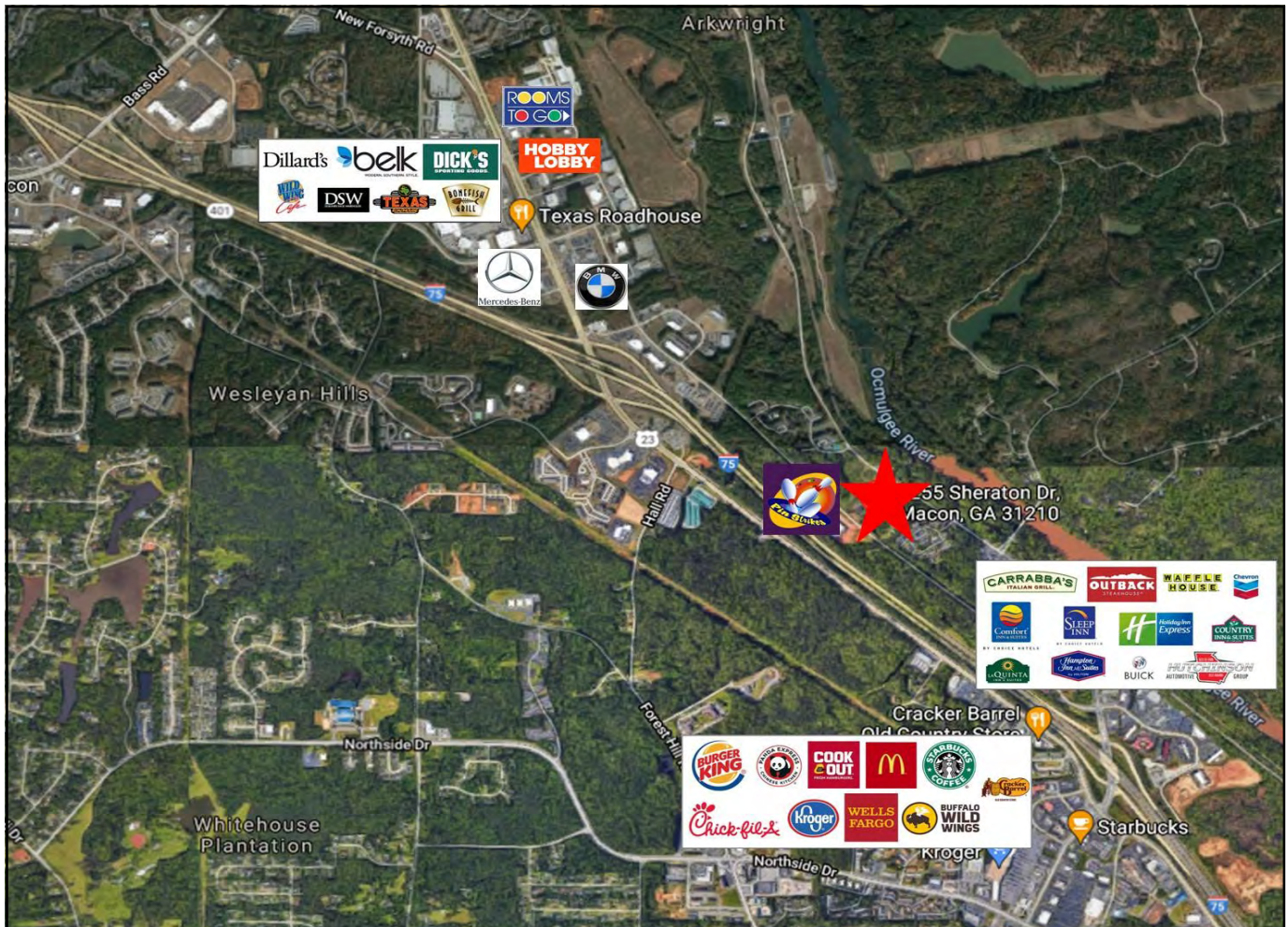


SALE

.66± ACRE COMMERCIAL DEVELOPMENT SITE

4255 Sheraton Drive, MACON, GA 31210



SALES PRICE: \$39,900

LOCATION OVERVIEW

- Located in North Macon off Arkwright Road @ Interstate 75
- Accessible via Arkwright Road Exit or Riverside Drive Exit off Interstate 75
- Convenient to shopping, restaurants, hotels and banks
- 6 miles from Downtown Macon

