



588 Cherry Street

Downtown Macon, Bibb County, Georgia 31201

SALE



4,266± SF

**MULTI-TENANT RETAIL /
LOFT DEVELOPMENT OPPORTUNITY**

SALES PRICE: \$325,000

CBCMACON.COM

DEIDRA STEWART

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**COLDWELL
BANKER
COMMERCIAL**

EBERHARDT & BARRY

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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Revised 10/12/20



PROPERTY OVERVIEW

588 Cherry Street

Downtown Macon, Bibb County, Georgia 31201

LOCATION:	<ul style="list-style-type: none">• Located near the corner of Cherry Street and Second Street.• Subject property is located in the center of Macon's Central Business District.
BUILDING INFORMATION:	<ul style="list-style-type: none">• 4,266± SF Two-Story Retail Building<ul style="list-style-type: none">- 2,133± SF Street level retail- Loft development opportunity upper level• Top floor was occupied as the first photo shop downtown Macon• Basement area could be usable space
ACREAGE:	.05± Acres
YEAR BUILT:	1930
WALL HEIGHT:	11'
FLOORING:	Wood
ZONING:	CBD-1
PARKING:	Public street parking
UTILITIES:	All public utilities available to site.
PROPERTY TAX BILL:	\$1,310.28 (2020)
NEIGHBORS:	City & county government offices, banks, retail, restaurants and lofts.
SALES PRICE:	\$325,000



PROPOSED EXTERIOR

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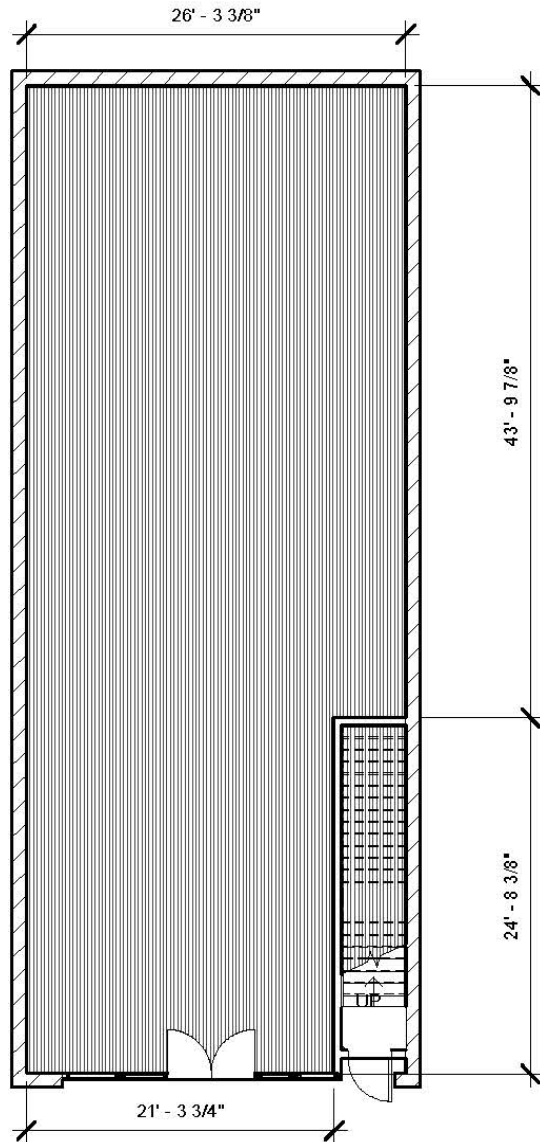


