

SALE

COMMERCIAL BUILDING

1015 Riverside Drive Macon, GA 31201



SALES PRICE: \$960,000

OFFERING SUMMARY

BUILDING SIZE:	12,815± SF
LOT SIZE:	0.73± Acres
YEAR BUILT:	1914
ZONING:	CBD-2
TRAFFIC COUNT:	17,300 vehicles per day (2020)

LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District within a block of Spring Street.
- One hour South of Atlanta
- Two major highways, Interstate 75 & Interstate 16.
- Neighbors include Grow Restaurant, Zaxby's, Burger King, Checkers, Krystal, Waffle House, Sunoco, Exxon, Kroger

PROPERTY OVERVIEW

- Three (3) story 12,815± SF commercial building.
- Former use as a church but would be ideal for an office, restaurant or similar type business.
- Listed on the National Register of Historic Places

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Revised 5/31/22

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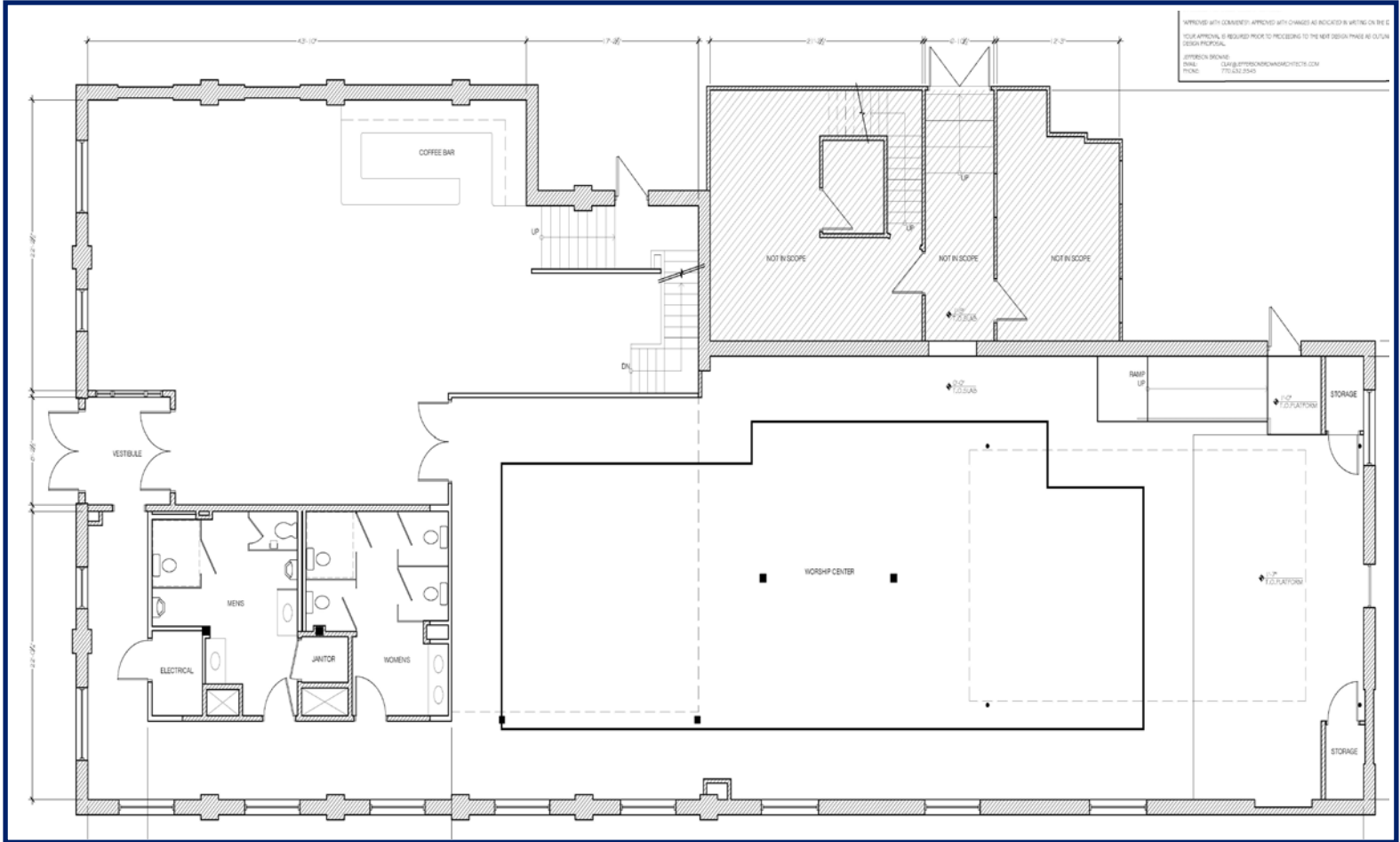
BUILDING INFORMATION:	12,815± SF Three (3) Story Commercial Building <ul style="list-style-type: none">• Lower Floor: 3,465± SF<ul style="list-style-type: none">- Covered entrance- Lobby- Four (4) large office / meeting rooms- Break area- Two (2) restrooms- Nine (9) storage rooms- Janitor closet- Mechanical room• 2nd Floor: 6,190± SF (Main Level)<ul style="list-style-type: none">- Covered entrance- Two (2) large open areas- Break area with large bar- Two (2) restrooms- Two (2) storage rooms• 3rd Floor: 2,445± SF<ul style="list-style-type: none">- Large open area- Three (3) private offices- Restroom- Storage room• Outside Storage: 715± SF
CONSTRUCTION:	Masonry
YEAR BUILT:	1914; remodeled in 2018
SITE INFORMATION:	.73± Acres
HVAC:	Central heat and air conditioning
PARKING:	130± Total space capacity (See Page 9)
ZONING:	CBD-2
UTILITIES:	<ul style="list-style-type: none">• All public utilities• Average utility bills: \$2,500±
AD VALOREM TAX BILL:	\$4,500 (Estimated)
SALES PRICE: \$960,000	

