

SALE

RETAIL STOREFRONT / SHOWROOM / WAREHOUSE

3458 WILLIAMSON ROAD, MACON, GA 31206



SALES PRICE: \$375,000

LOCATION OVERVIEW

- Located between Pio Nono Avenue and Bloomfield Drive
- 2.5 miles to Interstate 475
- 3 miles to Interstate 75

PROPERTY OVERVIEW

- 19,200± SF Storefront Retail / Showroom / Warehouse
 - 9,600± SF Storefront Retail / Showroom
 - 9,600± SF Storage basement
 - Ceiling height: 12' - 16'
 - 12' X 10' Drive-in door
- 1.72± Acres
- 24± Parking spaces
- Zoned C-1

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990 RIVERSIDE DRIVE • MACON, GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Created 5/17/22

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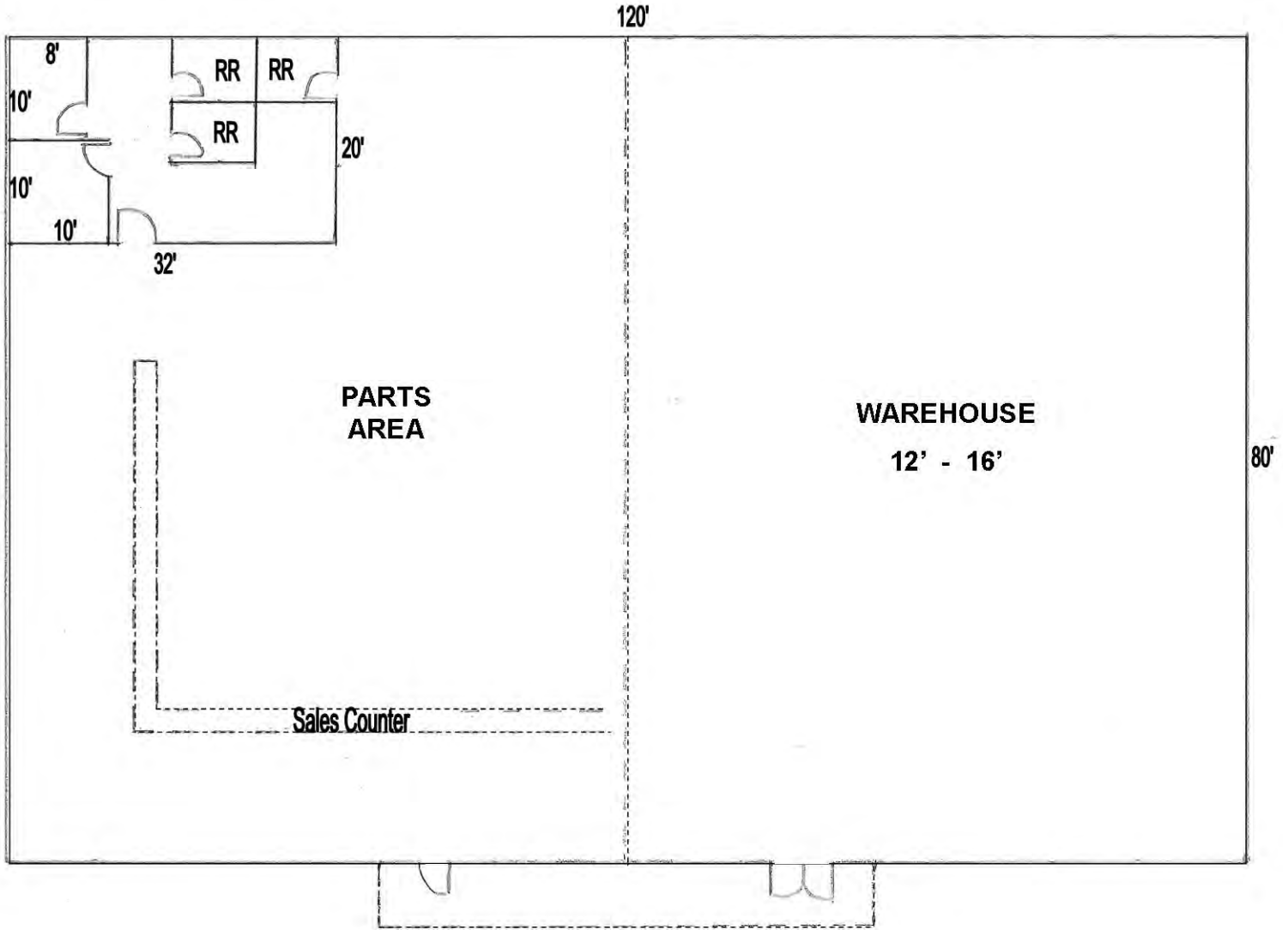
LOCATION:	Subject property located between Pio Nono Avenue and Bloomfield Drive.
BUILDING INFORMATION:	19,200± SF Storefront Retail Showroom / Warehouse (Floor Plan Pages 3-4) <ul style="list-style-type: none">- Former plumbing supply distributor- 9,600± SF Storefront showroom- 9,600± SF Storage basement
ACREAGE:	1.72± Acres
YEAR BUILT:	1970
CEILING HEIGHT:	12' - 16'
TRUCK LOADING:	12' X 10' Drive-in door
CONSTRUCTION:	Masonry / Steel / Block / Glass Front
HVAC:	<ul style="list-style-type: none">• Office: Central heat and air conditioning• Showroom / Sales Area: Some heat & air
PARKING:	24± Asphalt paved parking spaces
UTILITIES:	All utilities serve the site.
ZONING:	C-1
PROPERTY TAX BILL:	\$2,534.48 (2021)
SALES PRICE: \$375,000	

