

SALE

3.4± ACRE MULTI-FAMILY / PROFESSIONAL OFFICE SITE
4162 SHERATON DRIVE - MACON, BIBB COUNTY, GA 31210



SALES PRICE: \$370,700

LOCATION OVERVIEW

- Located on the south side of Sheraton Drive
- Convenient to Interstate 75 - Between Riverside Drive & Arkwright Road Exits
- Traffic Count—14,800± average daily vehicles on Arkwright Road & Riverside Drive
- Traffic Count—50,000± average daily vehicles on Interstate 75
- Neighbors: Pin Strikes Macon, Infinity of Macon, Groome Transportation, Courtyard by Marriott

PROPERTY OVERVIEW

- 3.37± Acre Development Site
- Great location for Apartments or Professional Office Park
- One mile south of the Shoppes @ River Crossing
- 386'± Frontage on Sheraton Drive
- 498'± Frontage on Interstate 75
- Zoned R-3 - Multi-family Residential District
- Zoning allows for professional office or apartments
- All utilities available to the site.

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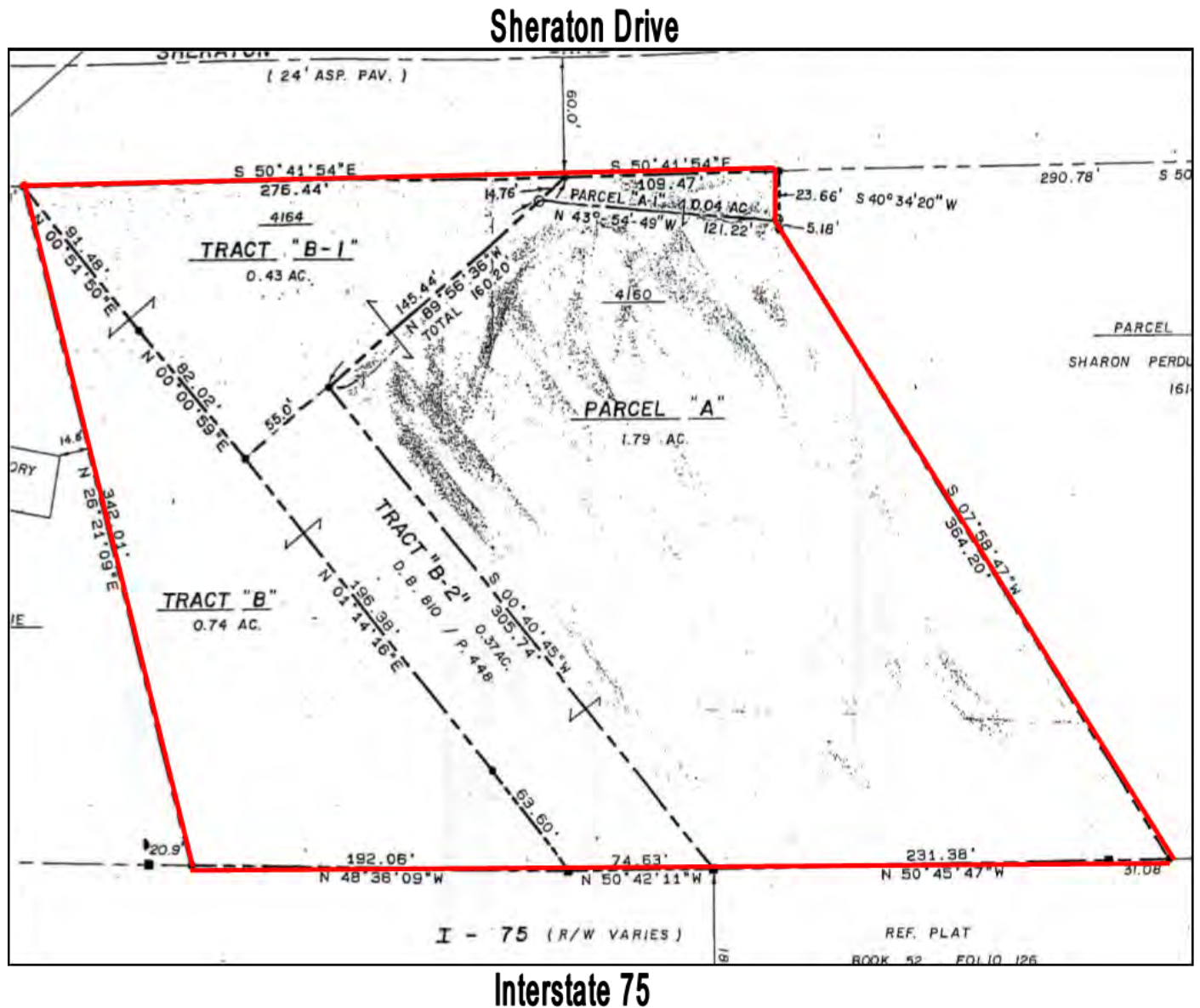