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FLOOR PLAN / MAIN (SECOND) FLOOR



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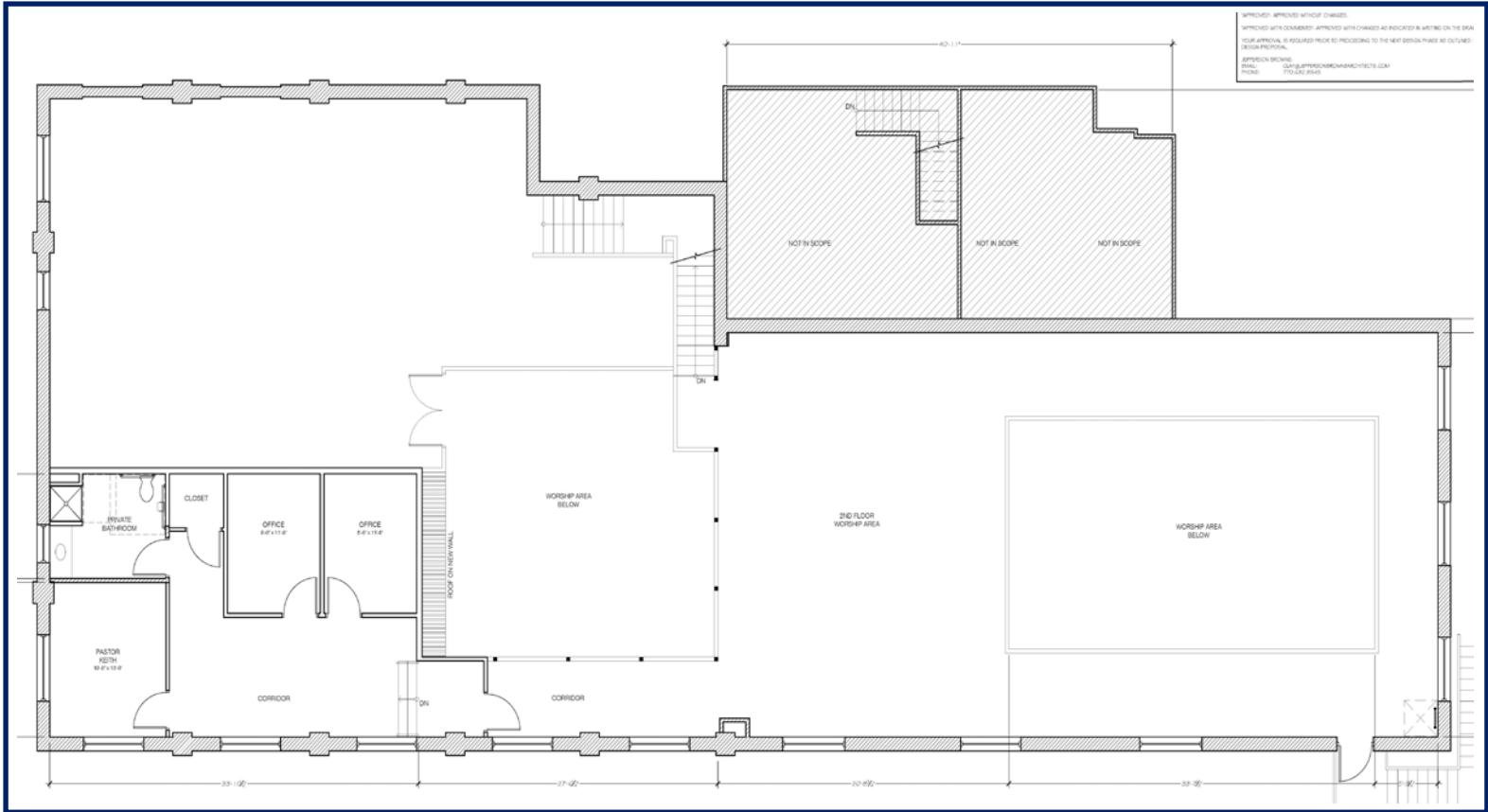


