

SALE

COMMERCIAL DEVELOPMENT SITE

4617 HARTLEY BRIDGE ROAD, MACON, BIBB COUNTY GA 31216



SALES PRICE: \$950,000

PROPERTY OVERVIEW

- 1.53± Acre Development Site
- Highly visible location
- 268'± Frontage on Hartley Bridge Road
- 233.5'± Frontage on Station Parkway
- Topography: At road grade
- Zoned PDE
- All utilities available to the site

LOCATION OVERVIEW

- Located off Interstate 75, Exit 155, at the signalized intersection of Hartley Bridge Road / Station Parkway / Frank Amerson Parkway
- 18,500± Average Daily Vehicles Per Day
- Located across from the Frank Amerson Industrial Park
- One exit North of the 1,000,000 SF Amazon Fulfillment Center
- One mile to Rutland High & Rutland Middle School

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CBCMACON.COM



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COMMERCIAL**
EBERHARDT & BARRY

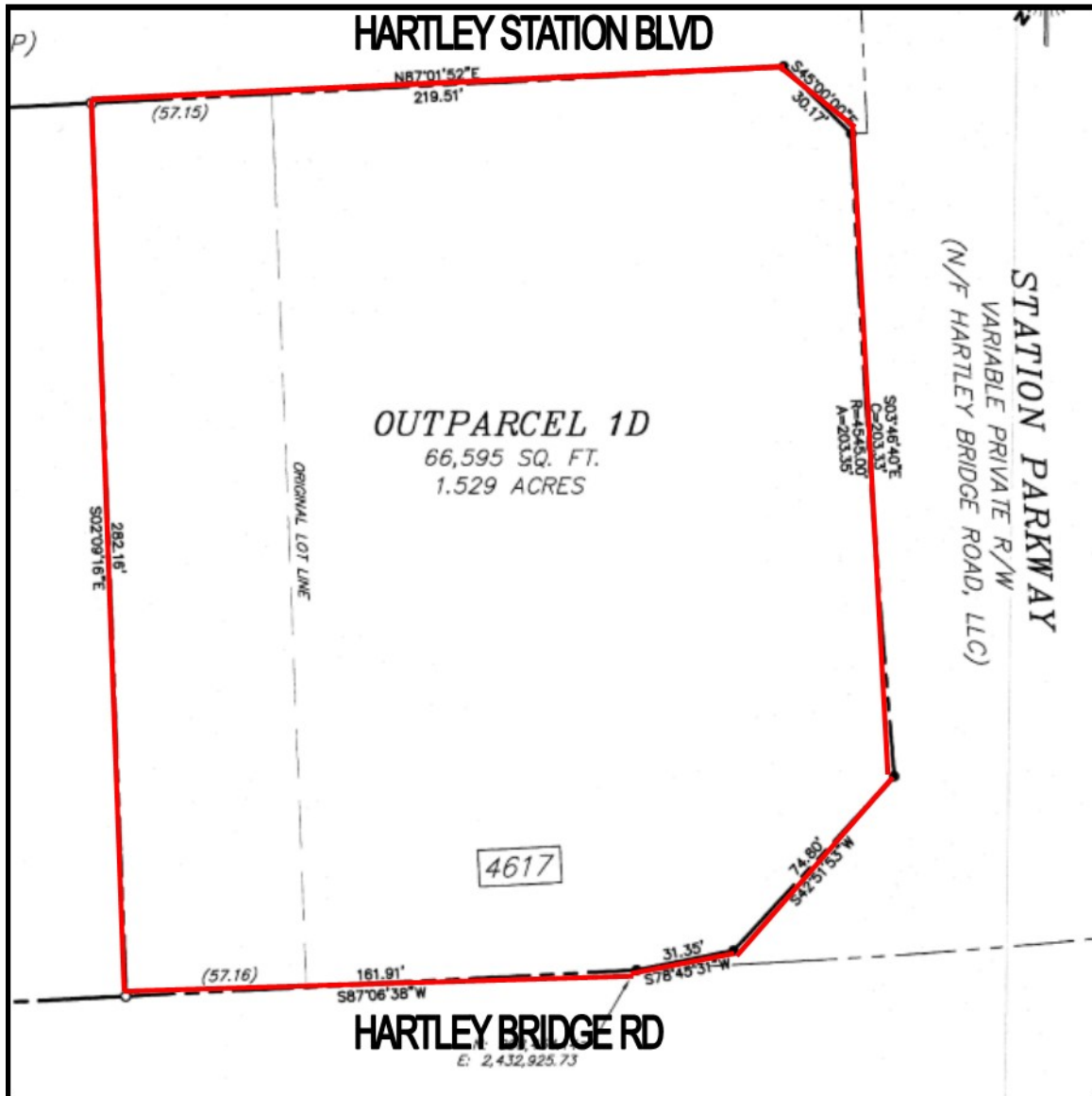
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SURVEY