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FLOOR PLAN - SHOWROOM



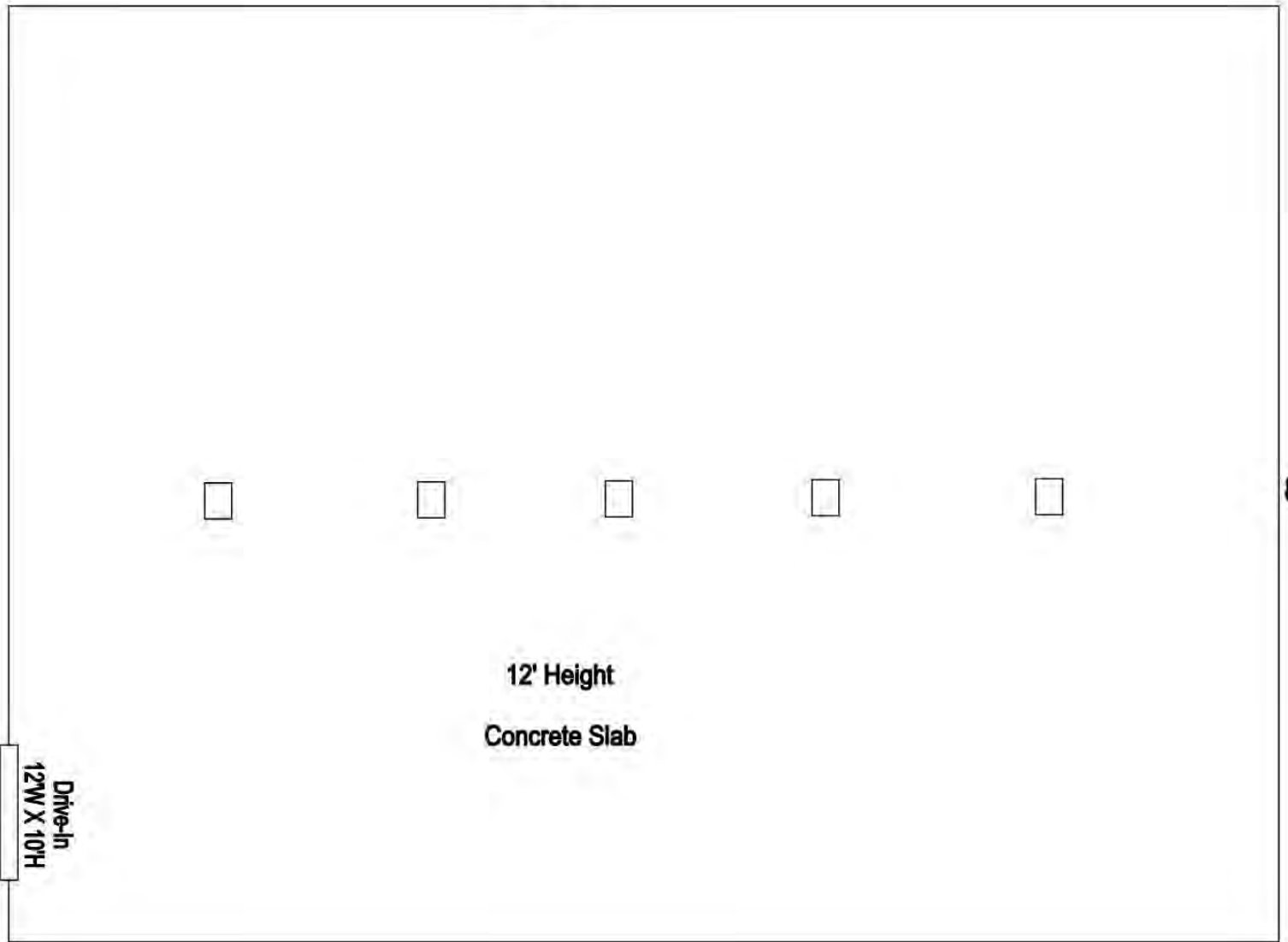
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FLOOR PLAN - LOWER LEVEL STORAGE

