



**FOR SALE**



**4.06± Acre Commercial Development Site**

**7080 Peake Road North  
Macon, Bibb County, Georgia 31210**

**SALES PRICE: \$149,000/ACRE**

**CBCMACON.COM**

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**CBCWORLDWIDE.COM**





# AERIAL PARCEL MAP / PROPERTY OVERVIEW

7080 Peake Road North  
 Macon, Bibb County, Georgia 31210

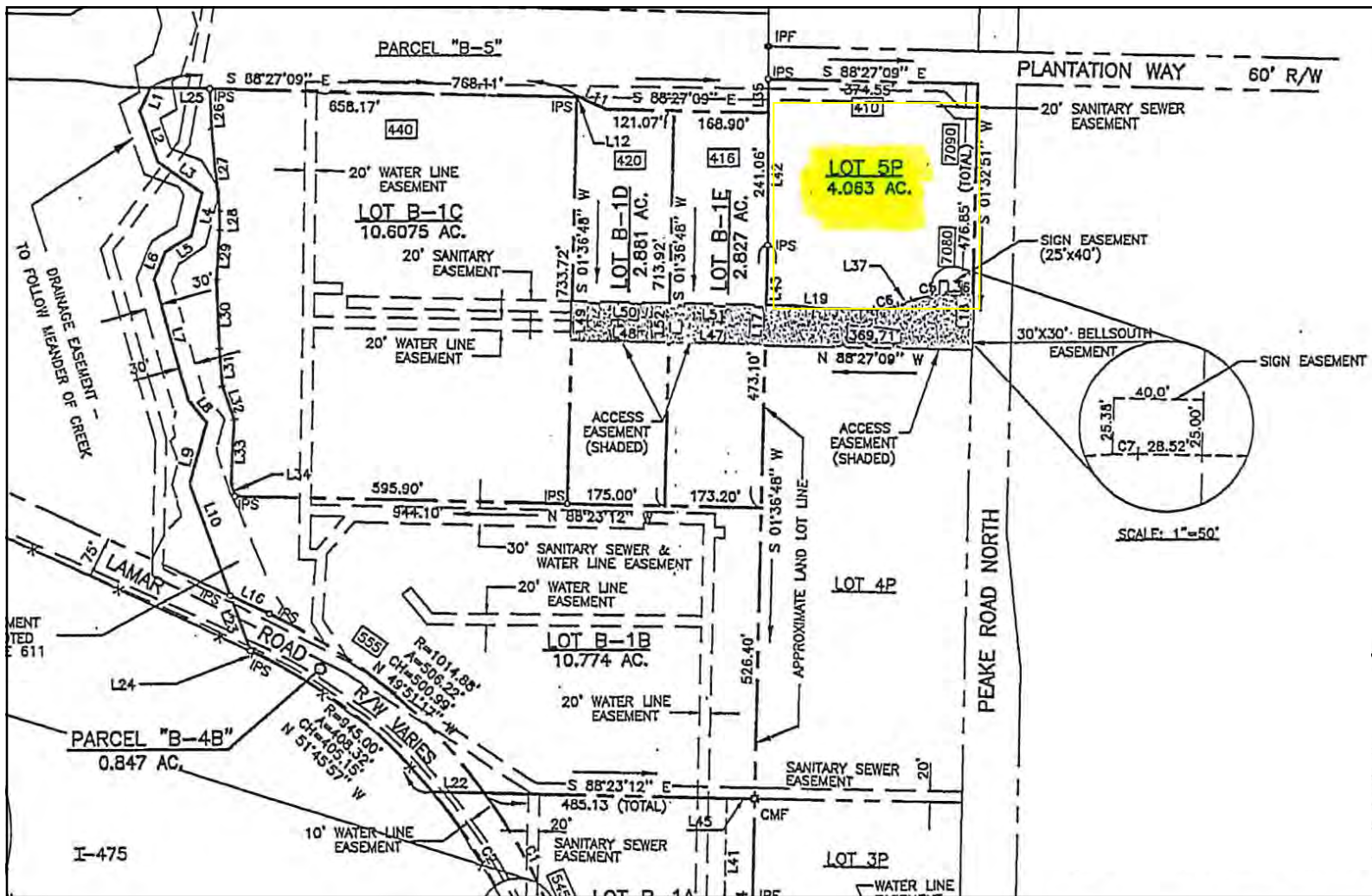


<b>LOCATION:</b>	Subject property is located off Zebulon Road at the corner of Peake Road North and Plantation Way, within Plantation Village Shopping Center anchored by Kohl's.
<b>SITE INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 4.06± Acre Commercial Development Site           <ul style="list-style-type: none"> <li>- 476.85' frontage on Peake Road North</li> <li>- 374.55' frontage on Lamar Road North</li> <li>- 369.71' frontage on access road to Kohl's.</li> </ul> </li> <li>• Adjacent lot - 5.7± Acres available (\$105,000/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 75</li> </ul>
<b>UTILITIES:</b>	All public utilities available to site.
<b>ZONED:</b>	PDE
<b>SALES PRICE: \$149,000/PER ACRE</b>	



