



**571 Cherry Street
Macon, Bibb County, Georgia 31201**

SALE



5,200± SF

**TWO STORY MULTI-TENANT BUILDING
RETAIL / LOFTS**

SALES PRICE: \$615,000

CBCMACON.COM

DEIDRA STEWART
478.746.8171 Office • 478.508.2652 Cell
deidra@cbcworldwide.com



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

Revised 3/1/21



PROPERTY OVERVIEW

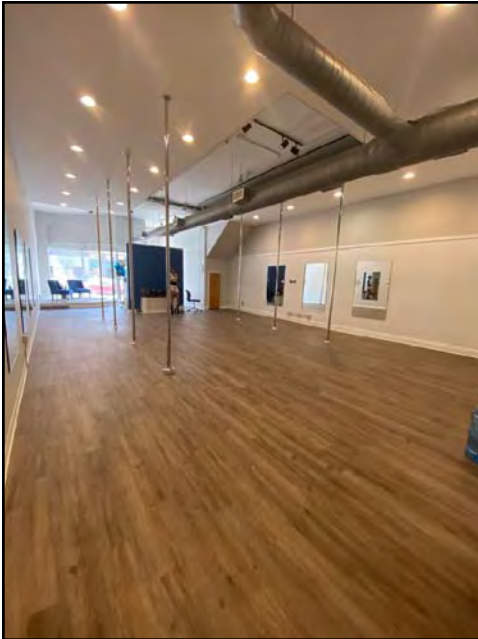
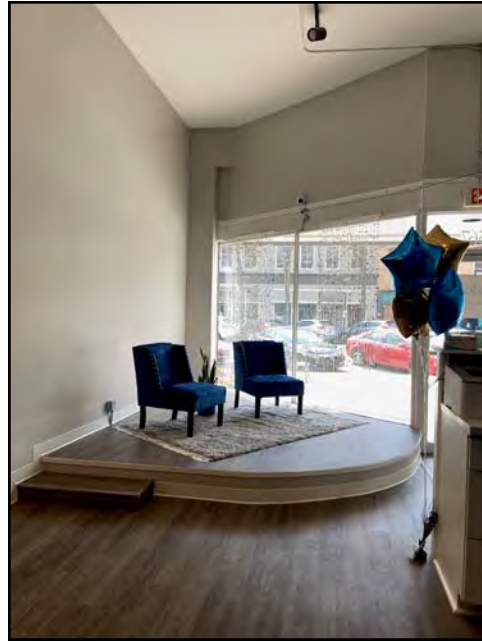
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LOCATION:	<ul style="list-style-type: none">• Located near the corner of Cherry Street and Second Street.• Subject property is located in the center of Macon's Central Business District.
BUILDING INFORMATION:	<ul style="list-style-type: none">• 5,200± SF Two-Story Multi-Tenant Building<ul style="list-style-type: none">- 1,700± SF Retail storefront- 900± SF Green room in rear; leased- 2,600 SF Upper level Lofts<ul style="list-style-type: none">- Divided in two lofts; 100% leased• Rent roll available upon request.
ACREAGE:	.07± Acres
YEAR BUILT:	1890; effective year 1980
WALL HEIGHT:	12'
FLOORING:	Wood
ZONING:	CBD-1
PARKING:	Public street parking
UTILITIES:	All public utilities available to site.
PROPERTY TAX BILL:	\$2,735.93 (2020)
NEIGHBORS:	Hargray Capitol Theatre, Parish on Cherry, Cadence Bank, Carries Bridal Collection, Dove Tail, Downtown Grill, The Rookery, Michael's on Mulberry, Fatty's Pizza, Robins Federal Credit Union, City Auditorium, Bibb County Courthouse, Grand Opera House
SALES PRICE:	\$615,000



