

**12,400± SF Office / Warehouse**  
**600± SF Office; 11,800± SF Warehouse**



**FOR LEASE**

**LEASE RATE:**

**\$5 PSF - Office & Warehouse**

**1955 Dove St.**  
**Macon, GA 31204**

**PATRICK BARRY - EXCLUSIVE AGENT**

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**Coldwell Banker Commercial**

**Eberhardt & Barry**

**990 Riverside Drive**

**Macon, Georgia 31201**



## PROPERTY OVERVIEW

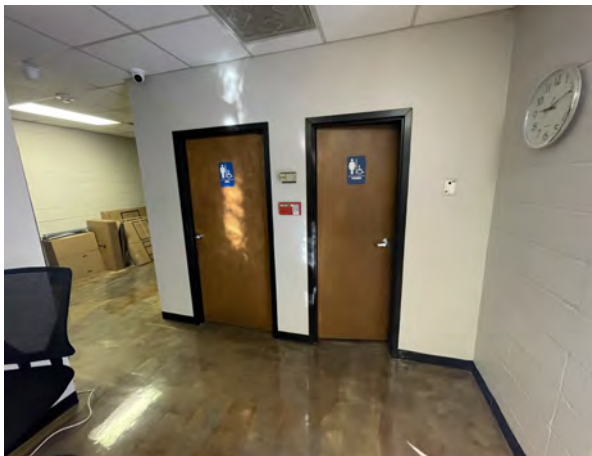
1955 Dove Street  
Macon, GA 31204

<b>PROPERTY INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 600 SF Office Space - Four (4) 2nd Floor Offices</li> <li>• 11,800 SF Free Span Warehouse Space</li> <li>• 1 Loading Dock / Dock High Door</li> <li>• 30' Clear Ceiling Height</li> </ul>
<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>• 0.7 miles from I-75</li> <li>• 1.2 miles from Mercer University Drive</li> </ul>
<b>ACTUAL YEAR BUILT:</b>	<ul style="list-style-type: none"> <li>• Office - 1985</li> <li>• Warehouse - 2000</li> </ul>
<b>LAND:</b>	4.95 acres for total parcel; ~.7 acres for the office and warehouse
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	<ul style="list-style-type: none"> <li>• I-75 - 73,100 VPD</li> <li>• Mercer University Dr. - 22,900 VPD</li> </ul>
<b>EXTERIOR:</b>	Brick / Siding
<b>CEILING/ LIGHTING:</b>	30' clear ceilings
<b>ROOF:</b>	Pitched, metal
<b>HVAC:</b>	Heated and cooled
<b>ZONED:</b>	C2
<b>PARKING:</b>	Available on site
<b>UTILITIES:</b>	Available on site
<b>NEIGHBORS:</b>	Amici - Macon, Hilton Garden Inn, Town Place Suites, Mercer University, Which Wich Sandwiches, LOFTS at Mercer Landing, Papa Johns, AT&T and more!
<b>LEASE RATE: \$5 PSF OFFICE &amp; WAREHOUSE</b>	



