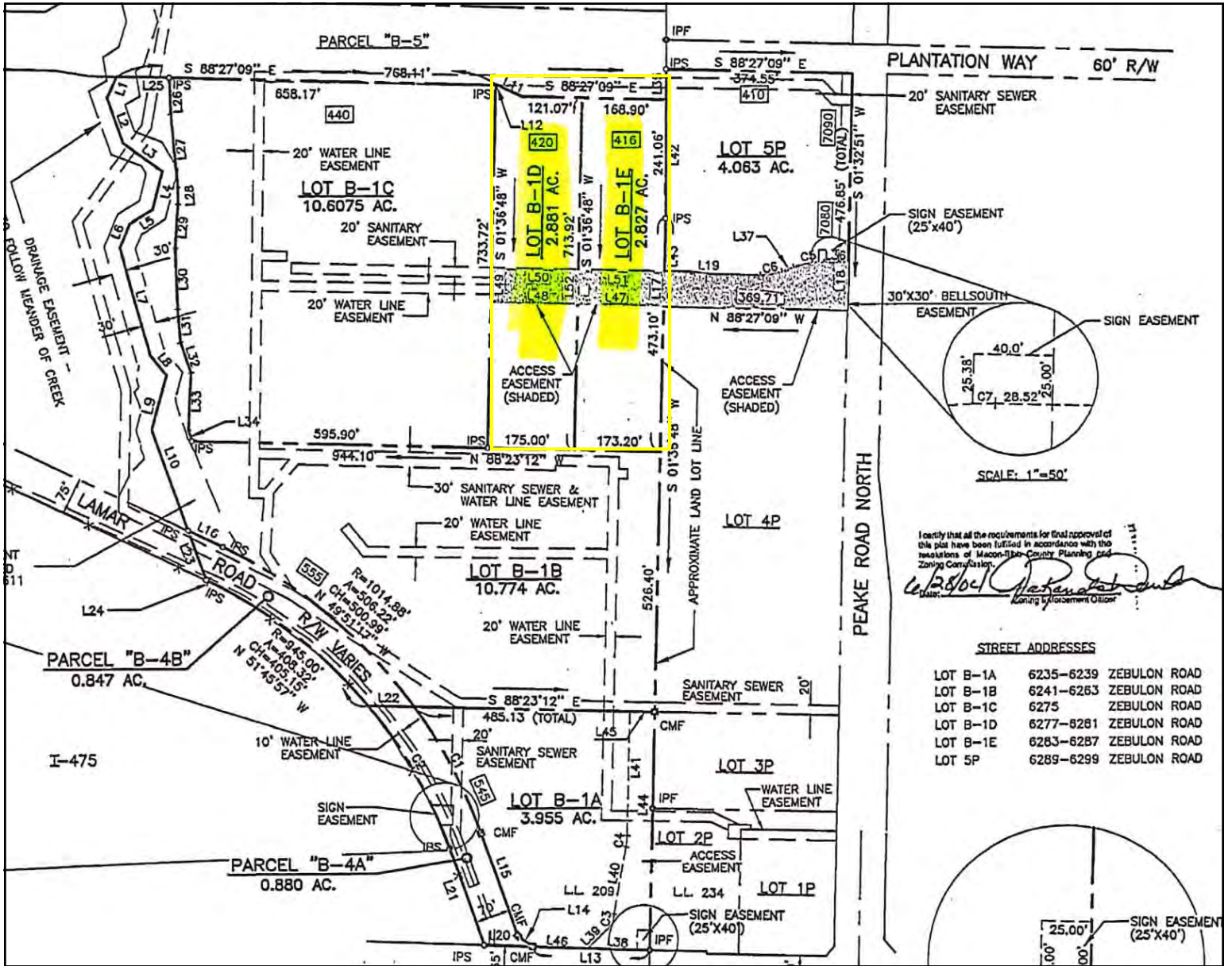
416-420 Lamar Road North  
 Macon, Bibb County, Georgia 31210