PROPERTY OVERVIEW

- .66± Acre Commercial Development Site
- 135'± Frontage on Sheraton Drive; 205'± depth
- Subject site identified as Parcel M030-0055
- Zoned PDC
- Topography: Rolling
- 2022 Property Tax Bill: \$347

DEIDRA STEWART
478.508.2652 Cell
deidra@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

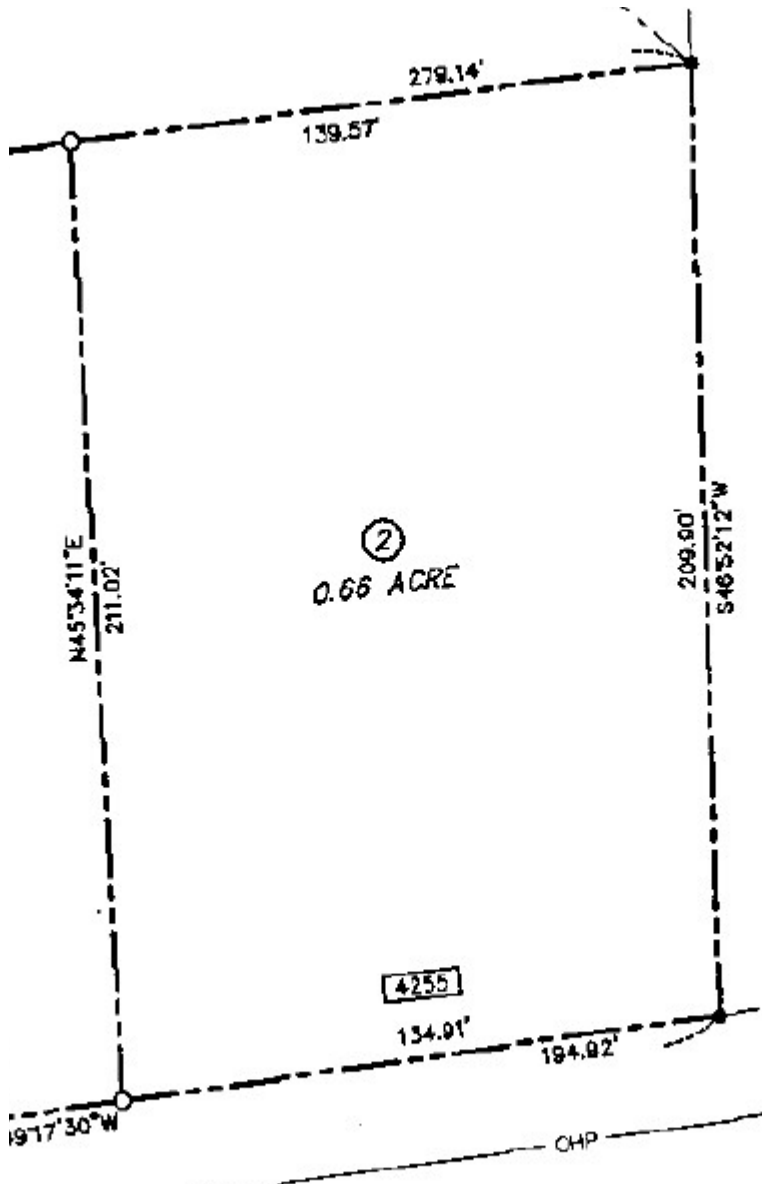
Revised 10/20/22

SALE

.66± ACRE COMMERCIAL DEVELOPMENT SITE

4255 Sheraton Drive, MACON, GA 31210

SURVEY



SALE

.66± ACRE COMMERCIAL DEVELOPMENT SITE

4255 Sheraton Drive, MACON, GA 31210

TOPOGRAPHY MAP

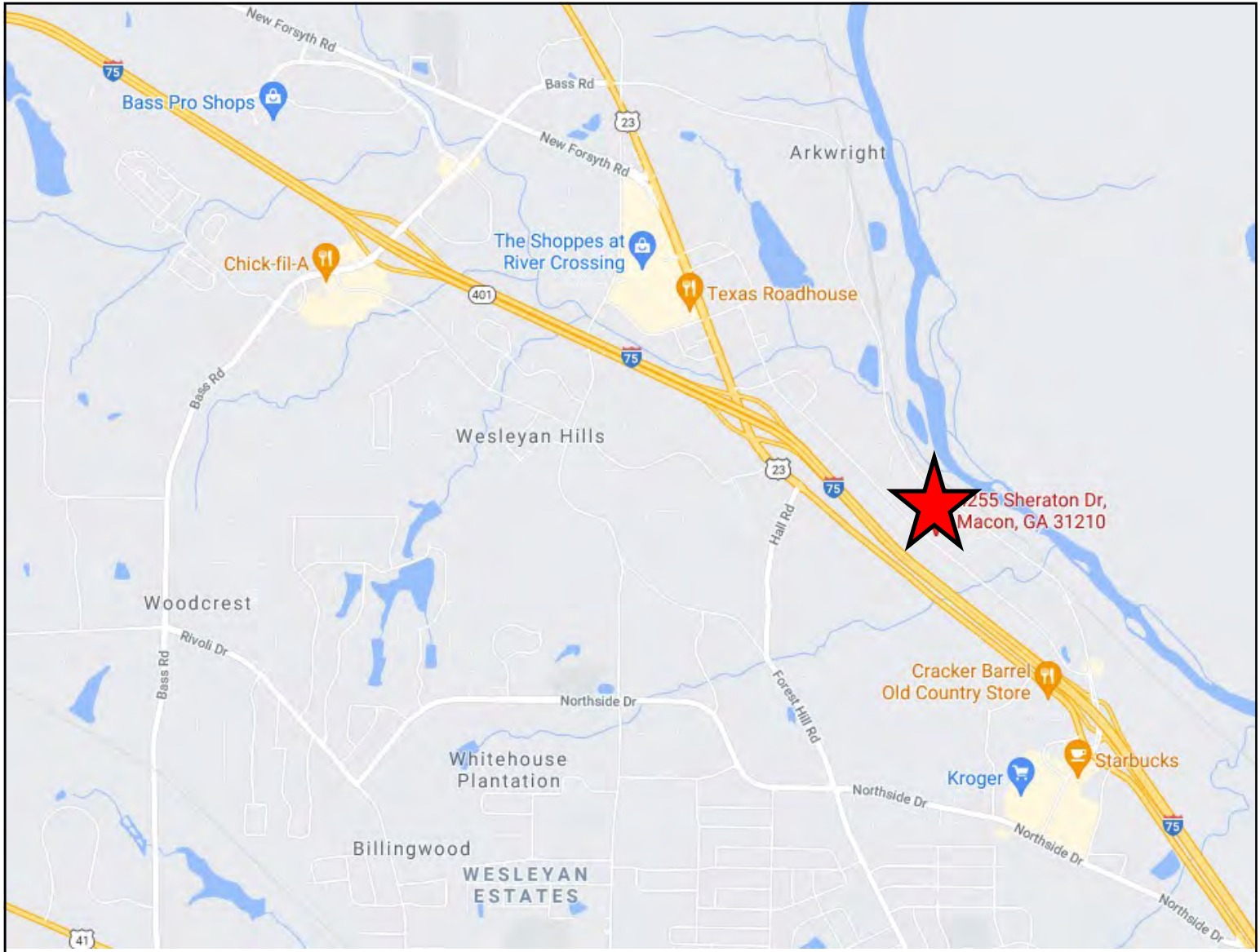


SALE

.66± ACRE COMMERCIAL DEVELOPMENT SITE

4255 Sheraton Drive, MACON, GA 31210

LOCATION MAP



SALE

.66± ACRE COMMERCIAL DEVELOPMENT SITE

4255 Sheraton Drive, MACON, GA 31210

DEMOGRAPHICS - ONE MILE

KEY FACTS

1,590

Population



2.0

Average Household Size

31.2

Median Age

\$45,965

Median Household Income

BUSINESS



201

Total Businesses



2,571

Total Employees

INCOME



\$45,965

Median Household Income



\$39,196

Per Capita Income



\$14,203

Median Net Worth

EDUCATION

6%

No High School Diploma



26%

High School Graduate



27%

Some College



41%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

72%



Blue Collar

15%