## PHOTOS

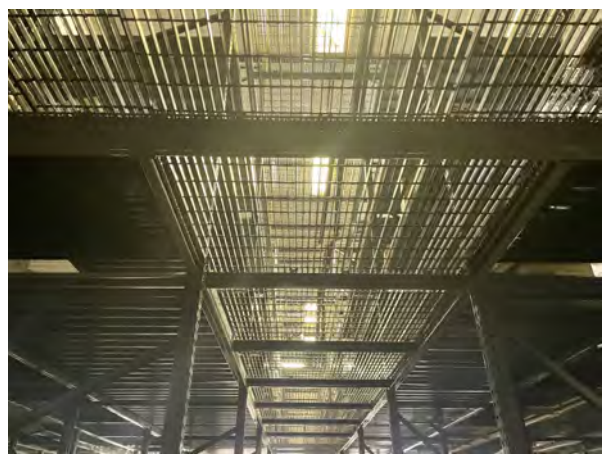
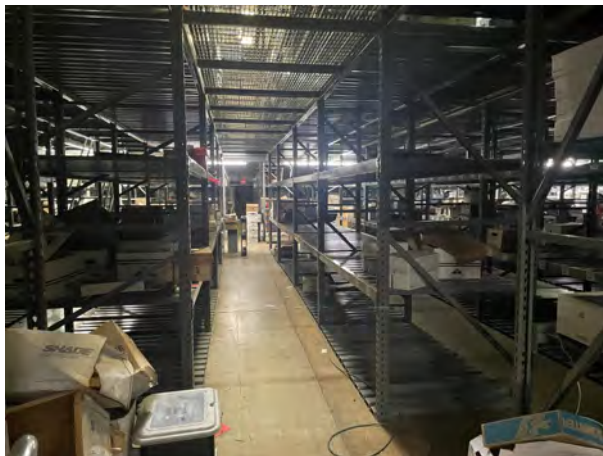
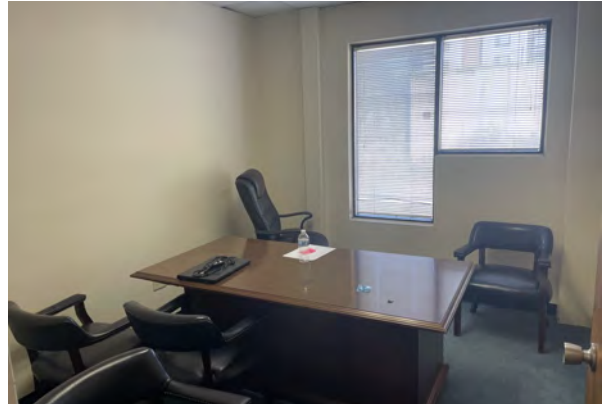
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## PHOTOS

