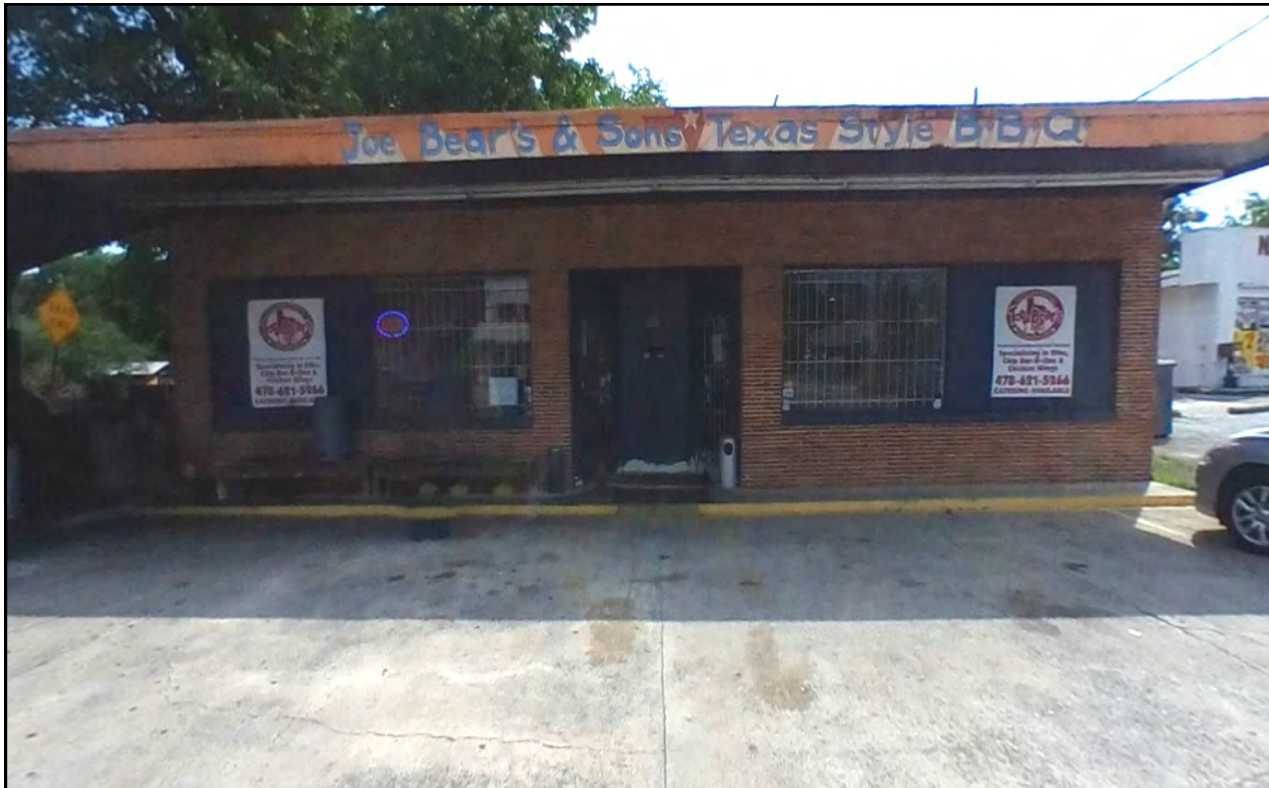


## Restaurant Space

**2,200± SF**

3096 Napier Avenue  
Macon, Bibb County, GA 31204



**FOR SALE**

**SALES PRICE: \$50,000**

Exclusive Agents:

Patrick Barry  
pbarry@cbcworldwide.com  
Office: (478) 746-8171  
Cell: (478) 718-1806

Thomas Rhodes  
trhodes@cbcworldwide.com  
Office: (478) 746-8171  
Cell: (706) 615-5233

Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201  
(478) 746-8171



## PROPERTY OVERVIEW

3096 Napier Ave.  
Macon, GA 31204

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 2,200± SF Restaurant</li> <li>• 6'± Hood with fire suppression</li> <li>• Standing freezer</li> <li>• 2 hot water heaters</li> <li>• 2 restrooms</li> <li>• 7, 640 traffic count Napier Ave /15,100 traffic count Pio Nono Ave.</li> <li>• Sale includes all furniture, fixtures, and equipment on site</li> </ul>
<b>LAND:</b>	.27± Acres
<b>YEAR BUILT:</b>	1955
<b>EFFECTIVE YEAR BUILT:</b>	1966
<b>PROPERTY TAX BILL:</b>	2020 - \$971.03
<b>EXTERIOR:</b>	Brick
<b>CEILING/LIGHTING:</b>	12'
<b>HVAC:</b>	Wall mounts
<b>PARKING:</b>	Asphalt paving
<b>ZONING:</b>	C1
<b>SALES PRICE:</b>	<b>\$50,000</b>





