



3321 Holley Road
Lizella, Bibb County, Georgia 31052

SALE



**ESTABLISHED ACE HARDWARE
BUSINESS & PROPERTY**

8,000± SF RETAIL BUILDING
4.45± ACRES

SALES PRICE: \$941,000

CBCMACON.COM

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

Revised 11/11/21



PROPERTY OVERVIEW

3321 Holley Road
Lizella, Bibb County, Georgia 31052

LOCATION:	Subject property is located at the busy roundabout intersection of Eisenhower Parkway (US 80) and Holley Road.
BUILDING INFORMATION:	<ul style="list-style-type: none">• 8,000± SF Retail Building• Established Ace Hardware business for more than 20 years.• Excellent signage on building and pylon
FINANCIALS/ INVENTORY:	<ul style="list-style-type: none">• Contact Agent for inventory & sales information• Confidentiality Agreement must be signed in order to obtain financials (see page 8).
LAND AREA:	4.45±Acres
YEAR BUILT:	1999
BUILDING CONSTRUCTION:	Metal & Brick
FLOORS:	Tile
LIGHTING:	Fluorescent fixtures
PARKING:	Great parking and visibility from US 80 (Eisenhower Pkwy.)
ZONED:	C1
SALES PRICE: \$941,000	



PROPERTY SURVEY

3321 Holley Road
Lizella, Bibb County, Georgia 31052



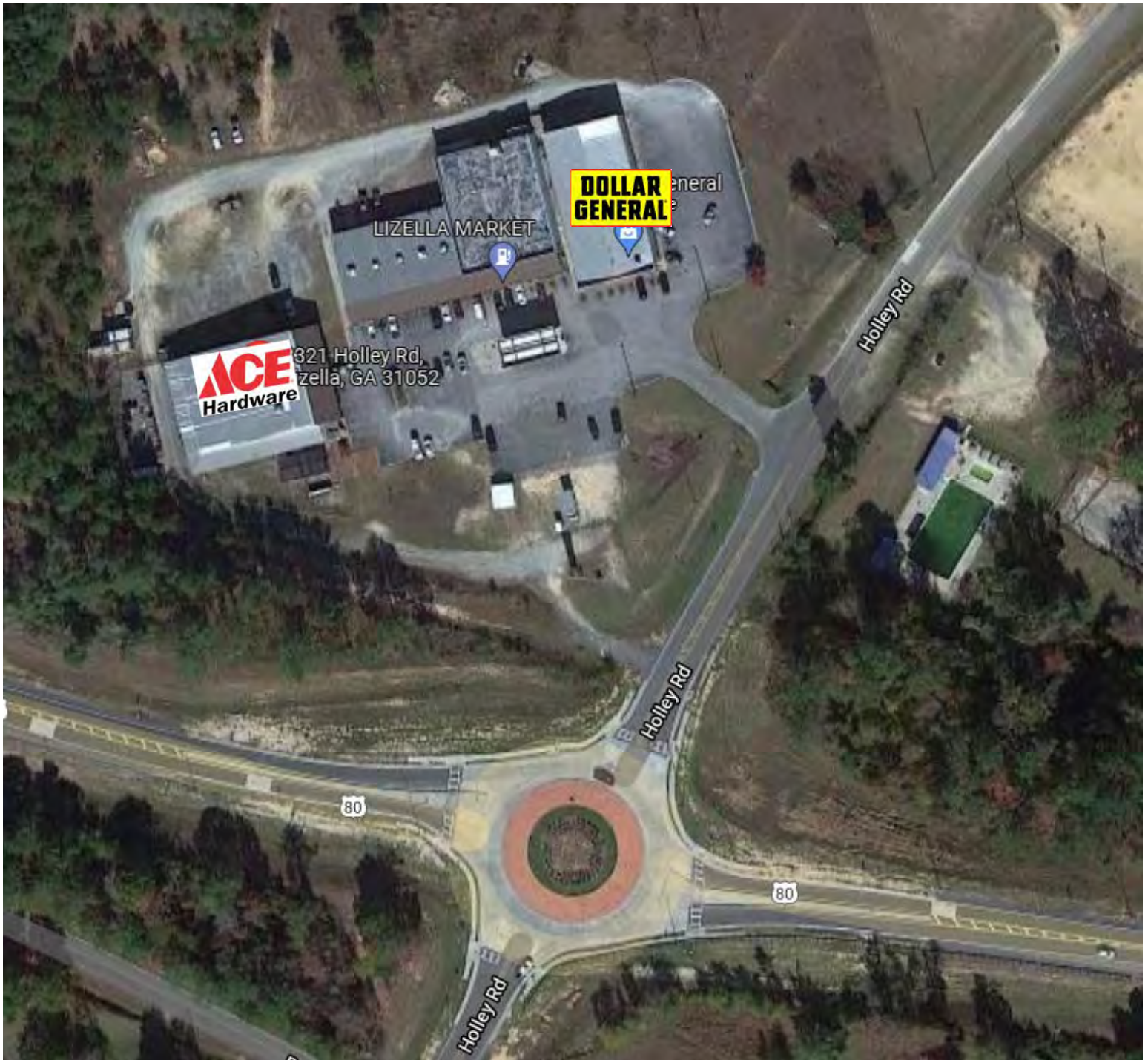
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AERIAL