Services

13%



1.2%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.9%)

The smallest group: \$150,000 - \$199,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	9.1%	-6.2%	
\$15,000 - \$24,999	13.4%	+3.9%	
\$25,000 - \$34,999	16.2%	+4.0%	
\$35,000 - \$49,999	14.4%	+0.7%	
\$50,000 - \$74,999	17.9%	+3.2%	
\$75,000 - \$99,999	11.4%	-0.3%	
\$100,000 - \$149,999	5.9%	-6.6%	
\$150,000 - \$199,999	2.4%	-2.9%	
\$200,000+	9.4%	+4.3%	

Bars show deviation from — Bibb County

SALE

.66± ACRE COMMERCIAL DEVELOPMENT SITE

4255 Sheraton Drive, MACON, GA 31210

DEMOGRAPHICS - THREE MILE

KEY FACTS

25,112

Population



Average Household Size

38.9

Median Age

\$73,342

Median Household Income

EDUCATION

5%

No High School Diploma



19%

High School Graduate



27%

Some College



49%

Bachelor's/Grad/Prof Degree

BUSINESS



1,228

Total Businesses



15,994

Total Employees

EMPLOYMENT



White Collar

80%



Blue Collar

10%



Services

10%



Unemployment Rate

INCOME



\$73,342

Median Household Income



\$45,384

Per Capita Income



\$148,769

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.7%)

The smallest group: <\$15,000 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	5.0%	-10.3%	
\$15,000 - \$24,999	6.1%	-3.4%	
\$25,000 - \$34,999	9.6%	-2.6%	