|  |   |
|--|---|
| <b>LOCATION:</b>                       | Subject property is located off Zebulon Road / Peake Road North, within Plantation Village Shopping Center anchored by Kohl's.  |
| <b>SITE INFORMATION:</b>               | <ul style="list-style-type: none"> <li>• 5.7± Acre Commercial Development Site               <ul style="list-style-type: none"> <li>- 230 Parking spaces &amp; lighting in place</li> <li>- 289.97'± frontage on Lamar Road North</li> <li>- 348.20'± frontage facing parking lot</li> <li>- 733.72'± depth</li> </ul> </li> <li>• Adjacent lot - 4.06± Acres available (\$149,000/AC)</li> </ul> |
| <b>TOPOGRAPHY:</b>                     | Level, road grade   |
| <b>TRAFFIC COUNTS:</b>                 | <ul style="list-style-type: none"> <li>• 26,800 VPD on Zebulon Road</li> <li>• 42,100 VPD on Interstate 475</li> </ul>  |
| <b>UTILITIES:</b>                      | All public utilities available to site.   |
| <b>ZONED:</b>                          | PDE   |
| <b>SALES PRICE: \$105,000/PER ACRE</b> |   |



**PLAT**  
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# UTILITY MAP

416-420 Lamar Road North  
Macon, Bibb County, Georgia 31210



|  |                  |  |                    |  |               |
|--|------------------|--|--------------------|--|---------------|
|  | Water Meters     |  | System Valve       |  | Water Mains   |
|  | Private Hydrants |  | Hydrant Valve      |  | Gravity Mains |
|  | Public Hydrants  |  | Terminal Valve     |  |               |
|  | Sewer Manholes   |  | Fire Service Valve |  |               |
|  | Divide Valve     |  |                    |  |               |

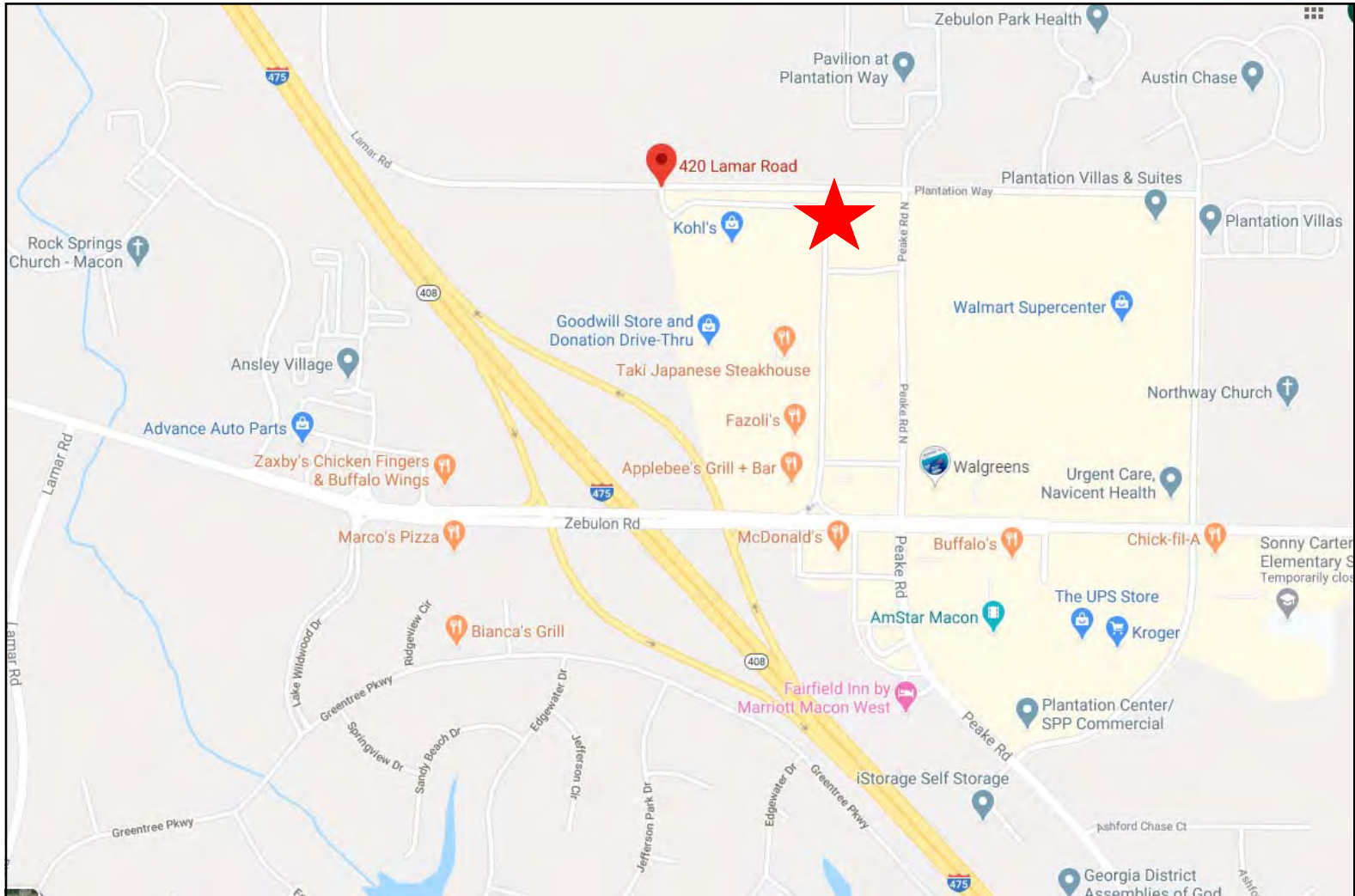
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## LOCATION MAP