PHOTOS - RETAIL - STREET LEVEL

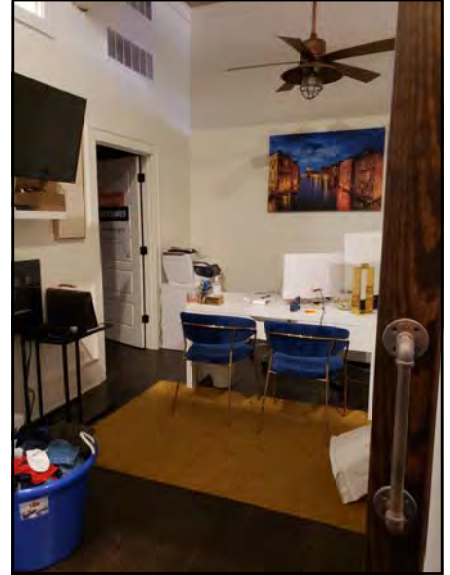
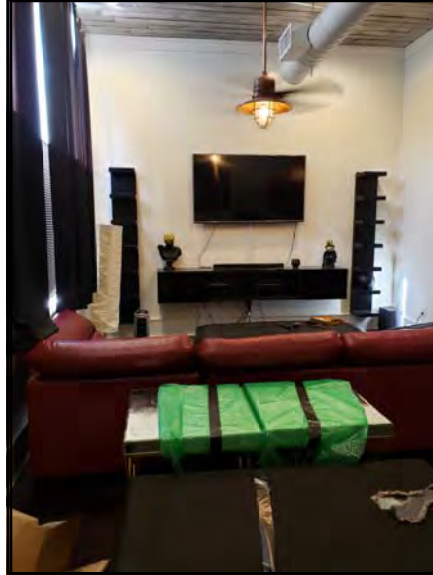
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PHOTOS - LOFT 1 - UPPER LEVEL

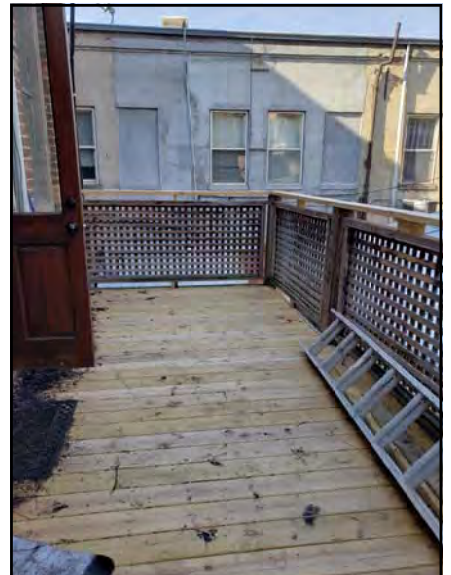
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PHOTOS - LOFT 2 - UPPER LEVEL