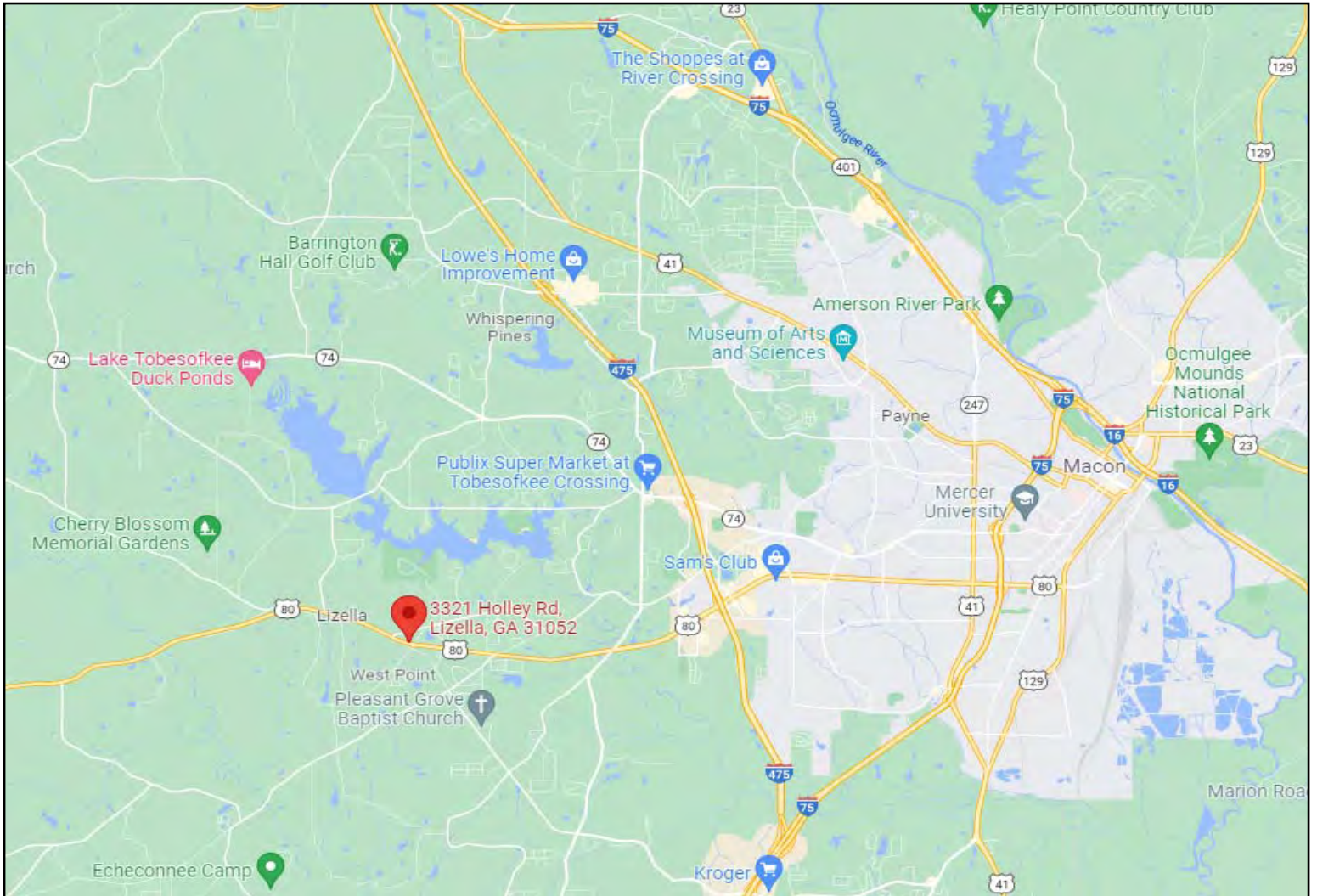
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LOCATION MAP

