

SALE

OFFICE / WAREHOUSE

423 Astor Street, Macon, Bibb County, GA 31217



SALES PRICE: \$49,900

LOCATION OVERVIEW

- Located one block from the corner of Emery Highway & Lexington Street
- 1 mile from Interstate 16 / Interstate 75
- 1 mile from Downtown Macon

PROPERTY OVERVIEW

- 6,600± SF Warehouse/ Office
 - 14'± Ceiling height
- .24± Acres
- Built in 1967
- Asphalt paved parking lot
- Traffic Count: 19,300± Vehicles Per Day on Emery Highway
- Zoned C2
- All public utilities serve the property

THOMAS RHODES
706.615.5233 Cell
trhodes@cbcworldwide.com

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Revised 2/28/23

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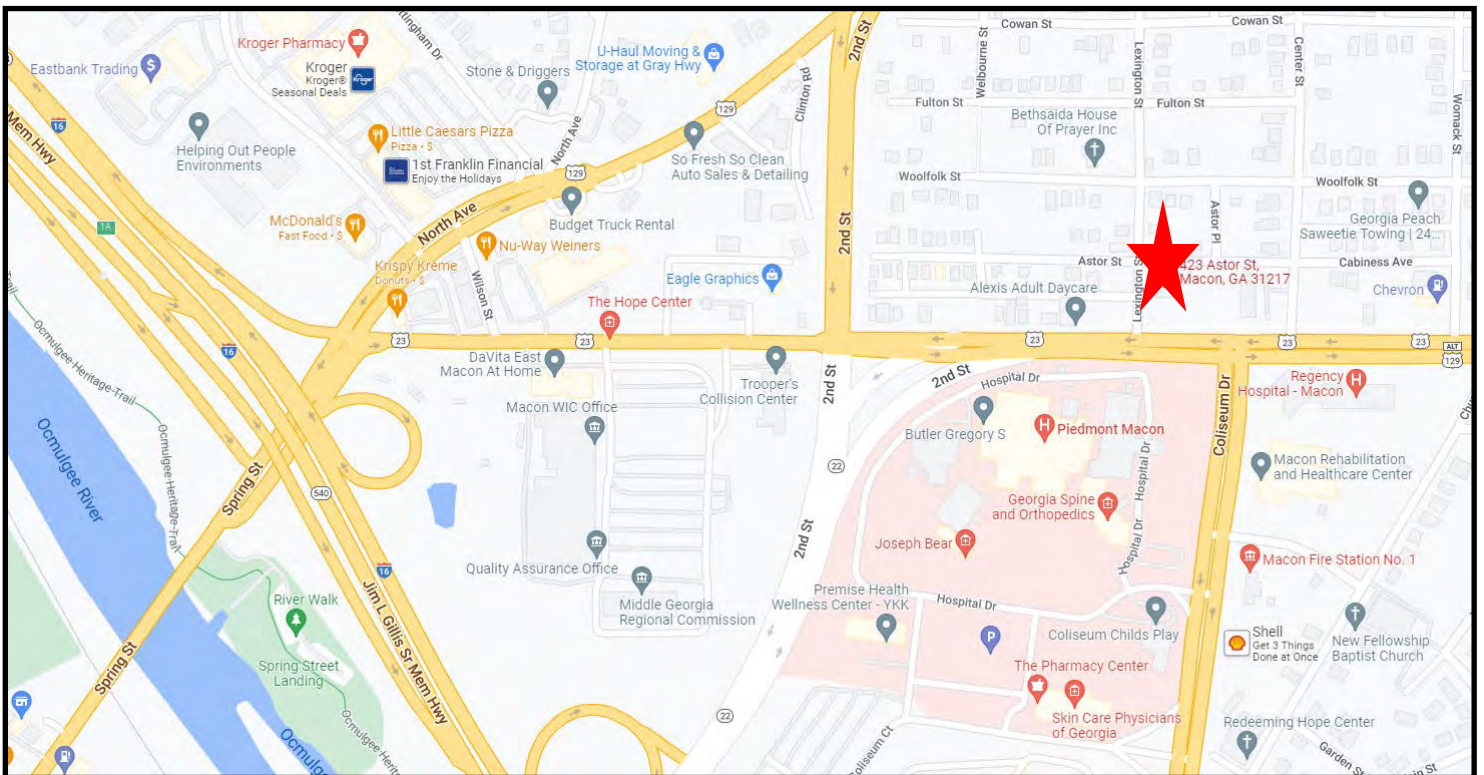
PARCEL MAP



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Custom Template (Esri 2022)

Bibb County, GA 17
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

157,366

Population



2.4

Average
Household Size

37.8

Median Age

\$48,982

Median Household
Income

EDUCATION

12%

No High
School
Diploma



31%

High School
Graduate



29%

Some College



29%

Bachelor's/Grad/Prof
Degree

BUSINESS



6,634

Total Businesses



84,123

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

19%



Services

15%

4.0%

Unemployment
Rate

INCOME



\$48,982

Median Household
Income



\$30,730

Per Capita Income



\$60,993

Median Net Worth

Households By Income

The largest group: <\$15,000 (15.3%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	15.3%	+6.4%	
\$15,000 - \$24,999	9.5%	+1.8%	
\$25,000 - \$34,999	12.2%	+4.2%	
\$35,000 - \$49,999	13.7%	+2.2%	
\$50,000 - \$74,999	14.7%	-3.3%	
\$75,000 - \$99,999	11.7%	-1.6%	
\$100,000 - \$149,999	12.5%	-4.0%	
\$150,000 - \$199,999	5.3%	-2.2%	
\$200,000+	5.1%	-3.4%	

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.