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UTILITY MAP



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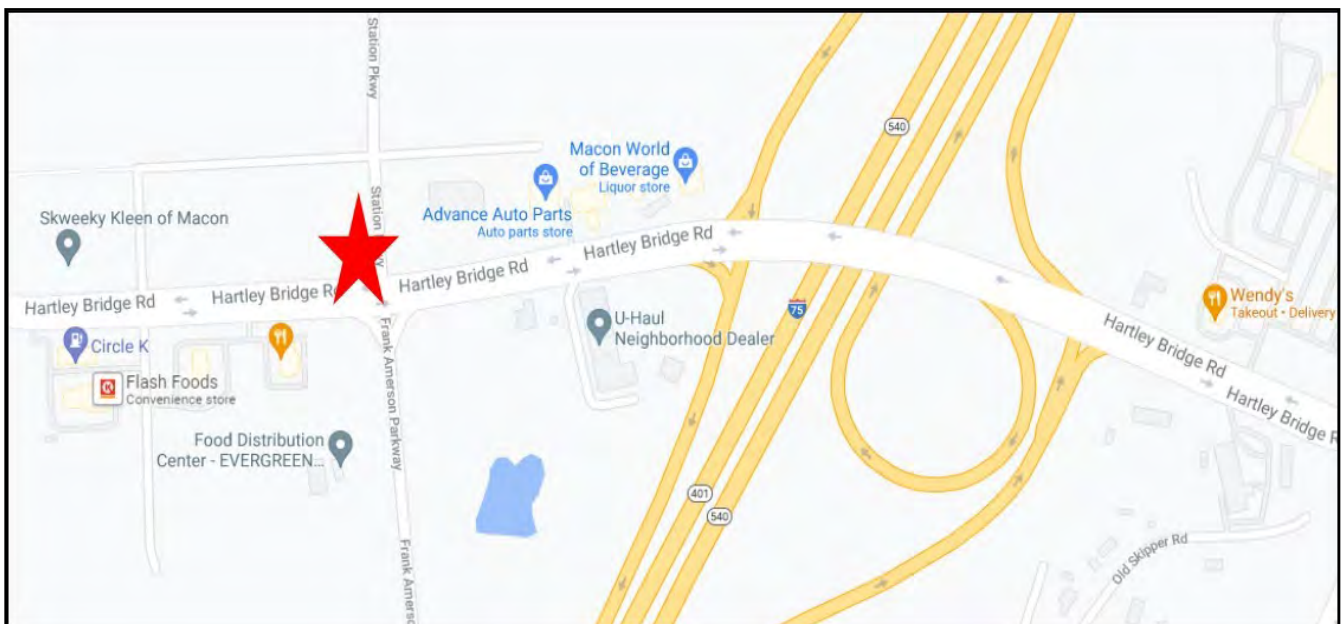
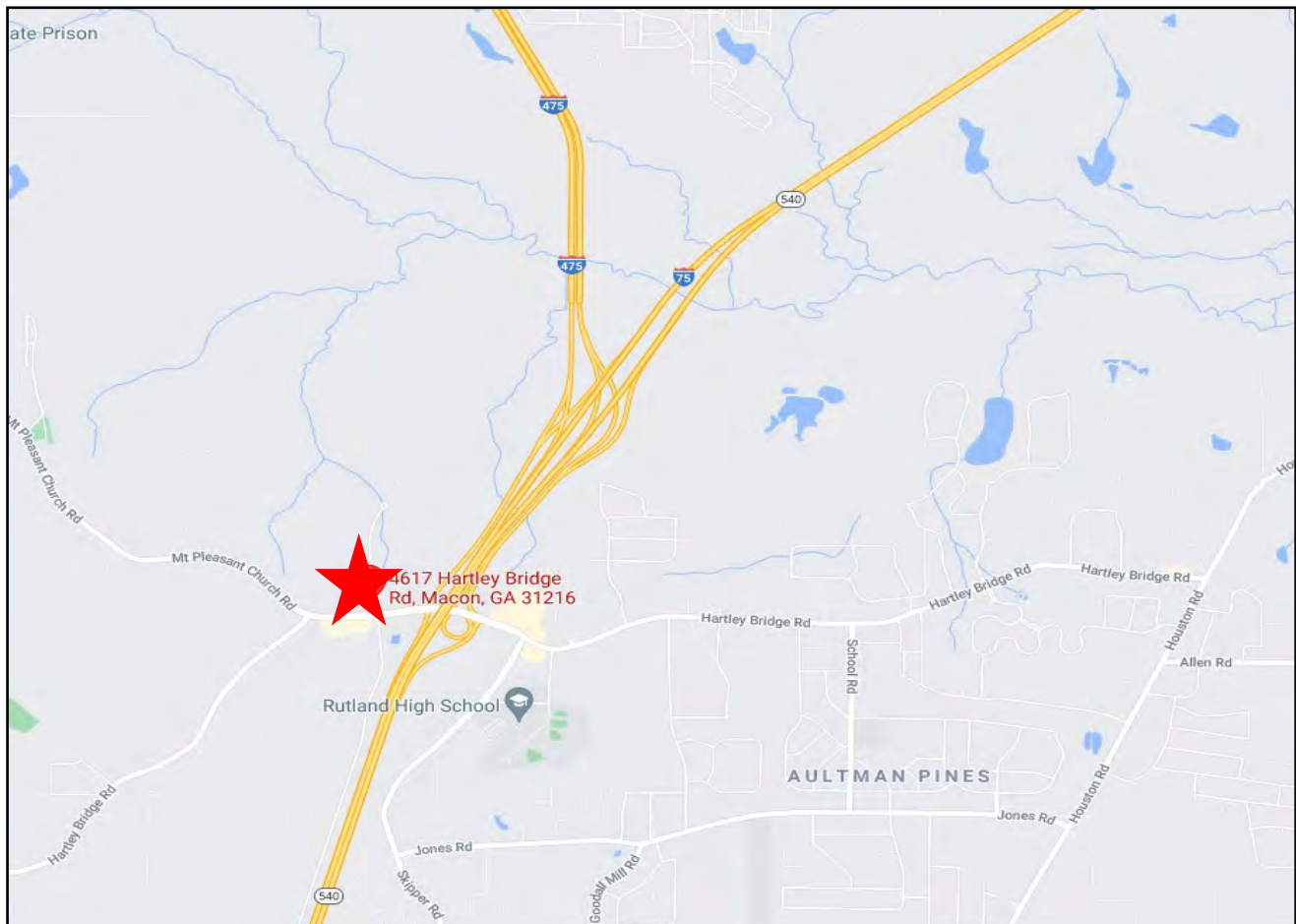


