



**3250 Vineville Avenue**  
**Macon, Bibb County, Georgia 31204**

**FOR SALE OR LEASE**



- 3,396± SF Office / Retail / Warehouse
  - Reception area
  - Three (3) private offices
  - Three (3) large work rooms
  - Three (3) restrooms
- .51± Acres
- Built in 1931
- Zoned C2
- Average Daily Traffic Count: 14,800± vehicles per day
- 2020 Property Tax Bill: \$3,544.78

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**SALES PRICE: \$275,000**

**LEASE RATE: \$2,300 PER MONTH, GROSS**

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**CBCMACON.COM**

**STEPHANIE FOLSOM, CCIM**

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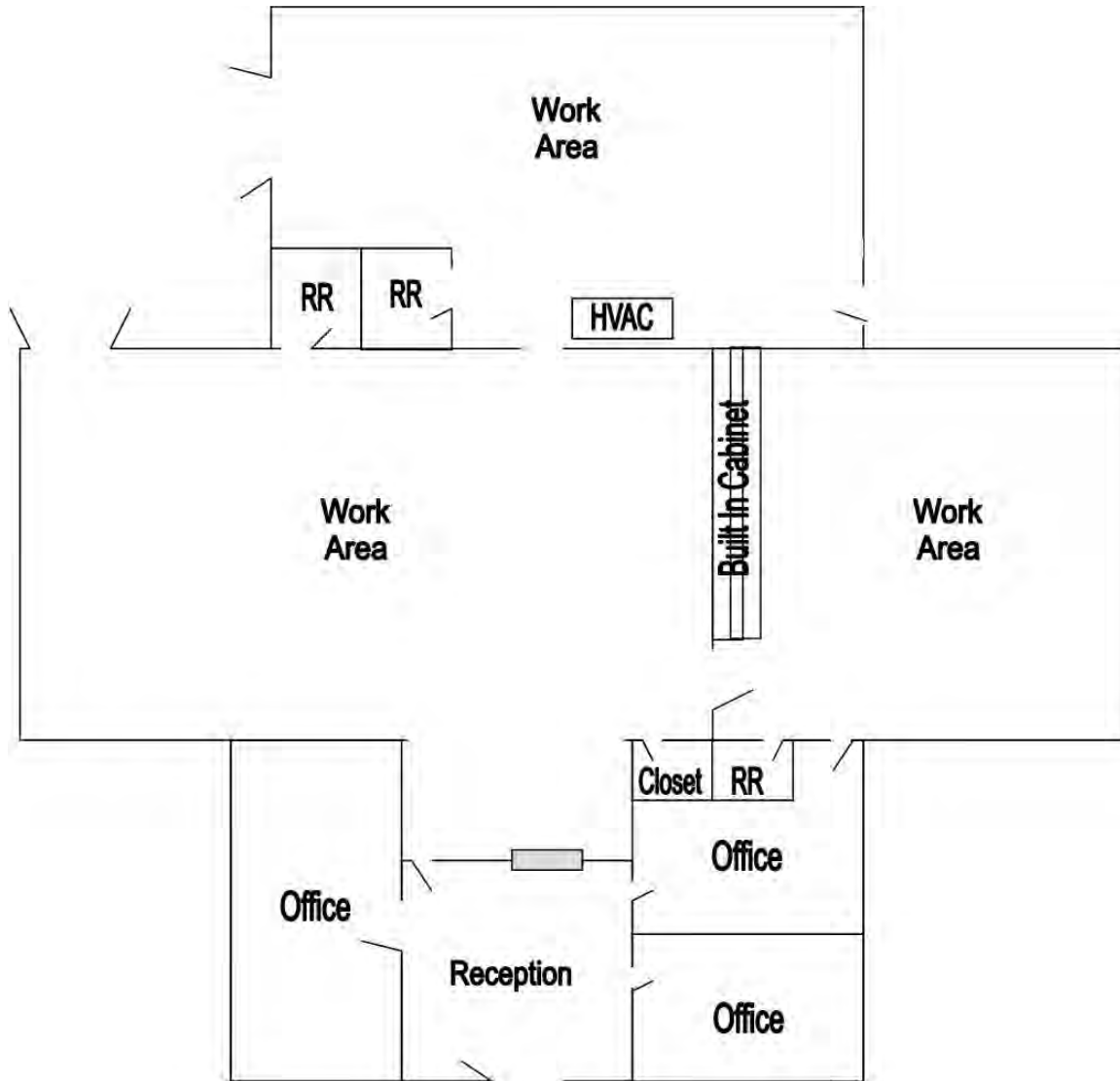