# PLAT

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# UTILITY MAP

7080 Peake Road North  
 Macon, Bibb County, Georgia 31210

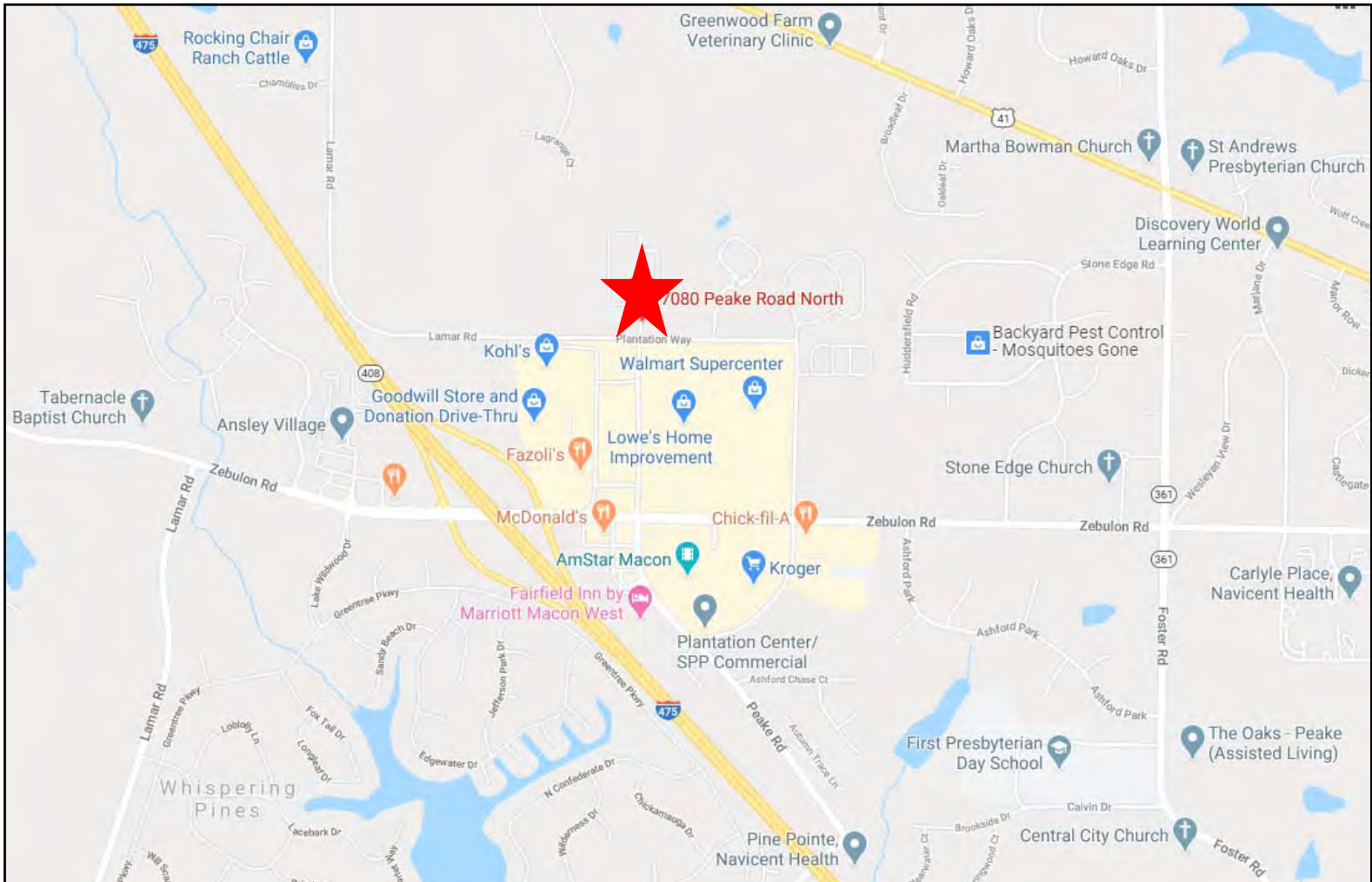


	Water Meters		System Valve		Water Mains
	Private Hydrants		Hydrant Valve		Gravity Mains
	Public Hydrants		Terminal Valve		
	Sewer Manholes		Fire Service Valve		
	Divide Valve				



## LOCATION MAP

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# DEMOGRAPHICS - ONE MILE

7080 Peake 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

7080 Peake 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

7080 Peake 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



76%

White Collar



12%

Blue Collar



12%

Services

13.2%

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>