120'



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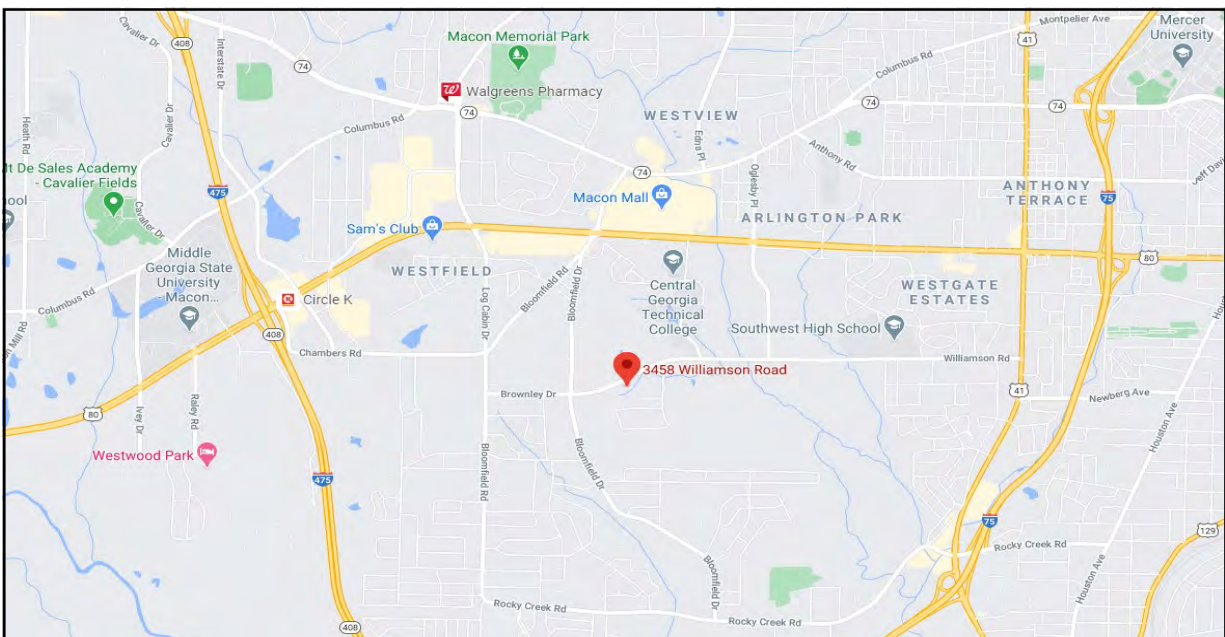
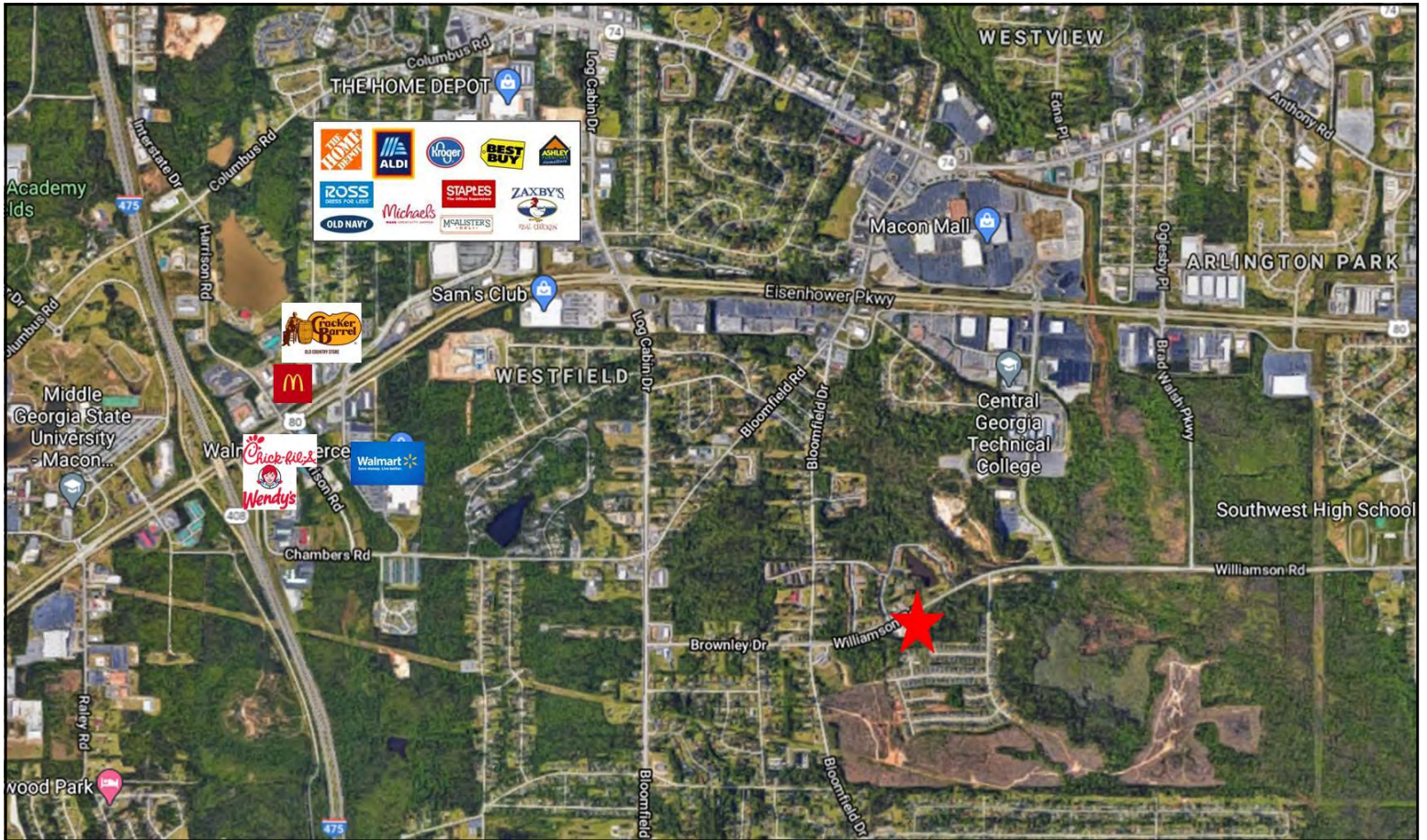