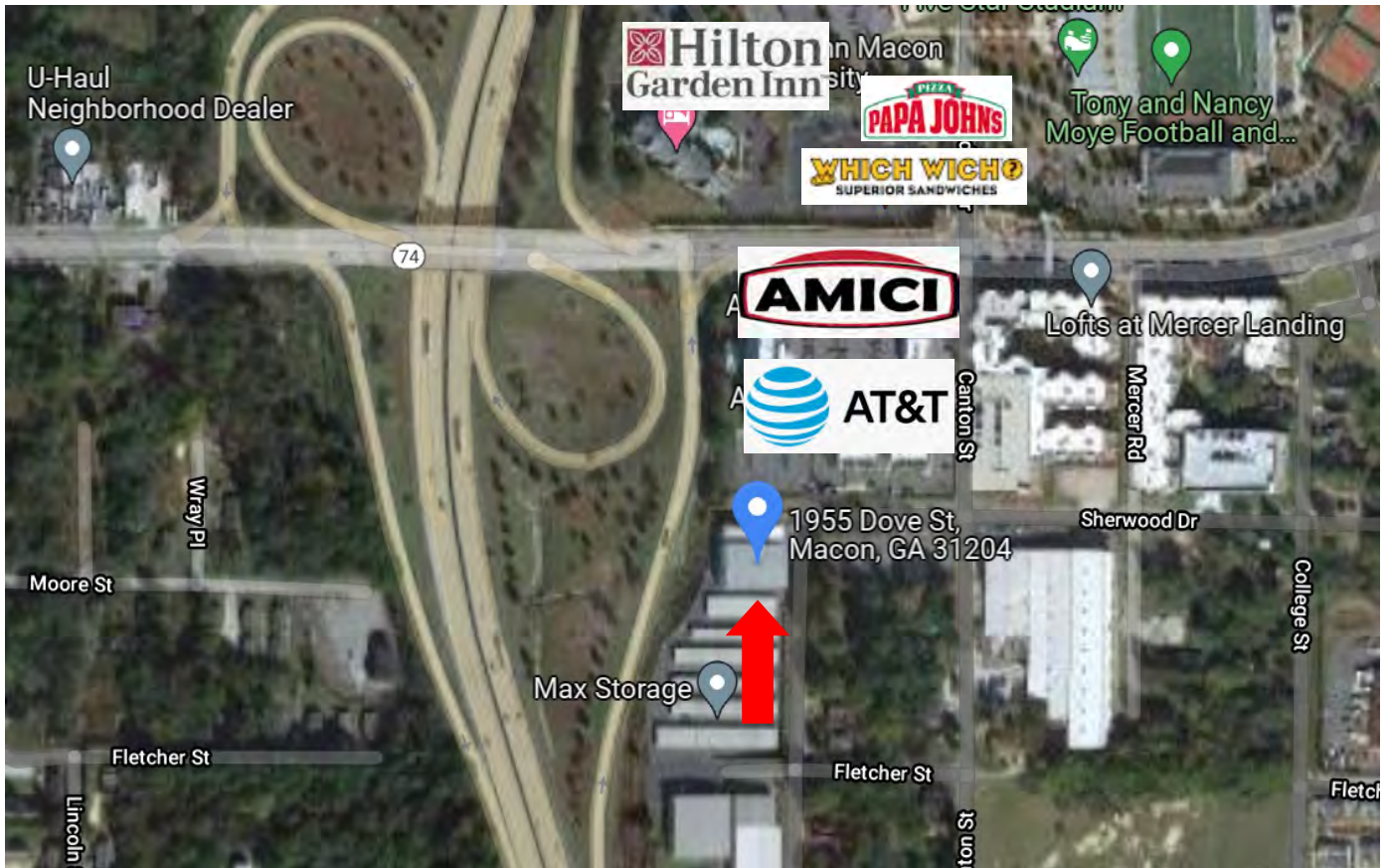
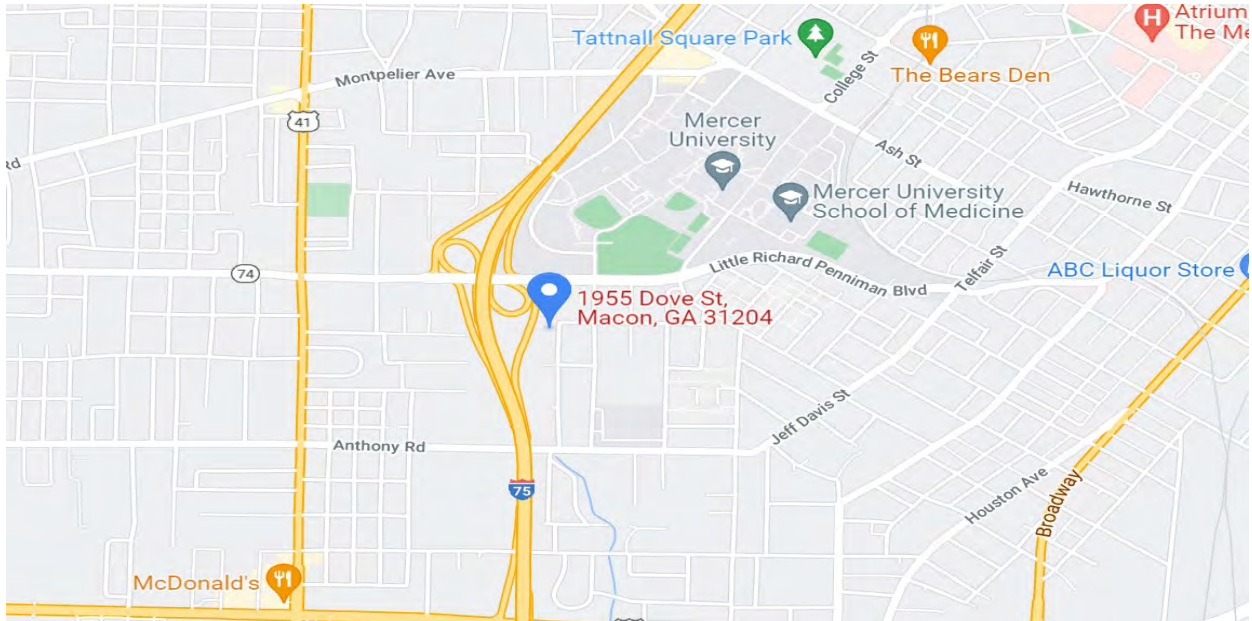
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Macon, GA 31204