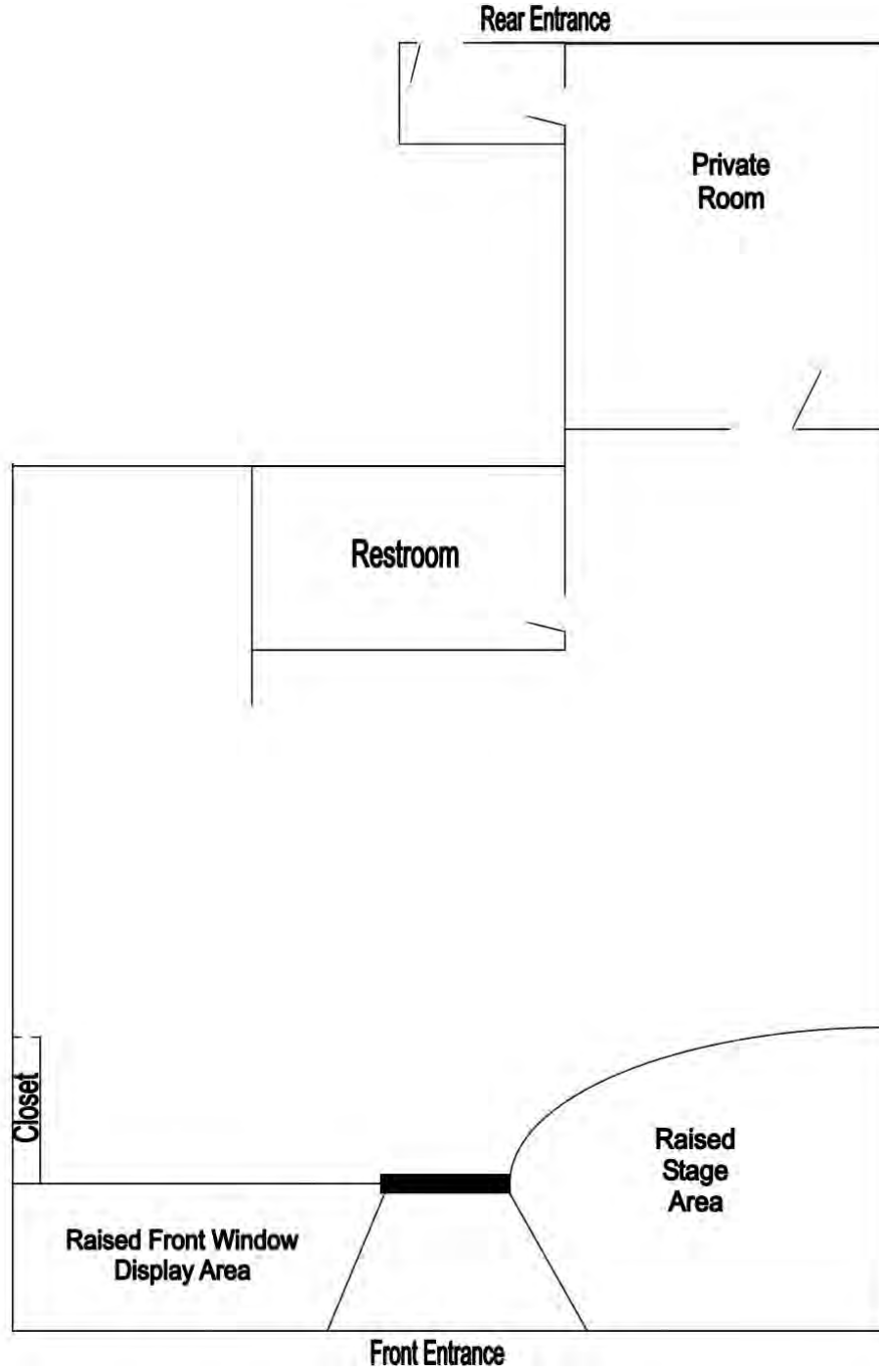
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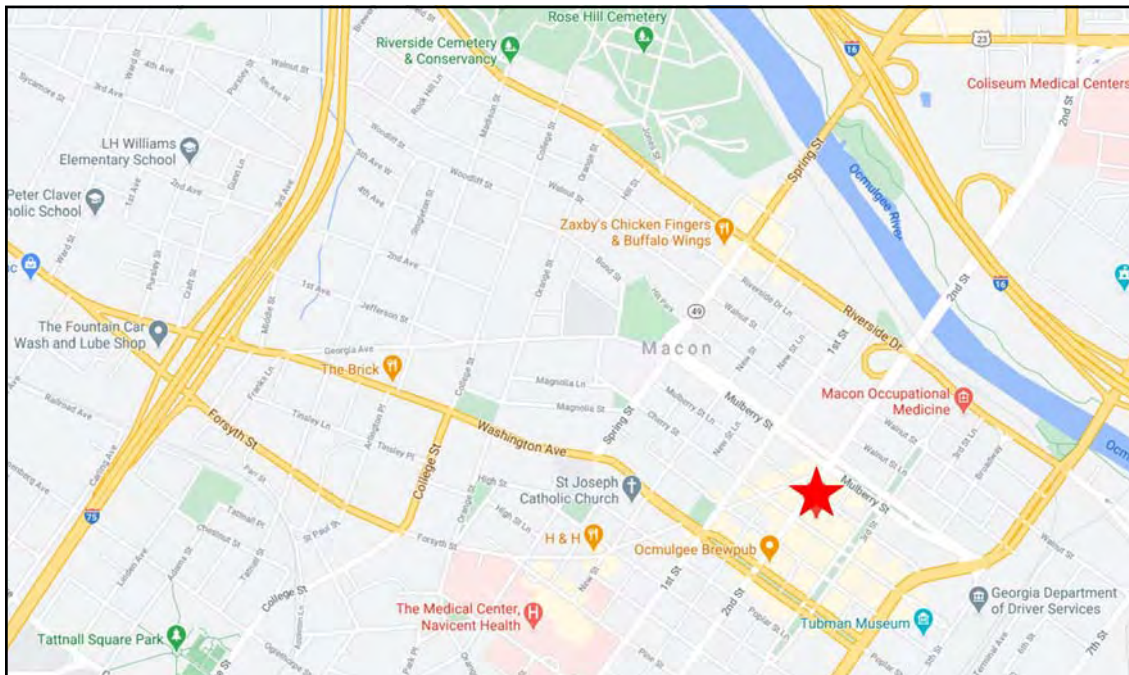
FLOOR PLAN - RETAIL STOREFRONT

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MAPS
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DEMOGRAPHICS - BIBB COUNTY

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KEY FACTS

156,171

Population



Average Household Size

37.2

Median Age

\$40,970

Median Household Income

EDUCATION

13%

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%	