



484 First Street - Suite 3

Macon, Bibb County, Georgia 31201

LEASE



THE ARMORY

6,230± SQ FT

MONTHLY LEASE RATE: \$4,500 / GROSS

CBCMACON.COM

STEPHANIE FOLSOM CCIM

478.746.8171 Office • 478.361.8259 Cell

stephanie@cbcworldwide.com

**COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY
CBCWORLDWIDE.COM

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

Created 9/27/21



PROPERTY OVERVIEW

484 First Street, Suite 3
Macon, Bibb County, Georgia 31201

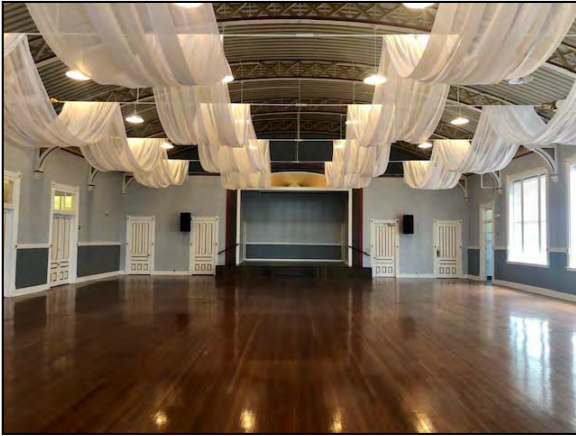
- Subject property located downtown Macon next to Just Tapped and Macon Arts Alliance.
- Armory offers street level retail on first floor, office space on second floor and lofts on third floor.
- 6,230± SQ FT
 - 5,141± SF Ballroom
 - Large bar
 - Warming kitchen
 - Two (2) stock rooms
 - Balcony
 - Shared Restrooms
- ADA compliant elevator
- Central heat and air conditioning
- On-street parking
- Zoned CBD-1

MONTHLY LEASE RATE: \$4,500 / GROSS



PHOTOS

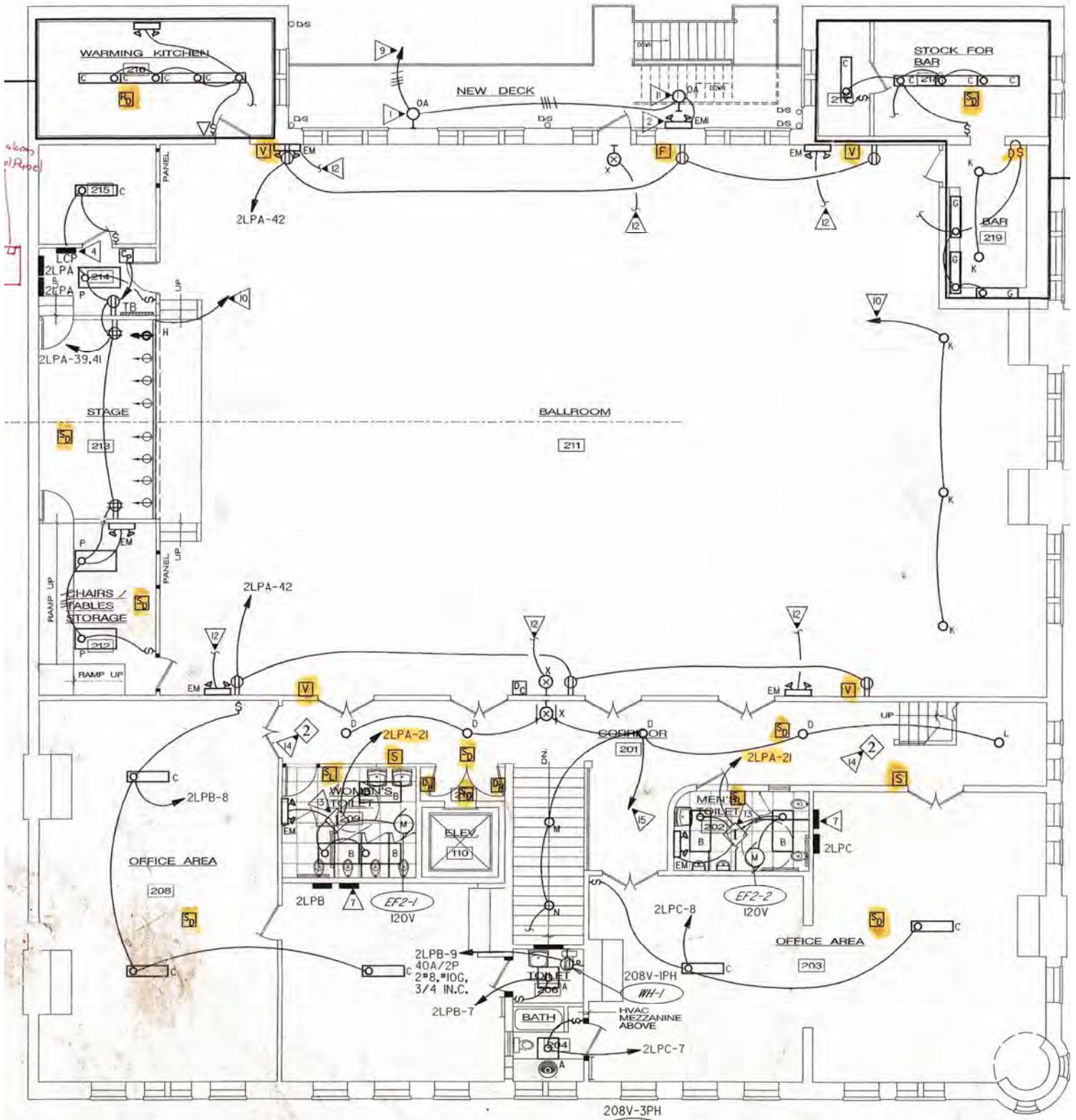
484 First Street, Suite 3
Macon, Bibb County, Georgia 31201