416-420 Lamar Road North  
Macon, Bibb County, Georgia 31210





# DEMOGRAPHICS - ONE MILE

416-420 Lamar Road North  
Macon, Bibb County, Georgia 31210

## KEY FACTS

3,164

Population



Average Household Size

44.6

Median Age

\$82,112

Median Household Income

5%

No High School Diploma



17%

High School Graduate



27%

Some College



51%

Bachelor's/Grad/Prof Degree

## BUSINESS



229

Total Businesses



4,145

Total Employees

## EMPLOYMENT



77%

White Collar



7%

Blue Collar



16%

Services



Unemployment Rate

## INCOME



\$82,112

Median Household Income



\$199,346

Median Net Worth

### Households By Income

The largest group: \$75,000 - \$99,999 (21.8%)

The smallest group: <\$15,000 (3.9%)

| Indicator ▲           | Value | Difference |   |
|-----------------------|-------|------------|---|
| <\$15,000             | 3.9%  | -15.4%     | <div style="width: 100%; height: 10px; background-color: green;"></div> |
| \$15,000 - \$24,999   | 4.4%  | -8.4%      | <div style="width: 100%; height: 10px; background-color: green;"></div> |
| \$25,000 - \$34,999   | 6.0%  | -5.7%      | <div style="width: 100%; height: 10px; background-color: green;"></div> |
| \$35,000 - \$49,999   | 10.1% | -2.9%      | <div style="width: 100%; height: 10px; background-color: green;"></div> |
| \$50,000 - \$74,999   | 17.7% | +2.9%      | <div style="width: 100%; height: 10px; background-color: blue;"></div>  |
| \$75,000 - \$99,999   | 21.8% | +9.6%      | <div style="width: 100%; height: 10px; background-color: blue;"></div>  |
| \$100,000 - \$149,999 | 18.8% | +9.7%      | <div style="width: 100%; height: 10px; background-color: blue;"></div>  |
| \$150,000 - \$199,999 | 10.4% | +7.1%      | <div style="width: 100%; height: 10px; background-color: blue;"></div>  |
| \$200,000+            | 7.0%  | +3.2%      | <div style="width: 100%; height: 10px; background-color: blue;"></div>  |



