



1510 Bass Road @ Providence Boulevard
Macon, Bibb County, Georgia 31210

SALE



3.3± ACRES (DIVISIBLE) COMMERCIAL DEVELOPMENT SITE

SALES PRICE: \$3,015,000 (\$900,000/ACRE)

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Created 11/12/20

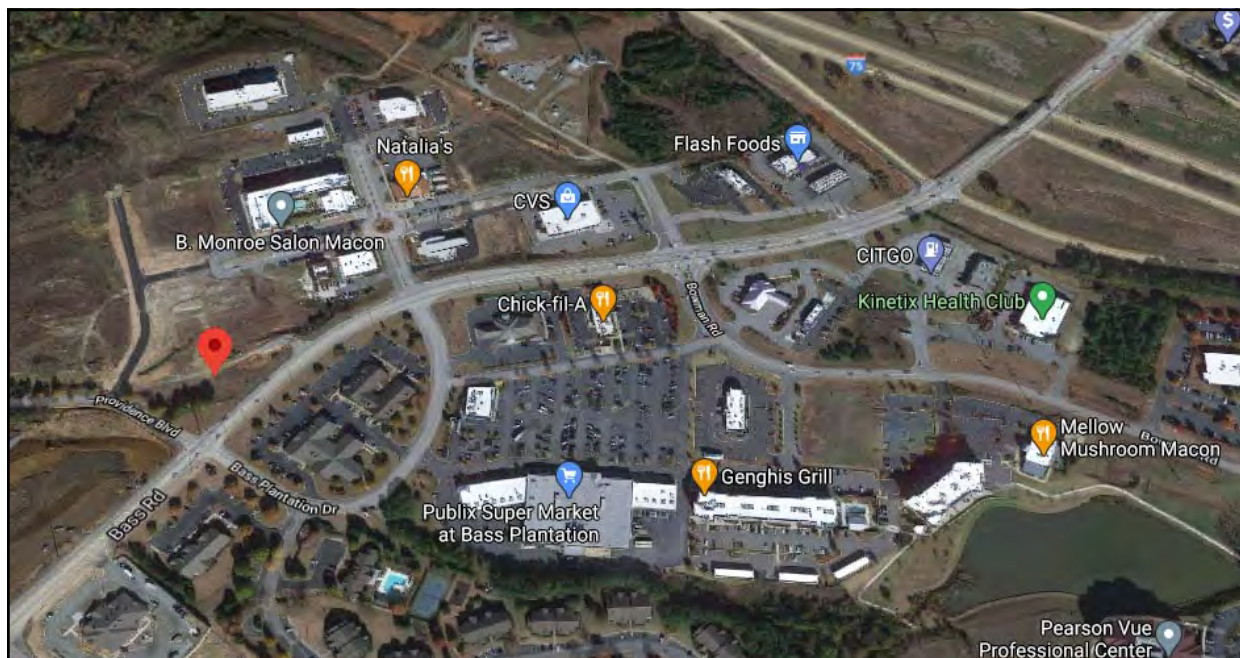


PROPERTY OVERVIEW / AERIAL

1510 Bass Road

Macon, Bibb County, Georgia 31210

LOCATION:	<ul style="list-style-type: none">• Subject property located at the signalized intersection of Bass Road and Providence Boulevard; just off Interstate 75..• Fastest growing area in Macon/Bibb• Excellent location for restaurant• Several new developments in the area.
ACREAGE:	<ul style="list-style-type: none">• 3.3± Acres (Divisible)• Master detention in place
AVERAGE DAILY TRAFFIC COUNT:	13,200 Vehicles Per Day
ZONED:	PDE
UTILITIES:	Water/Sewer on site.
NEIGHBORS:	Publix, Watercrest Senior Living, Snow's Memorial Chapel, Margaritas Mexican Grill, Chick-Fil-A, Taco Bell, Burger King, Mellow Mushroom, Cadence Bank, Renasant Bank, Capital City Bank, Natalia's, CVS, TRU Hotel, Homewood Suites by Hilton, Holiday Inn Express & Suites, Lofts @ Bass
SALES PRICE: \$3,015,000 (\$900,000/ACRE)	

