



LEASE RATE: \$2,000/MONTH

LOCATION OVERVIEW

- Located in Downtown Macon
- Within blocks of Mercer University, City Hall, Courthouse, government offices, shopping, banks and restaurants
- 1/2 mile to Interstate 75
- 1/2 mile to Atrium Health Medical Center

PROPERTY OVERVIEW

- 1,728± SF Office
 - Reception
 - Eight (8) offices
 - Conference Room
 - Two (2) shared work rooms
 - Two (2) restrooms
- Newly renovated in 2022
 - New LVP flooring
 - New HVAC
 - New fluorescent light fixtures
- 0.13± Acres
- Zoned HR-3, Historic Residential
- 10 Paved parking spaces

DEIDRA STEWART
478.746.8171 Office • 478.508.2652 Cell
deidra@cbcworldwide.com
CBCMACON.COM

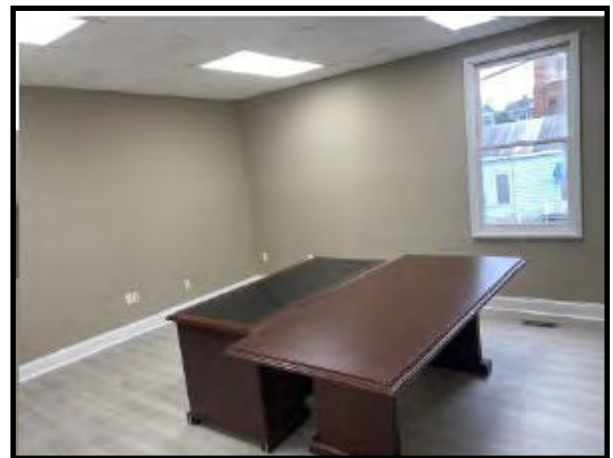


**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

LEASE

OFFICE SPACE

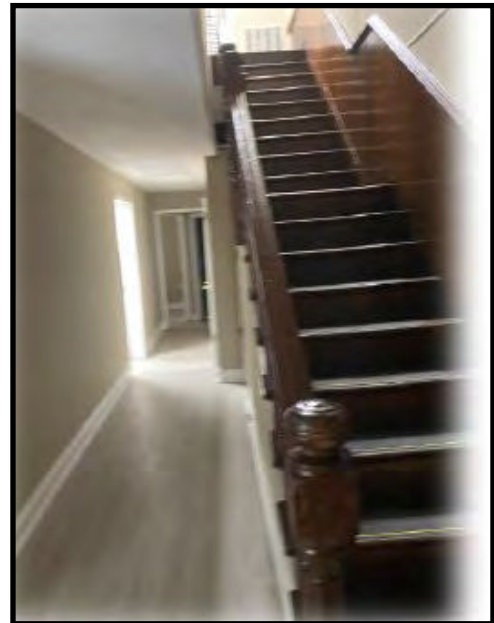
971 WASHINGTON AVENUE, MACON, GA 31201



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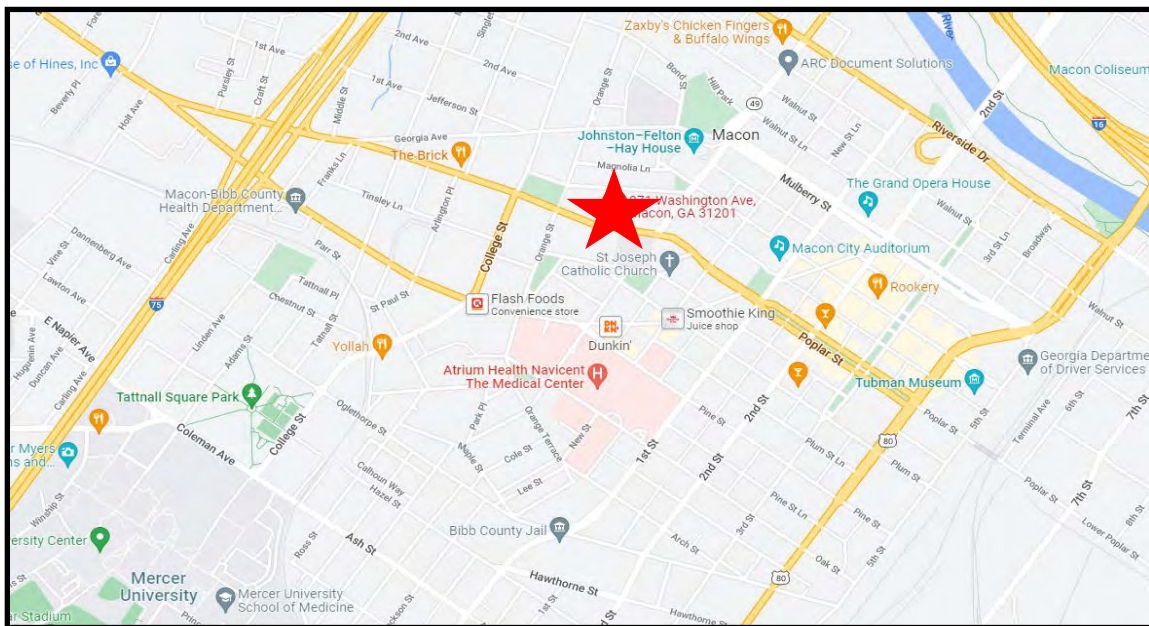
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990 RIVERSIDE DRIVE • MACON, GA 31201

DEMOGRAPHICS

Bibb County

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

Prepared by Esri

KEY FACTS

156,935

Population



2.5

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



White Collar

67%



Blue Collar

19%



Services

14%

7.5%

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%	<div style="width: 100%;"></div>
\$15,000 - \$24,999	10.7%	+1.9%	<div style="width: 100%;"></div>
\$25,000 - \$34,999	13.0%	+4.1%	<div style="width: 100%;"></div>
\$35,000 - \$49,999	14.0%	+1.7%	<div style="width: 100%;"></div>
\$50,000 - \$74,999	14.6%	-3.6%	<div style="width: 100%;"></div>
\$75,000 - \$99,999	10.8%	-1.9%	<div style="width: 100%;"></div>
\$100,000 - \$149,999	10.8%	-4.1%	<div style="width: 100%;"></div>
\$150,000 - \$199,999	4.2%	-2.1%	<div style="width: 100%;"></div>
\$200,000+	4.1%	-3.2%	<div style="width: 100%;"></div>

Bars show deviation from Georgia