# DEMOGRAPHICS - THREE MILE

416-420 Lamar Road North  
Macon, Bibb County, Georgia 31210

## KEY FACTS

22,287

Population



Average Household Size

42.5

Median Age

\$77,703

Median Household Income

4%

No High School Diploma



19%

High School Graduate



28%

Some College



49%

Bachelor's/Grad/Prof Degree

## BUSINESS



451

Total Businesses



6,675

Total Employees

## EMPLOYMENT



80%

White Collar



9%

Blue Collar



11%

Services

12.4%

Unemployment Rate

## INCOME



\$77,703

Median Household Income



\$40,192

Per Capita Income



\$172,432

Median Net Worth

## Households By Income

The largest group: \$75,000 - \$99,999 (18.9%)

The smallest group: <\$15,000 (4.4%)

| Indicator ▲           | Value | Difference |                                   |
|-----------------------|-------|------------|-----------------------------------|
| <\$15,000             | 4.4%  | -14.9%     | <div style="width: 4.4%;"></div>  |
| \$15,000 - \$24,999   | 5.7%  | -7.1%      | <div style="width: 5.7%;"></div>  |
| \$25,000 - \$34,999   | 7.0%  | -4.7%      | <div style="width: 7.0%;"></div>  |
| \$35,000 - \$49,999   | 11.9% | -1.1%      | <div style="width: 11.9%;"></div> |
| \$50,000 - \$74,999   | 18.2% | +3.4%      | <div style="width: 18.2%;"></div> |
| \$75,000 - \$99,999   | 18.9% | +6.7%      | <div style="width: 18.9%;"></div> |
| \$100,000 - \$149,999 | 17.0% | +7.9%      | <div style="width: 17.0%;"></div> |
| \$150,000 - \$199,999 | 9.0%  | +5.7%      | <div style="width: 9.0%;"></div>  |
| \$200,000+            | 8.0%  | +4.2%      | <div style="width: 8.0%;"></div>  |



# DEMOGRAPHICS - FIVE MILE

416-420 Lamar Road North  
Macon, Bibb County, Georgia 31210

## KEY FACTS

51,906

Population



Average Household Size

38.8

Median Age

\$61,876

Median Household Income

## BUSINESS



2,000

Total Businesses



24,828

Total Employees

## INCOME



\$61,876

Median Household Income



\$35,816

Per Capita Income



\$84,687

Median Net Worth

## EDUCATION

6%

No High School Diploma



23%

High School Graduate



27%

Some College



45%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



White Collar

76%



Blue Collar

12%



Services

12%



Unemployment Rate

### Households By Income

The largest group: \$50,000 - \$74,999 (16.9%)

The smallest group: \$150,000 - \$199,999 (6.2%)

| Indicator ▲           | Value | Difference |   |
|-----------------------|-------|------------|---|
| <\$15,000             | 9.0%  | -10.3%     | <div style="width: 100%; height: 10px; background-color: #008000;"></div> |
| \$15,000 - \$24,999   | 8.9%  | -3.9%      | <div style="width: 100%; height: 10px; background-color: #008000;"></div> |
| \$25,000 - \$34,999   | 9.3%  | -2.4%      | <div style="width: 100%; height: 10px; background-color: #008000;"></div> |
| \$35,000 - \$49,999   | 13.2% | +0.2%      | <div style="width: 100%; height: 10px; background-color: #008000;"></div> |
| \$50,000 - \$74,999   | 16.9% | +2.1%      | <div style="width: 100%; height: 10px; background-color: #008000;"></div> |
| \$75,000 - \$99,999   | 15.9% | +3.7%      | <div style="width: 100%; height: 10px; background-color: #008000;"></div> |
| \$100,000 - \$149,999 | 12.9% | +3.8%      | <div style="width: 100%; height: 10px; background-color: #008000;"></div> |
| \$150,000 - \$199,999 | 6.2%  | +2.9%      | <div style="width: 100%; height: 10px; background-color: #008000;"></div> |
| \$200,000+            | 7.7%  | +3.9%      | <div style="width: 100%; height: 10px; background-color: #008000;"></div> |