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FLOOR PLAN / UPPER (THIRD) FLOOR

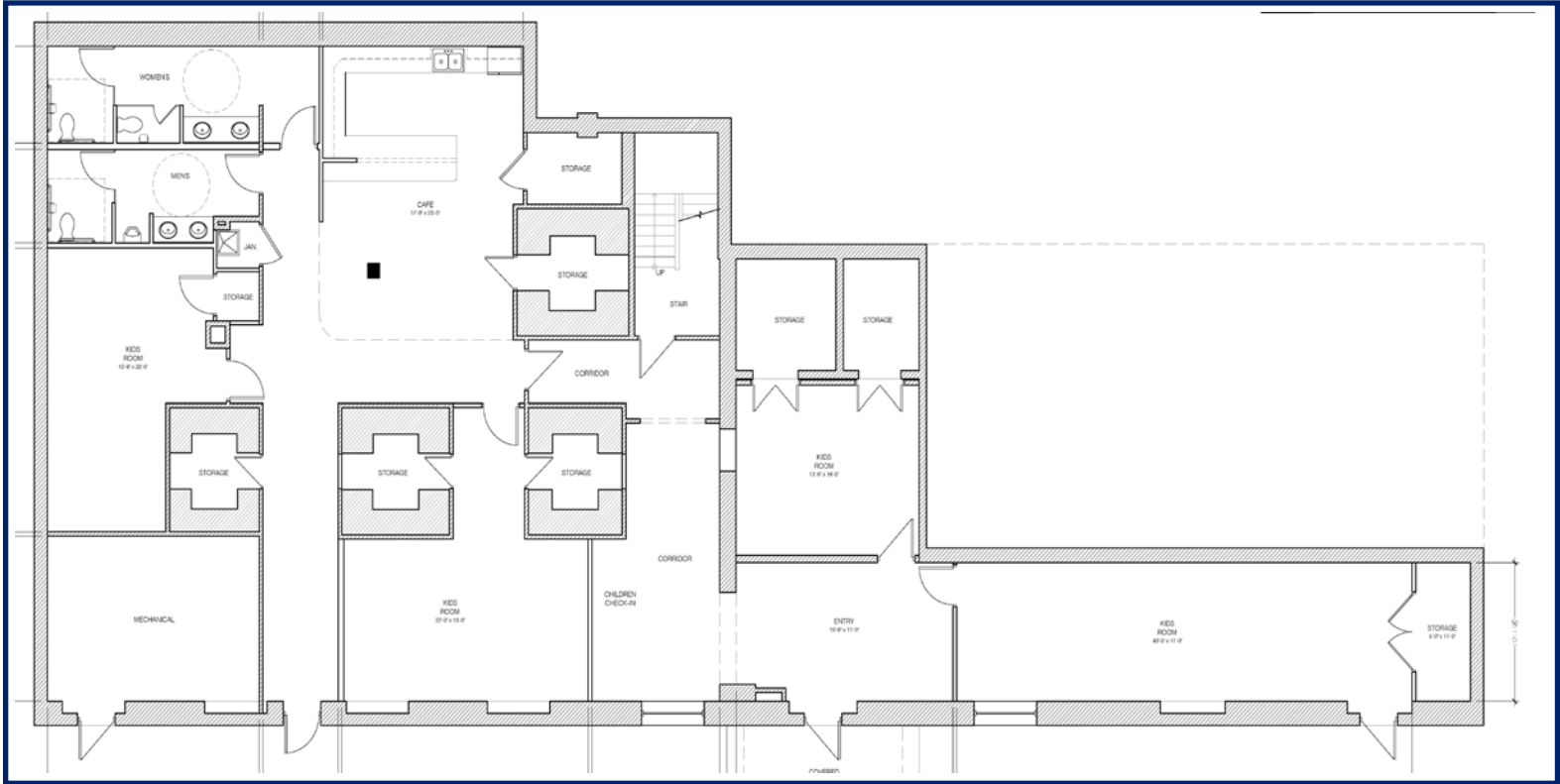


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FLOOR PLAN / LOWER (FIRST) FLOOR