3321 Holley Road
Lizella, Bibb County, Georgia 31052





DEMOGRAPHICS - THREE MILE

3321 Holley Road
Lizella, Bibb County, Georgia 31052

KEY FACTS

6,763

Population



Average Household Size

46.4

Median Age

\$70,111

Median Household Income

BUSINESS



93

Total Businesses



677

Total Employees

INCOME



\$70,111

Median Household Income



\$36,019

Per Capita Income



\$226,386

Median Net Worth

EDUCATION

7%

No High School Diploma



31%

High School Graduate



31%

Some College



30%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



70%

White Collar



21%

Blue Collar



10%

Services

3.8%

Unemployment Rate

Households By Income

The largest group: \$100,000 - \$149,999 (17.2%)

The smallest group: \$15,000 - \$24,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	5.5%	-12.2%	
\$15,000 - \$24,999	5.2%	-5.5%	
\$25,000 - \$34,999	11.8%	-1.2%	
\$35,000 - \$49,999	13.2%	-0.8%	
\$50,000 - \$74,999	16.8%	+2.2%	
\$75,000 - \$99,999	16.6%	+5.8%	
\$100,000 - \$149,999	17.2%	+6.4%	
\$150,000 - \$199,999	6.3%	+2.1%	
\$200,000+	7.4%	+3.3%	

Bars show deviation from Bibb County



DEMOGRAPHICS - FIVE MILE

3321 Holley Road
Lizella, Bibb County, Georgia 31052

KEY FACTS

23,109

Population



Average Household Size

41.4

Median Age

\$62,090

Median Household Income

EDUCATION

8%

No High School Diploma



30%

High School Graduate



32%

Some College



30%

Bachelor's/Grad/Prof Degree

BUSINESS



510

Total Businesses



5,677

Total Employees

EMPLOYMENT



70%

White Collar



19%

Blue Collar



11%

Services



Unemployment Rate

INCOME



\$62,090

Median Household Income



\$31,430

Per Capita Income



\$161,106

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	7.1%	-10.6%	
\$15,000 - \$24,999	6.8%	-3.9%	
\$25,000 - \$34,999	10.3%	-2.7%	
\$35,000 - \$49,999	15.6%	+1.6%	
\$50,000 - \$74,999	17.6%	+3%	
\$75,000 - \$99,999	15%	+4.2%	
\$100,000 - \$149,999	16.5%	+5.7%	
\$150,000 - \$199,999	5.2%	+1%	
\$200,000+	5.8%	+1.7%	

Bars show deviation from Bibb County



DEMOGRAPHICS - TEN MILE

3321 Holley Road
Lizella, Bibb County, Georgia 31052

KEY FACTS

141,114

Population



Average Household Size

38.0

Median Age

\$46,216

Median Household Income

EDUCATION

12%

No High School Diploma



30%

High School Graduate



30%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



4,604

Total Businesses



52,957

Total Employees

EMPLOYMENT



68%

White Collar



18%

Blue Collar



14%

Services

7.4%

Unemployment Rate

INCOME



\$46,216

Median Household Income



\$26,647

Per Capita Income



\$63,605

Median Net Worth

Households By Income

The largest group: <\$15,000 (16.6%)

The smallest group: \$200,000+ (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	16.6%	-1.1%	<div style="width: 16.6%;"></div>
\$15,000 - \$24,999	10%	-0.7%	<div style="width: 10%;"></div>
\$25,000 - \$34,999	11.9%	-1.1%	<div style="width: 11.9%;"></div>
\$35,000 - \$49,999	14.2%	+0.2%	<div style="width: 14.2%;"></div>
\$50,000 - \$74,999	15%	+0.4%	<div style="width: 15%;"></div>
\$75,000 - \$99,999	11.2%	+0.4%	<div style="width: 11.2%;"></div>
\$100,000 - \$149,999	12%	+1.2%	<div style="width: 12%;"></div>
\$150,000 - \$199,999	4.6%	+0.4%	<div style="width: 4.6%;"></div>
\$200,000+	4.4%	+0.3%	<div style="width: 4.4%;"></div>

Bars show deviation from Bibb County