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Revised 3/20/25

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PROPERTY SURVEY



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AERIAL PARCEL MAP



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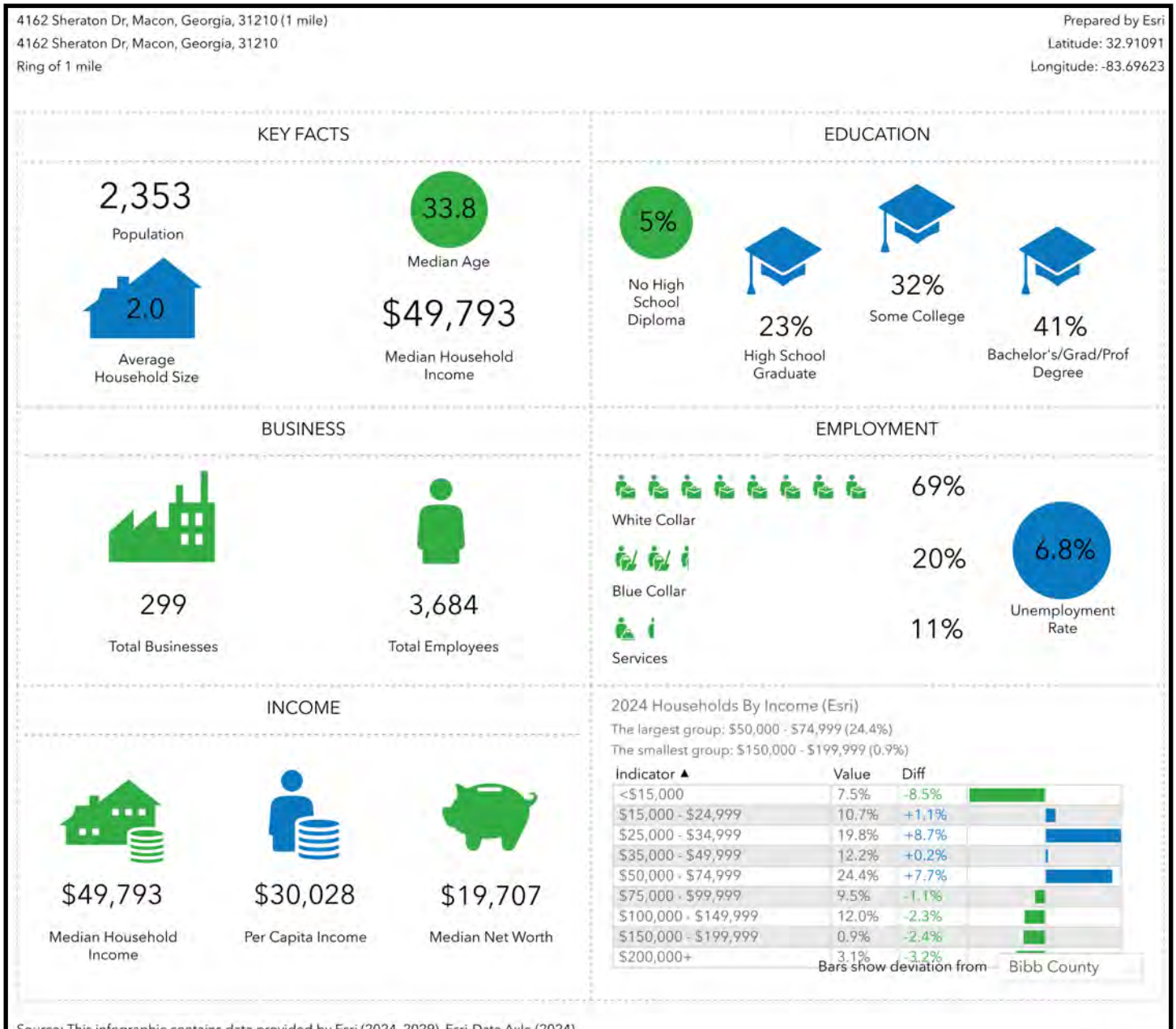
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DEMOGRAPHICS - ONE MILE