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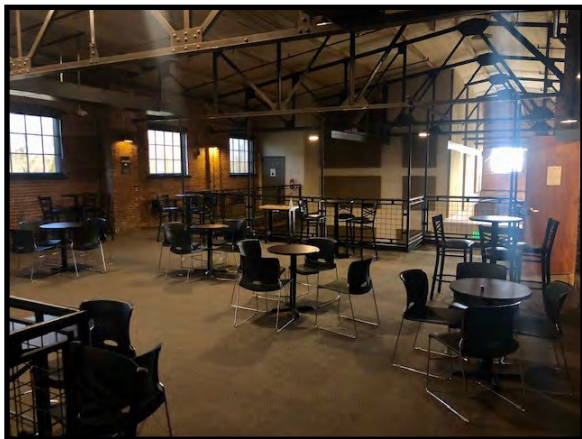
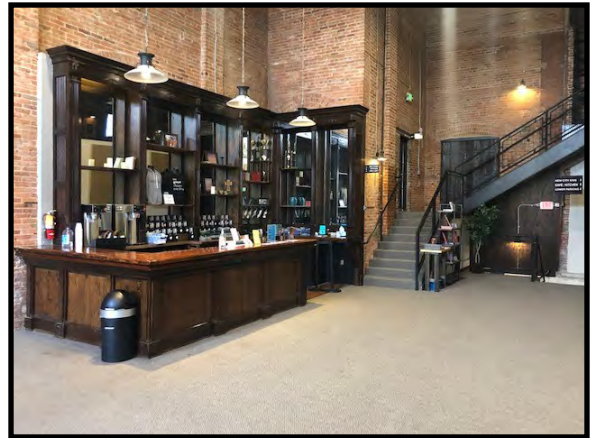
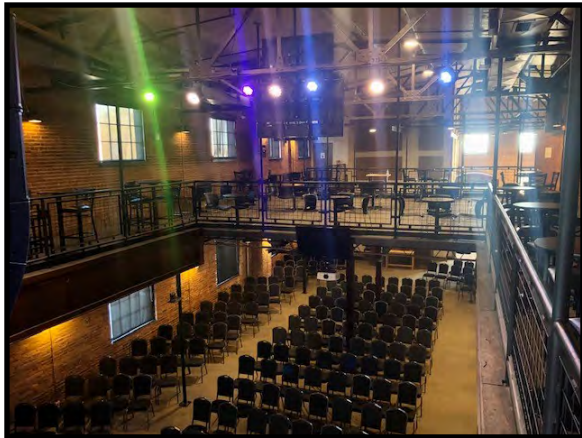
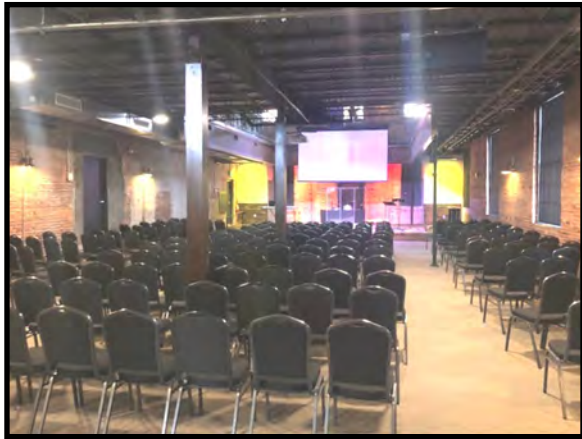