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## FLOOR PLAN

3250 Vineville Avenue  
Macon, Bibb County, Georgia 31204



**Not To Scale**



## PHOTOS

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## AERIAL PARCEL MAP

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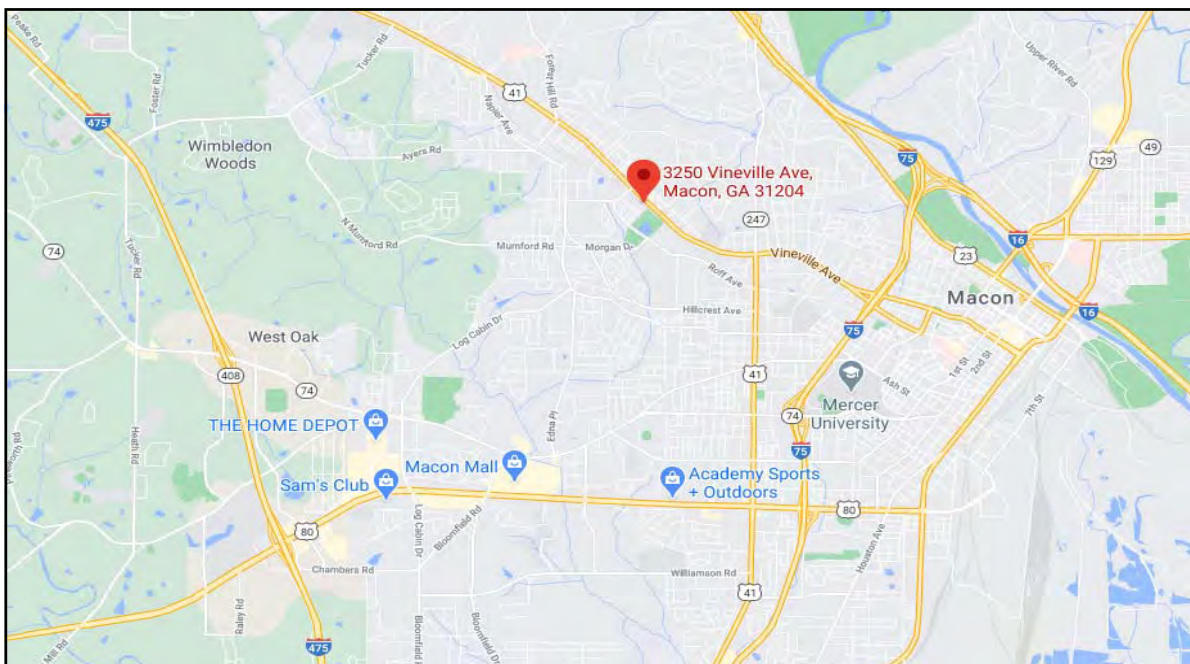
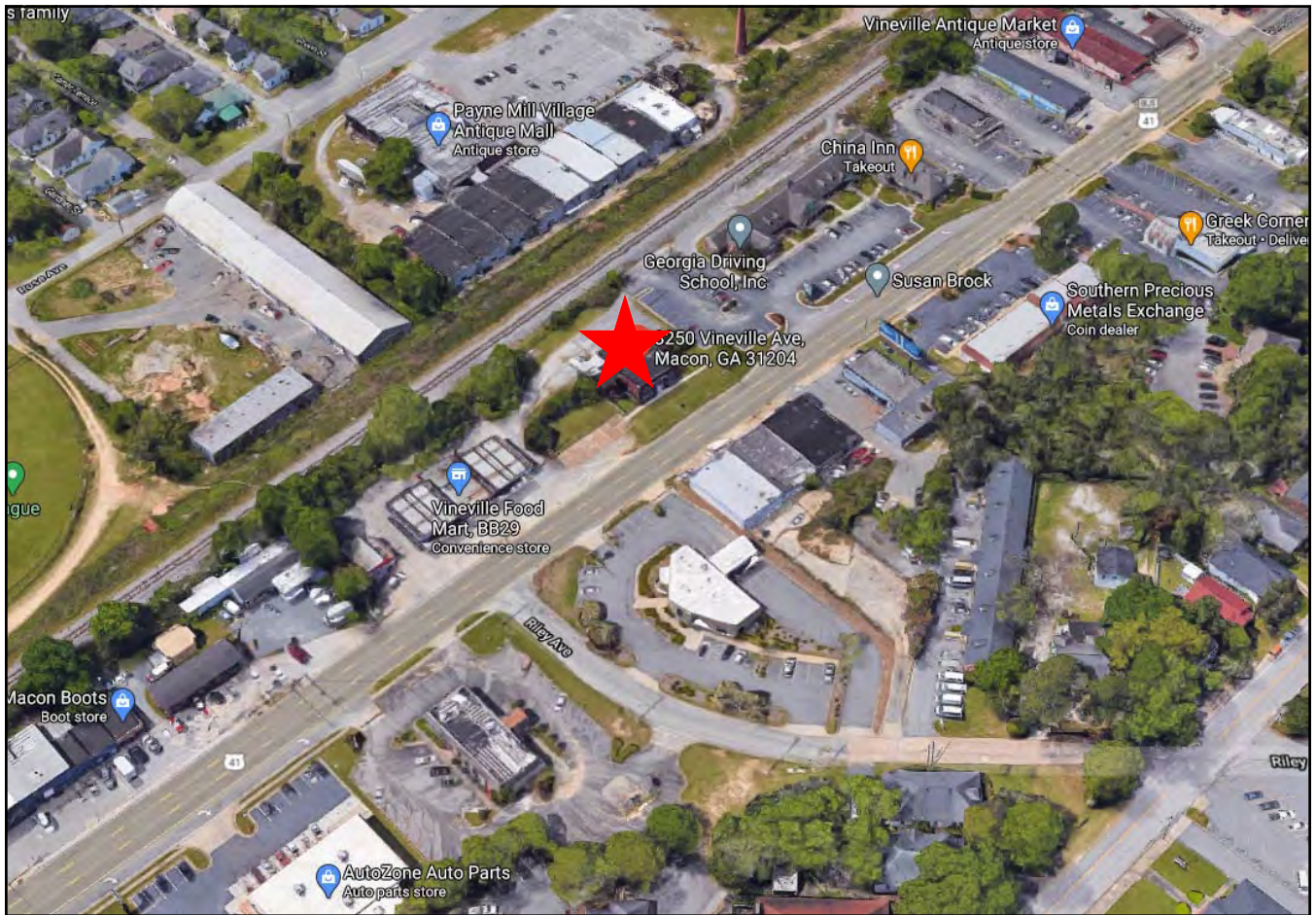
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## MAPS

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## DEMOGRAPHICS

3250 Vineville Avenue  
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### KEY FACTS

156,171

Population



Average  
Household Size

37.2

Median Age

\$40,970

Median Household  
Income

### BUSINESS



6,494

Total Businesses



87,592

Total Employees

### INCOME



\$40,970

Median Household  
Income



\$24,379

Per Capita Income



\$24,540

Median Net Worth

### EDUCATION

13%

No High  
School  
Diploma



31%

High School  
Graduate



28%

Some College



28%

Bachelor's/Grad/Prof  
Degree

### EMPLOYMENT



White Collar

65%



Blue Collar

18%



Services

16%

16.1%

Unemployment  
Rate

### 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%	