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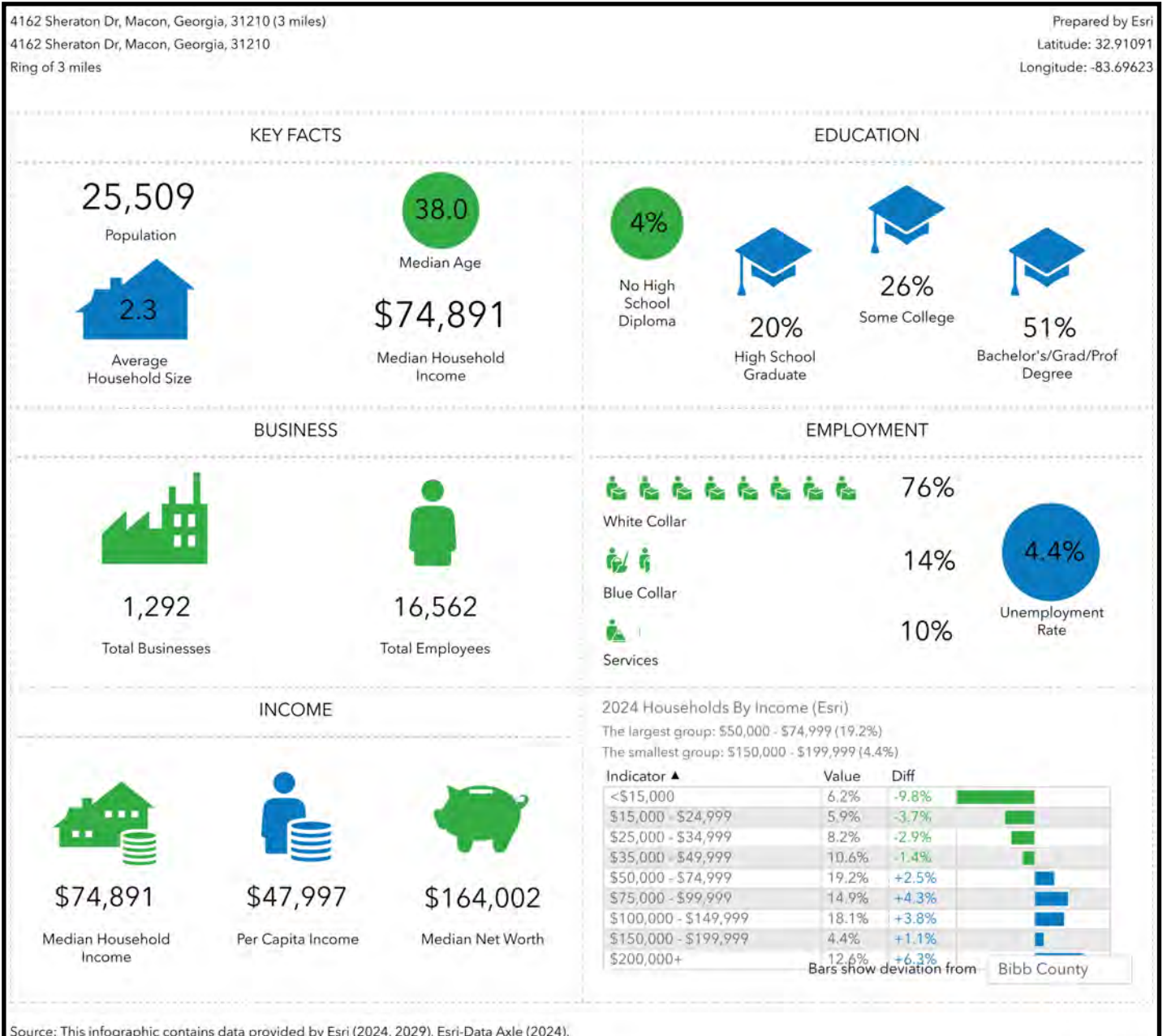
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DEMOGRAPHICS - THREE MILE



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DEMOGRAPHICS - FIVE MILE

4162 Sheraton Dr, Macon, Georgia, 31210 (5 miles)
4162 Sheraton Dr, Macon, Georgia, 31210
Ring of 5 miles

Prepared by Esri
Latitude: 32.91091
Longitude: -83.69623

KEY FACTS

53,555

Population



Average
Household Size

39.5

Median Age

\$70,305

Median Household
Income

EDUCATION

6%

No High
School
Diploma



23%

High School
Graduate



26%

Some College



45%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,256

Total Businesses



26,080

Total Employees

EMPLOYMENT



White Collar

73%



Blue Collar

15%



Services

12%

3.6%

Unemployment
Rate

INCOME



\$70,305

Median Household
Income



\$45,280

Per Capita Income



\$166,626

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (19.0%)

The smallest group: \$150,000 - \$199,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	8.8%	-7.2%	
\$15,000 - \$24,999	6.4%	-3.2%	
\$25,000 - \$34,999	8.6%	-2.5%	
\$35,000 - \$49,999	9.7%	-2.3%	
\$50,000 - \$74,999	19.0%	+2.3%	
\$75,000 - \$99,999	13.0%	+2.4%	
\$100,000 - \$149,999	17.4%	+3.1%	
\$150,000 - \$199,999	4.7%	+1.4%	
\$200,000+	12.4%	+6.1%	

Bars show deviation from Bibb County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

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