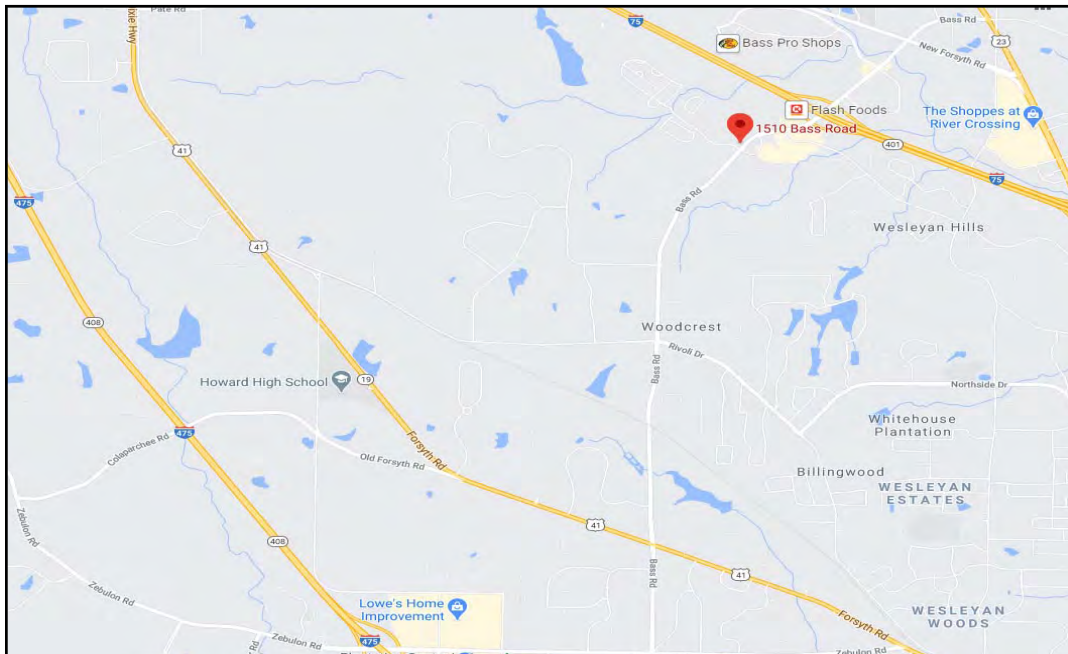
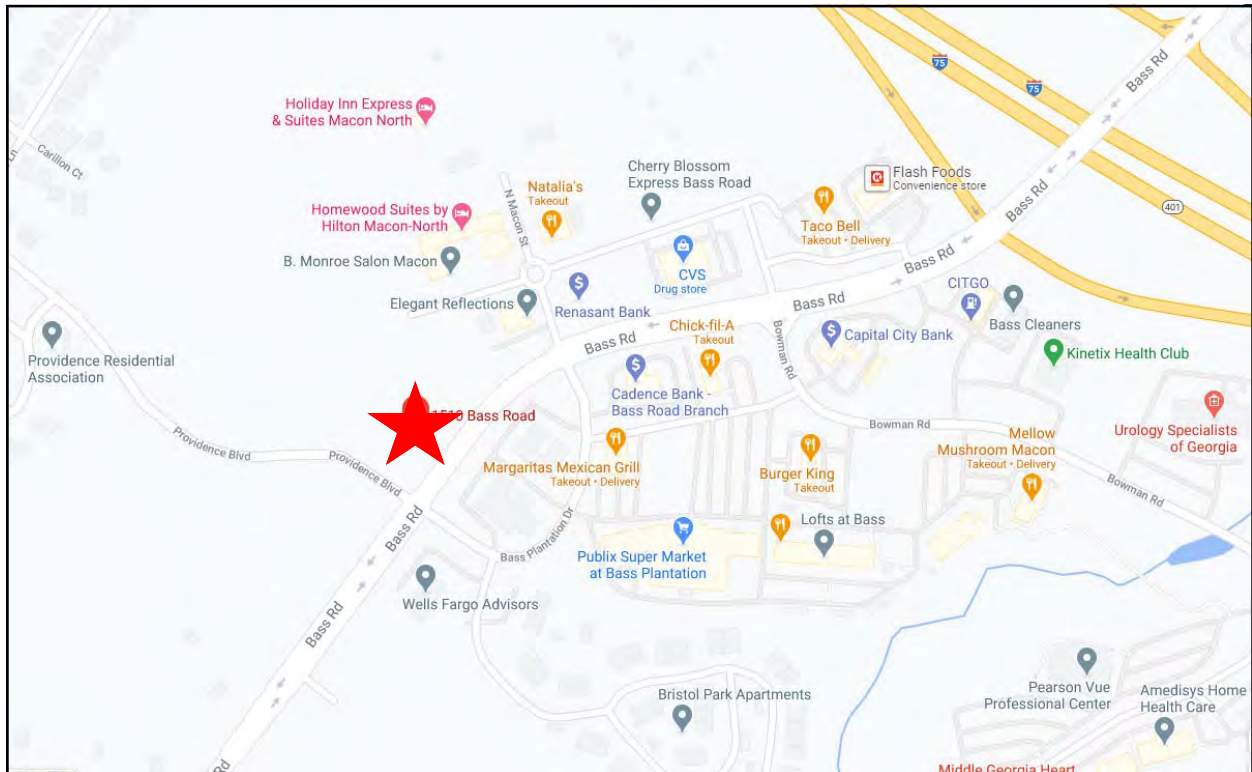