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DEMOGRAPHICS - THREE MILE

KEY FACTS

14,476

Population



Average
Household Size

39.3

Median Age

\$56,597

Median Household
Income

EDUCATION

13%

No High
School
Diploma



33%

High School
Graduate



36%

Some College



19%

Bachelor's/Grad/Prof
Degree

BUSINESS



223

Total Businesses



2,490

Total Employees

EMPLOYMENT



66%

White Collar



21%

Blue Collar



13%

Services

5.8%

Unemployment
Rate

INCOME



\$56,597

Median Household
Income



\$23,300

Per Capita Income



\$153,539

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.3%)

The smallest group: \$200,000+ (1.0%)

Indicator ▲	Value	Diff	
<\$15,000	8.1%	-9.6%	
\$15,000 - \$24,999	6.4%	-4.3%	
\$25,000 - \$34,999	13.1%	+0.1%	
\$35,000 - \$49,999	16.1%	+2.1%	
\$50,000 - \$74,999	18.3%	+3.7%	
\$75,000 - \$99,999	14.8%	+4.0%	
\$100,000 - \$149,999	17.6%	+6.8%	
\$150,000 - \$199,999	4.7%	+0.5%	
\$200,000+	1.0%	-3.1%	

Bars show deviation from Bibb County

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DEMOGRAPHICS - FIVE MILE

KEY FACTS

36,901

Population



Average
Household Size

37.1

Median Age

\$45,051

Median Household
Income

BUSINESS



826

Total Businesses



11,165

Total Employees

INCOME



\$45,051

Median Household
Income



\$20,513

Per Capita Income



\$74,865

Median Net Worth

EDUCATION

13%

No High
School
Diploma



37%

High School
Graduate



35%

Some College



15%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



62%

White Collar



24%

Blue Collar



13%

Services

8.9%

Unemployment
Rate

Households By Income

The largest group: \$50,000 - \$74,999 (16.2%)

The smallest group: \$200,000+ (0.8%)

Indicator ▲	Value	Diff	
<\$15,000	14.7%	-3.0%	
\$15,000 - \$24,999	10.2%	-0.5%	
\$25,000 - \$34,999	13.5%	+0.5%	
\$35,000 - \$49,999	15.6%	+1.6%	
\$50,000 - \$74,999	16.2%	+1.6%	
\$75,000 - \$99,999	11.4%	+0.6%	
\$100,000 - \$149,999	14.5%	+3.7%	
\$150,000 - \$199,999	3.0%	-1.2%	
\$200,000+	0.8%	-3.3%	

Bars show deviation from Bibb County