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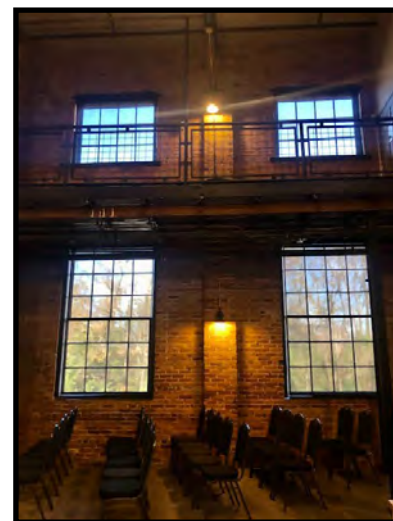
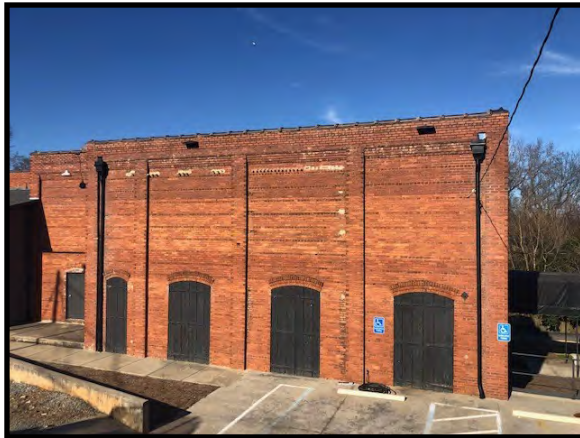