## PHOTOS

3096 Napier Ave.  
Macon, GA 31204



[CBCMACON.COM](http://CBCMACON.COM)

**PATRICK BARRY**

478.718.1806

[pbarry@cbcworldwide.com](mailto:pbarry@cbcworldwide.com)

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**COLDWELL  
BANKER  
COMMERCIAL**  
EBERHARDT & BARRY





## PHOTOS

3096 Napier Ave.  
Macon, GA 31204





## PHOTOS

3096 Napier Ave.  
Macon, GA 31204







# MAPS

3096 Napier Ave.  
Macon, GA 31204





# INFOGRAPHICS - 1 Mile

3096 Napier Ave.  
Macon, GA 31204

## KEY FACTS

8,217

Population

37.8

Median Age



Average Household Size

\$25,331

Median Household Income

## EDUCATION

20%

No High School Diploma



37%  
High School Graduate



28%  
Some College



16%  
Bachelor's/Grad/Prof Degree

## BUSINESS



314

Total Businesses



2,536

Total Employees

## EMPLOYMENT



45%

White Collar



22%

Blue Collar



33%

Services

23.0%

Unemployment Rate

## INCOME



\$25,331

Median Household Income



\$14,982

Per Capita Income



\$12,927

Median Net Worth

## Households By Income

The largest group: <\$15,000 (26.9%)

The smallest group: \$150,000 - \$199,999 (0.6%)

Indicator ▲	Value	Difference	
<\$15,000	26.9%	+7.6%	
\$15,000 - \$24,999	22.5%	+9.7%	
\$25,000 - \$34,999	14.4%	+2.7%	
\$35,000 - \$49,999	12.8%	-0.2%	
\$50,000 - \$74,999	10.2%	-4.6%	
\$75,000 - \$99,999	7.9%	-4.3%	
\$100,000 - \$149,999	3.9%	-5.2%	
\$150,000 - \$199,999	0.6%	-2.7%	
\$200,000+	0.8%	-3.0%	





# INFOGRAPHICS - 3 Mile

3096 Napier Ave.  
Macon, GA 31204

## KEY FACTS

58,545

Population

34.2

Median Age



2.4

Average Household Size

\$27,746

Median Household Income

## EDUCATION

17%

No High School Diploma



32%

High School Graduate



27%

Some College



24%

Bachelor's/Grad/Prof Degree

## BUSINESS



3,232

Total Businesses



41,097

Total Employees

## EMPLOYMENT



61%

White Collar



19%

Blue Collar



20%

Services

18.6%

Unemployment Rate

## INCOME



\$27,746

Median Household Income



\$18,861

Per Capita Income



\$12,664

Median Net Worth

## Households By Income

The largest group: <\$15,000 (29.9%)

The smallest group: \$150,000 - \$199,999 (1.5%)

Indicator ▲	Value	Difference	
<\$15,000	29.9%	+10.6%	
\$15,000 - \$24,999	15.8%	+3.0%	
\$25,000 - \$34,999	12.8%	+1.1%	
\$35,000 - \$49,999	11.3%	-1.7%	
\$50,000 - \$74,999	12.3%	-2.5%	
\$75,000 - \$99,999	8.3%	-3.9%	
\$100,000 - \$149,999	5.2%	-3.9%	
\$150,000 - \$199,999	1.5%	-1.8%	
\$200,000+	2.8%	-1.0%	







# INFOGRAPHICS - 5 Mile

3096 Napier Ave.  
Macon, GA 31204

## KEY FACTS

98,059

Population



Average Household Size

35.2

Median Age

\$31,069

Median Household Income

## EDUCATION

16%

No High School Diploma



32%

High School Graduate



28%

Some College



25%

Bachelor's/Grad/Prof Degree

## BUSINESS



4,890

Total Businesses



64,237

Total Employees

## EMPLOYMENT



63%

White Collar



18%

Blue Collar



19%

Services

18.1%

Unemployment Rate

## INCOME



\$31,069

Median Household Income



\$20,332

Per Capita Income



\$13,810

Median Net Worth

## Households By Income

The largest group: <\$15,000 (25.5%)

The smallest group: \$150,000 - \$199,999 (2.2%)

Indicator ▲	Value	Difference	
<\$15,000	25.5%	+6.2%	
\$15,000 - \$24,999	15.9%	+3.1%	
\$25,000 - \$34,999	12.8%	+1.1%	
\$35,000 - \$49,999	12.5%	-0.5%	
\$50,000 - \$74,999	13.0%	-1.8%	
\$75,000 - \$99,999	8.8%	-3.4%	
\$100,000 - \$149,999	6.5%	-2.6%	
\$150,000 - \$199,999	2.2%	-1.1%	
\$200,000+	2.9%	-0.9%	