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DEMOGRAPHICS - ONE MILE

KEY FACTS

5,549

Population

32.4

Median Age

15%

No High School Diploma



42%

High School Graduate



34%

Some College



9%

Bachelor's/Grad/Prof Degree



2.8

Average Household Size

\$30,913

Median Household Income

BUSINESS



137

Total Businesses



1,554

Total Employees

EMPLOYMENT



White Collar

62%



Blue Collar

22%



Services

16%

15.1%

Unemployment Rate

INCOME



\$30,913

Median Household Income



\$16,316

Per Capita Income



\$13,641

Median Net Worth

Households By Income

The largest group: <\$15,000 (25.4%)

The smallest group: \$200,000+ (0.9%)

Indicator ▲	Value	Diff
<\$15,000	25.4%	+7.7%
\$15,000 - \$24,999	13.5%	+2.8%
\$25,000 - \$34,999	16.5%	+3.5%
\$35,000 - \$49,999	13.0%	-1.0%
\$50,000 - \$74,999	12.6%	-2.0%
\$75,000 - \$99,999	5.4%	-5.4%
\$100,000 - \$149,999	11.2%	+0.4%
\$150,000 - \$199,999	1.3%	-2.9%
\$200,000+	0.9%	-3.2%

Bars show deviation from Bibb County

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DEMOGRAPHICS - THREE MILE

KEY FACTS

45,209

Population



Average Household Size

33.3

Median Age

\$28,592

Median Household Income

EDUCATION

20%

No High School Diploma



37%

High School Graduate



33%

Some College



10%

Bachelor's/Grad/Prof Degree

BUSINESS



1,408

Total Businesses



15,384

Total Employees

EMPLOYMENT



54%

White Collar



25%

Blue Collar



21%

Services

12.6%

Unemployment Rate

INCOME



\$28,592

Median Household Income



\$14,384

Per Capita Income



\$12,868

Median Net Worth

Households By Income

The largest group: <\$15,000 (28.3%)

The smallest group: \$150,000 - \$199,999 (0.7%)

Indicator ▲	Value	Diff
<\$15,000	28.3%	+10.6%
\$15,000 - \$24,999	15.0%	+4.3%
\$25,000 - \$34,999	15.4%	+2.4%
\$35,000 - \$49,999	15.1%	+1.1%
\$50,000 - \$74,999	13.5%	-1.1%
\$75,000 - \$99,999	5.8%	-5.0%
\$100,000 - \$149,999	5.6%	-5.2%
\$150,000 - \$199,999	0.7%	-3.5%
\$200,000+	0.7%	-3.4%

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DEMOGRAPHICS - FIVE MILE

KEY FACTS

86,393

Population



Average Household Size

35.3

Median Age

\$34,359

Median Household Income

BUSINESS



4,038

Total Businesses



54,052

Total Employees

INCOME



\$34,359

Median Household Income



\$20,606

Per Capita Income



\$14,917

Median Net Worth

EDUCATION

16%

No High School Diploma



32%

High School Graduate



31%

Some College



21%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



63%

White Collar



21%

Blue Collar



16%

Services

9.3%

Unemployment Rate

Households By Income

The largest group: <\$15,000 (24.0%)

The smallest group: \$150,000 - \$199,999 (2.3%)

Indicator ▲	Value	Diff
<\$15,000	24.0%	+6.3%
\$15,000 - \$24,999	12.5%	+1.8%
\$25,000 - \$34,999	14.2%	+1.2%
\$35,000 - \$49,999	13.7%	-0.3%
\$50,000 - \$74,999	13.4%	-1.2%
\$75,000 - \$99,999	8.4%	-2.4%
\$100,000 - \$149,999	8.6%	-2.2%
\$150,000 - \$199,999	2.3%	-1.9%
\$200,000+	2.8%	-1.3%

Bars show deviation from Bibb County