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Parking Capacity

Approximately –

- 130 total spaces
- 80 spaces used each service
- 60 spaces deeded to NCM

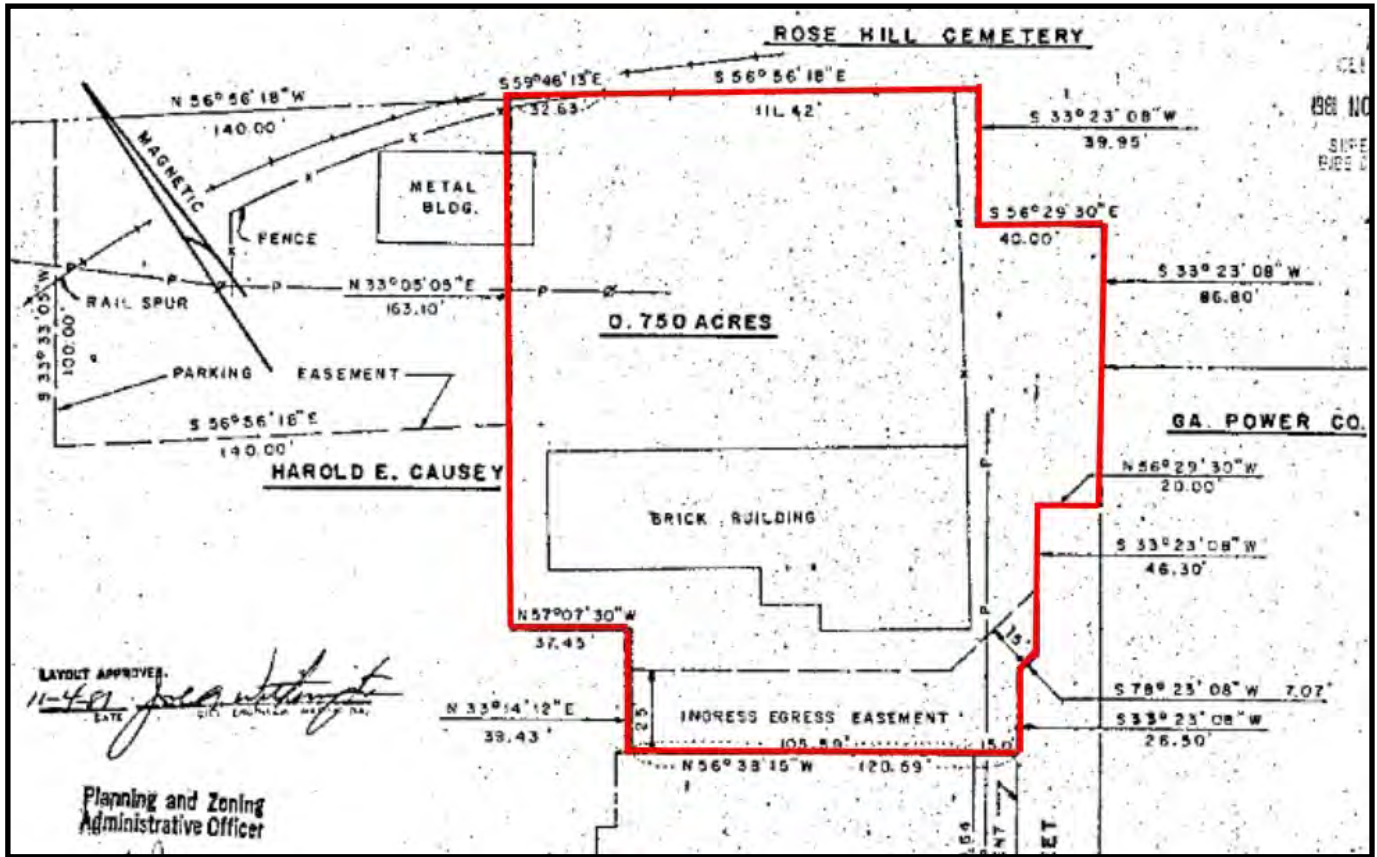


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PLAT / PARCEL MAP



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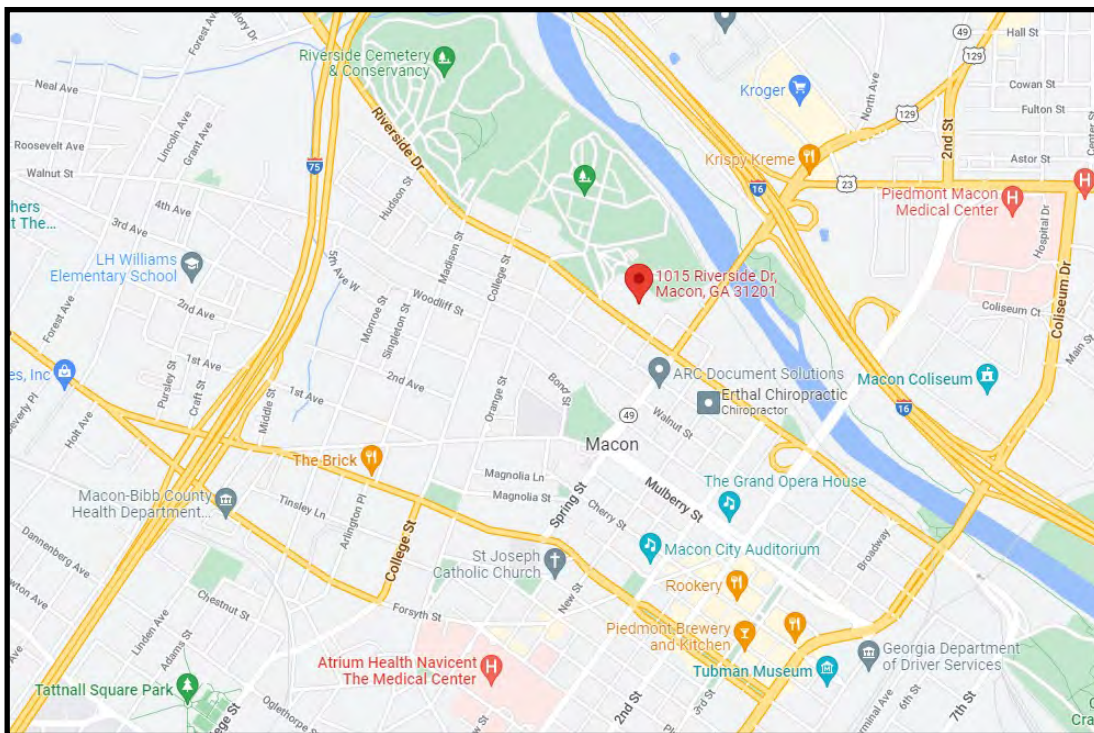


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DEMOGRAPHICS

Bibb County

Bibb County, GA 15
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

156,935

Population



Average Household Size

37.4

Median Age

\$43,016

Median Household Income

EDUCATION

13%

No High School Diploma



30%

High School Graduate



30%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



6,469

Total Businesses



87,677

Total Employees

EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services



Unemployment Rate

INCOME



\$43,016

Median Household Income



\$25,623

Per Capita Income



\$46,997

Median Net Worth

Households By Income

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

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

Indicator ▲	Value	Diff	
<\$15,000	17.7%	+7.2%	
\$15,000 - \$24,999	10.7%	+1.9%	
\$25,000 - \$34,999	13.0%	+4.1%	
\$35,000 - \$49,999	14.0%	+1.7%	
\$50,000 - \$74,999	14.6%	-3.6%	
\$75,000 - \$99,999	10.8%	-1.9%	
\$100,000 - \$149,999	10.8%	-4.1%	
\$150,000 - \$199,999	4.2%	-2.1%	
\$200,000+	4.1%	-3.2%	

Bars show deviation from Georgia