\$35,000 - \$49,999	13.4%	-0.3%	
\$50,000 - \$74,999	16.7%	+2.0%	
\$75,000 - \$99,999	15.0%	+3.3%	
\$100,000 - \$149,999	15.3%	+2.8%	
\$150,000 - \$199,999	9.3%	+4.0%	
\$200,000+	9.6%	+4.5%	

Bars show deviation from Bibb County

SALE

.66± ACRE COMMERCIAL DEVELOPMENT SITE

4255 Sheraton Drive, MACON, GA 31210

DEMOGRAPHICS - FIVE MILE

KEY FACTS

51,402

Population



Average
Household Size

40.2

Median Age

\$72,277

Median Household
Income

EDUCATION

6%

No High
School
Diploma



21%
High School
Graduate



25%
Some College



48%
Bachelor's/Grad/Prof
Degree

BUSINESS



2,189

Total Businesses



25,007

Total Employees

EMPLOYMENT



White Collar

77%



Blue Collar

12%



Services

11%



Unemployment
Rate

INCOME



\$72,277

Median Household
Income



\$44,493

Per Capita Income



\$155,490

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (15.9%)

The smallest group: \$15,000 - \$24,999 (6.5%)

Indicator ▲	Value	Diff	
<\$15,000	7.5%	-7.8%	
\$15,000 - \$24,999	6.5%	-3.0%	
\$25,000 - \$34,999	9.3%	-2.9%	
\$35,000 - \$49,999	12.4%	-1.3%	
\$50,000 - \$74,999	15.5%	+0.8%	
\$75,000 - \$99,999	14.0%	+2.3%	
\$100,000 - \$149,999	15.9%	+3.4%	
\$150,000 - \$199,999	8.8%	+3.5%	
\$200,000+	10.0%	+4.9%	

Bars show deviation from — Bibb County