FLOOR PLAN

484 First Street, Suite 3
Macon, Bibb County, Georgia 31201



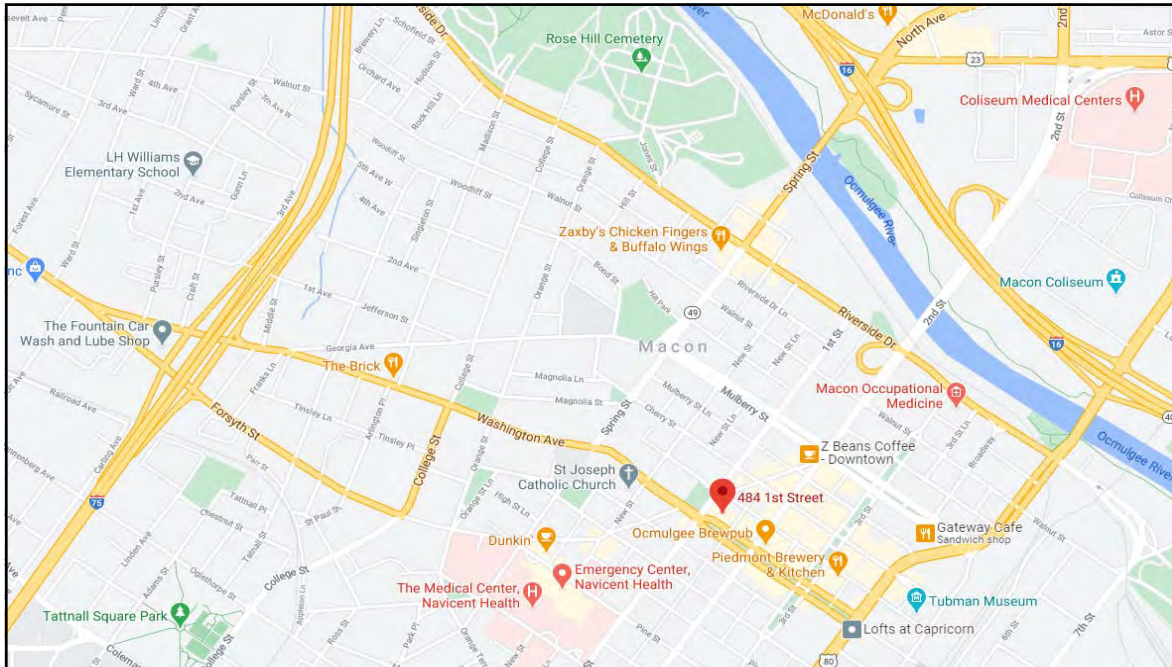
STEPHANIE FOLSOM, CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com

CBCMACON.COM



LOCATION MAP

484 First Street, Suite 3
Macon, Bibb County, Georgia 31201



STEPHANIE FOLSOM, CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com

CBCMACON.COM



DEMOGRAPHICS - BIBB COUNTY

484 First Street, Suite 3
Macon, Bibb County, Georgia 31201

KEY FACTS

156,941

Population



Average Household Size

37.4

Median Age

\$43,020

Median Household Income

BUSINESS



6,469

Total Businesses



87,677

Total Employees

INCOME



\$43,020

Median Household Income



\$25,626

Per Capita Income



\$47,025

Median Net Worth

EDUCATION

13%

No High School Diploma



30%

High School Graduate



30%

Some College



27%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services

7.5%

Unemployment Rate

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$200,000+ (4.1%)

Indicator ▲	Value	Diff
<\$15,000	17.7%	0
\$15,000 - \$24,999	10.7%	0
\$25,000 - \$34,999	13%	0
\$35,000 - \$49,999	14%	0
\$50,000 - \$74,999	14.6%	0
\$75,000 - \$99,999	10.8%	0
\$100,000 - \$149,999	10.8%	0
\$150,000 - \$199,999	4.2%	0
\$200,000+	4.1%	0

Bars show deviation from Bibb County