LOCATION MAPS

1510 Bass Road

Macon, Bibb County, Georgia 31210





DEMOGRAPHICS - ONE MILE

1510 Bass Road

Macon, Bibb County, Georgia 31210

Demographics - 1 Mile

1510 Bass Rd, Macon, Georgia, 31210 (1 mile)

1510 Bass Rd, Macon, Georgia, 31210

Ring of 1 mile

Prepared by Esri

Latitude: 32.92534

Longitude: -83.73816

KEY FACTS

3,025

Population



2.5

Average
Household Size

39.3

Median Age

\$93,410

Median Household
Income

EDUCATION

2%

No High
School
Diploma



14%

High School
Graduate



22%

Some College



62%

Bachelor's/Grad/Prof
Degree

BUSINESS



138

Total Businesses



2,183

Total Employees

EMPLOYMENT



White Collar

91%



Blue Collar

3%



Services

6%

11.8%

Unemployment
Rate

INCOME



\$93,410

Median Household
Income



\$49,406

Per Capita Income



\$168,523

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.3%)

The smallest group: <\$15,000 (2.7%)

Indicator	Value	Difference	
<\$15,000	2.7%	-16.6%	
\$15,000 - \$24,999	4.0%	-8.8%	
\$25,000 - \$34,999	7.6%	-4.1%	
\$35,000 - \$49,999	8.8%	-4.2%	
\$50,000 - \$74,999	13.1%	-1.7%	
\$75,000 - \$99,999	17.3%	+5.1%	
\$100,000 - \$149,999	20.3%	+11.2%	
\$150,000 - \$199,999	10.6%	+7.3%	
\$200,000+	15.5%	+11.7%	

Bars show deviation from



DEMOGRAPHICS - THREE MILE

1510 Bass Road

Macon, Bibb County, Georgia 31210

Demographics - 3 Mile

1510 Bass Rd, Macon, Georgia, 31210 (3 miles)

1510 Bass Rd, Macon, Georgia, 31210

Ring of 3 miles

Prepared by Esri

Latitude: 32.92534

Longitude: -83.73816

KEY FACTS

18,460

Population



2.4

Average Household Size

39.9

Median Age

\$77,043

Median Household Income

EDUCATION

3%

No High School Diploma



16%

High School Graduate



24%

Some College



57%

Bachelor's/Grad/Prof Degree

BUSINESS



711

Total Businesses



9,868

Total Employees

EMPLOYMENT



White Collar

83%



Blue Collar

8%



Services

9%

11.3%

Unemployment Rate

INCOME



\$77,043

Median Household Income



\$41,283

Per Capita Income



\$126,773

Median Net Worth

Households By Income

The largest group: \$75,000 - \$99,999 (17.1%)

The smallest group: <\$15,000 (5.6%)

Indicator	Value	Difference	
<\$15,000	5.6%	-13.7%	
\$15,000 - \$24,999	7.2%	-5.6%	
\$25,000 - \$34,999	9.7%	-2.0%	
\$35,000 - \$49,999	10.6%	-2.4%	
\$50,000 - \$74,999	14.9%	+0.1%	
\$75,000 - \$99,999	17.1%	+4.9%	
\$100,000 - \$149,999	16.8%	+7.7%	
\$150,000 - \$199,999	9.1%	+5.8%	
\$200,000+	8.9%	+5.1%	

Bars show deviation from



DEMOGRAPHICS - FIVE MILE

1510 Bass Road

Macon, Bibb County, Georgia 31210

Demographics - 5 Mile

1510 Bass Rd, Macon, Georgia, 31210 (5 miles)

1510 Bass Rd, Macon, Georgia, 31210

Ring of 5 miles

Prepared by Esri

Latitude: 32.92534

Longitude: -83.73816

KEY FACTS

40,956

Population



2.4

Average
Household Size

40.5

Median Age

\$68,298

Median Household
Income

EDUCATION

5%

No High
School
Diploma



20%

High School
Graduate



26%

Some College



49%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,636

Total Businesses



21,566

Total Employees

EMPLOYMENT



White Collar

79%



Blue Collar

10%



Services

11%

12.1%

Unemployment
Rate

INCOME



\$68,298

Median Household
Income



\$38,474

Per Capita Income



\$121,885

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.3%)

The smallest group: <\$15,000 (5.8%)

Indicator	Value	Difference	
<\$15,000	5.8%	-13.5%	
\$15,000 - \$24,999	8.5%	-4.3%	
\$25,000 - \$34,999	9.5%	-2.2%	
\$35,000 - \$49,999	13.2%	+0.2%	
\$50,000 - \$74,999	16.3%	+1.5%	
\$75,000 - \$99,999	15.9%	+3.7%	
\$100,000 - \$149,999	15.6%	+6.5%	
\$150,000 - \$199,999	7.2%	+3.9%	
\$200,000+	8.0%	+4.2%	

Bars show deviation from