FLOOR PLANS

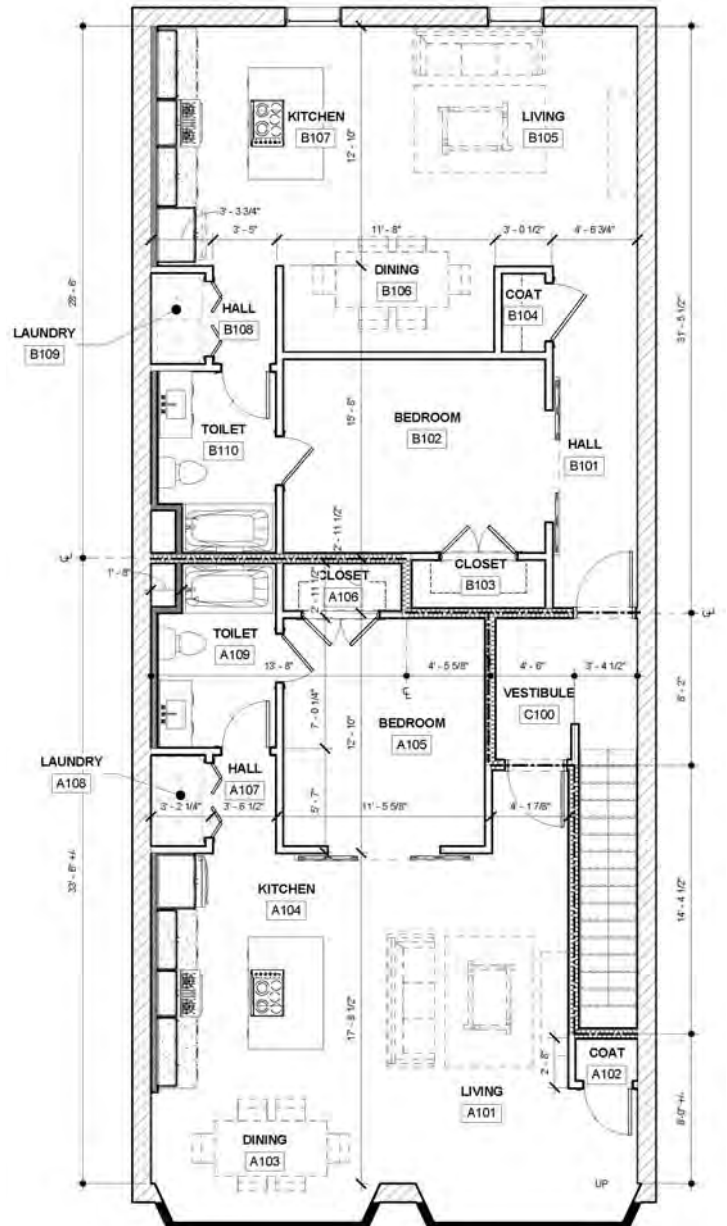
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Street Level



Upper Level Proposed Floor Plan Two (2) Lofts



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Street Level

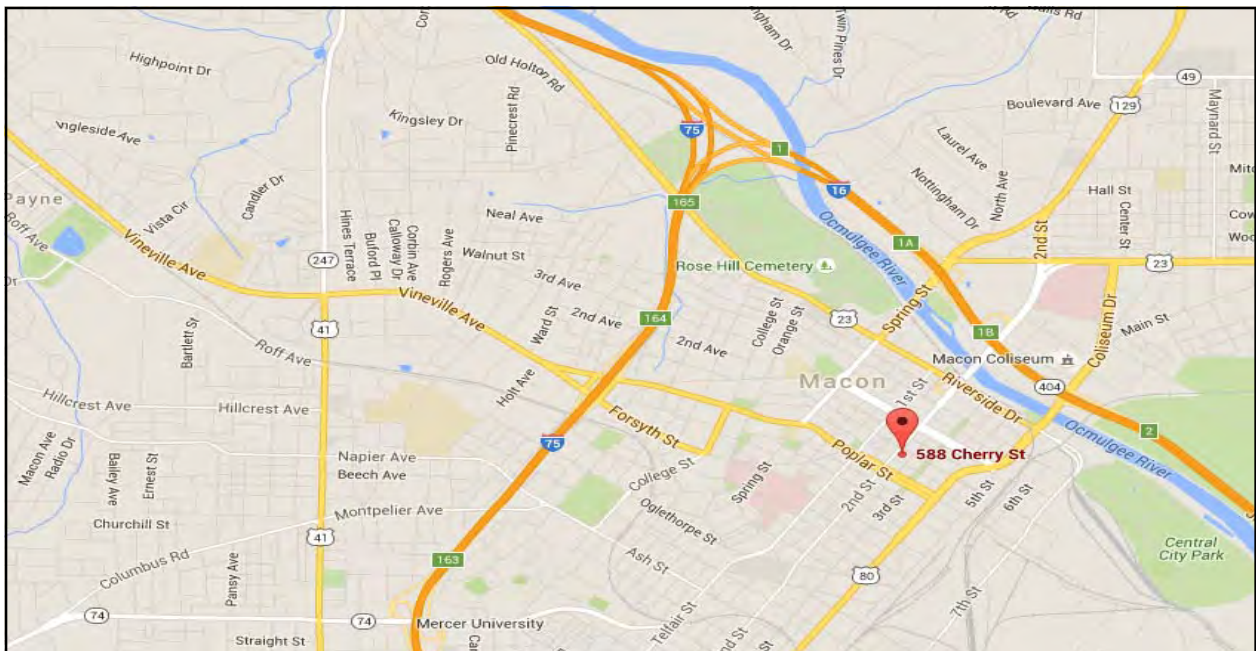


Upper Level





MAPS
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DEMOGRAPHICS - BIBB COUNTY
 588 Cherry Street
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KEY FACTS

156,171

Population

37.2

Median Age

\$40,970

Median Household Income



Average Household Size



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%	