## MAPS

1955 Dove Street  
Macon, GA 31204





# DEMOGRAPHICS - 1 Mile

1955 Dove Street  
Macon, GA 31204

## KEY FACTS

10,309

Population



Average Household Size

26.1

Median Age

\$15,825

Median Household Income

28%

No High School Diploma



34%

High School Graduate



28%

Some College



10%

Bachelor's/Grad/Prof Degree

## BUSINESS



282

Total Businesses



3,693

Total Employees

## EMPLOYMENT



60%

White Collar



17%

Blue Collar



23%

Services

14.1%

Unemployment Rate

## INCOME



\$15,825

Median Household Income



\$9,905

Per Capita Income



\$10,214

Median Net Worth

## Households By Income

The largest group: <\$15,000 (48.1%)

The smallest group: \$150,000 - \$199,999 (0.5%)

Indicator ▲	Value	Diff
<\$15,000	48.1%	+30.4%
\$15,000 - \$24,999	15.7%	+5%
\$25,000 - \$34,999	13.6%	+0.6%
\$35,000 - \$49,999	8.6%	-5.4%
\$50,000 - \$74,999	6.1%	-8.5%
\$75,000 - \$99,999	3%	-7.8%
\$100,000 - \$149,999	3.5%	-7.3%

Bars show deviation from Bibb County ▼



# DEMOGRAPHICS - 3 Mile

1955 Dove Street  
Macon, GA 31204

## KEY FACTS

52,710

Population



2.4

Average Household Size

34.3

Median Age

\$27,026

Median Household Income

19%

No High School Diploma



34%

High School Graduate



29%

Some College



19%

Bachelor's/Grad/Prof Degree

## BUSINESS



2,987

Total Businesses



44,788

Total Employees

## EMPLOYMENT



61%

White Collar



21%

Blue Collar



19%

Services

11.7%

Unemployment Rate

## INCOME



\$27,026

Median Household Income



\$17,098

Per Capita Income



\$12,340

Median Net Worth

## Households By Income

The largest group: <\$15,000 (31.7%)

The smallest group: \$150,000 - \$199,999 (1.8%)

Indicator ▲	Value	Diff
<\$15,000	31.7%	+14%
\$15,000 - \$24,999	14.6%	+3.9%
\$25,000 - \$34,999	14.3%	+1.3%
\$35,000 - \$49,999	12.2%	-1.8%
\$50,000 - \$74,999	11.2%	-3.4%
\$75,000 - \$99,999	6.6%	-4.2%
\$100,000 - \$149,999	5.7%	-5.1%

Bars show deviation from Bibb County



# DEMOGRAPHICS - 5 Mile

1955 Dove Street  
Macon, GA 31204

## KEY FACTS

91,519

Population



Average Household Size

34.9

Median Age

\$31,685

Median Household Income

17%

No High School Diploma



33%  
High School Graduate



30%  
Some College



20%  
Bachelor's/Grad/Prof Degree

## BUSINESS



4,494

Total Businesses



61,540

Total Employees

## EMPLOYMENT



White Collar

61%



Blue Collar

21%



Services

17%

9.7%

Unemployment Rate

## INCOME



\$31,685

Median Household Income



\$19,334

Per Capita Income



\$14,016

Median Net Worth

### Households By Income

The largest group: <\$15,000 (25.5%)

The smallest group: \$150,000 - \$199,999 (2.2%)

Indicator ▲	Value	Diff
<\$15,000	25.5%	+7.8%
\$15,000 - \$24,999	13.8%	+3.1%
\$25,000 - \$34,999	14.6%	+1.6%
\$35,000 - \$49,999	13.9%	-0.1%
\$50,000 - \$74,999	12.8%	-1.8%
\$75,000 - \$99,999	7.7%	-3.1%
\$100,000 - \$149,999	7.1%	-3.7%

Bars show deviation from Bibb County