

LEASE

PROFESSIONAL / MEDICAL OFFICE BUILDING

1867 Forsyth Street, Macon, Bibb County, GA 31201

RATE REDUCED



**REDUCED LEASE RATE:
\$2,500.00 PER MONTH, NN**

LOCATION OVERVIEW

- Located in Downtown Macon
- Visible to Interstate 75
- Less than 1/2 mile from Atrium Health Medical Center
- Less than 1 mile from Piedmont Hospital
- Convenient to Mercer University, shopping, banks and restaurants.

PROPERTY OVERVIEW

- 4,100± SF Professional / Medical Office Building
 - Floor plan consists of:
 - Reception Area
 - Three (3) waiting areas
 - Seven (7) private offices
 - Four (4) exam rooms
 - Break room / kitchen
 - Three (3) restrooms
- 20 Asphalt parking spaces
- Access via two curb cuts (Forsyth Street & Hardeman Avenue)
- Zoned C-2

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**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY
Revised 6/5/23

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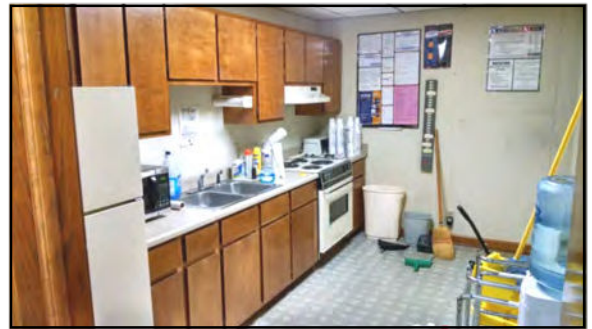
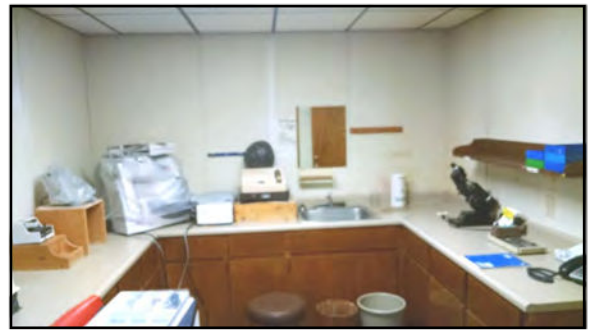
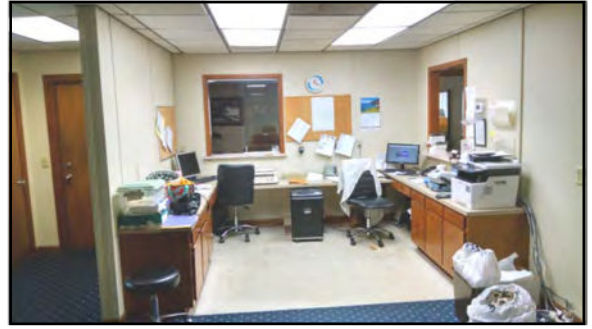
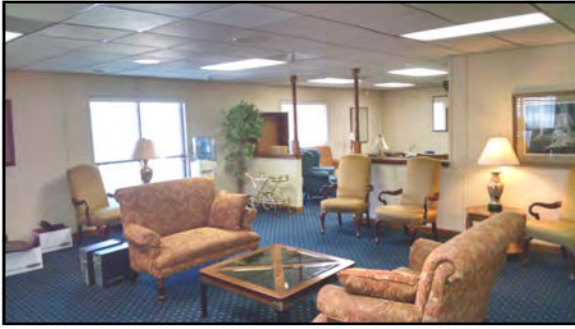
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LOCATION:	Subject property conveniently located off Interstate 75 with frontage on Forsyth Street & Hardeman Avenue.
BUILDING INFORMATION:	<ul style="list-style-type: none">• 4,100± SF Professional / Medical Office Building<ul style="list-style-type: none">- Floor plan consists of:<ul style="list-style-type: none">- Reception Area- Three (3) waiting areas- Seven (7) private offices- Four (4) exam rooms- Break room / kitchen- Three (3) restrooms- Four (4) storage closets
LAND AREA/ ACCESS:	<ul style="list-style-type: none">• .31± Acres• Curb cut on Forsyth Street & Hardeman Avenue
YEAR BUILT:	1985
CONSTRUCTION:	Brick
FLOORING:	Tile & carpet
LIGHTING:	Fluorescent light fixtures
HVAC:	Central heat and air conditioning
PARKING:	20 asphalt paved parking spaces
UTILITIES:	<ul style="list-style-type: none">• All public utilities serve the site.• Water: Average monthly bill \$29• Georgia Power: Average monthly bill \$484• Scana Energy: Average monthly bill \$61• Advanced Disposal: Average monthly bill \$108
ZONING:	C-2
REDUCED LEASE RATE: \$2,500 PER MONTH, NN	

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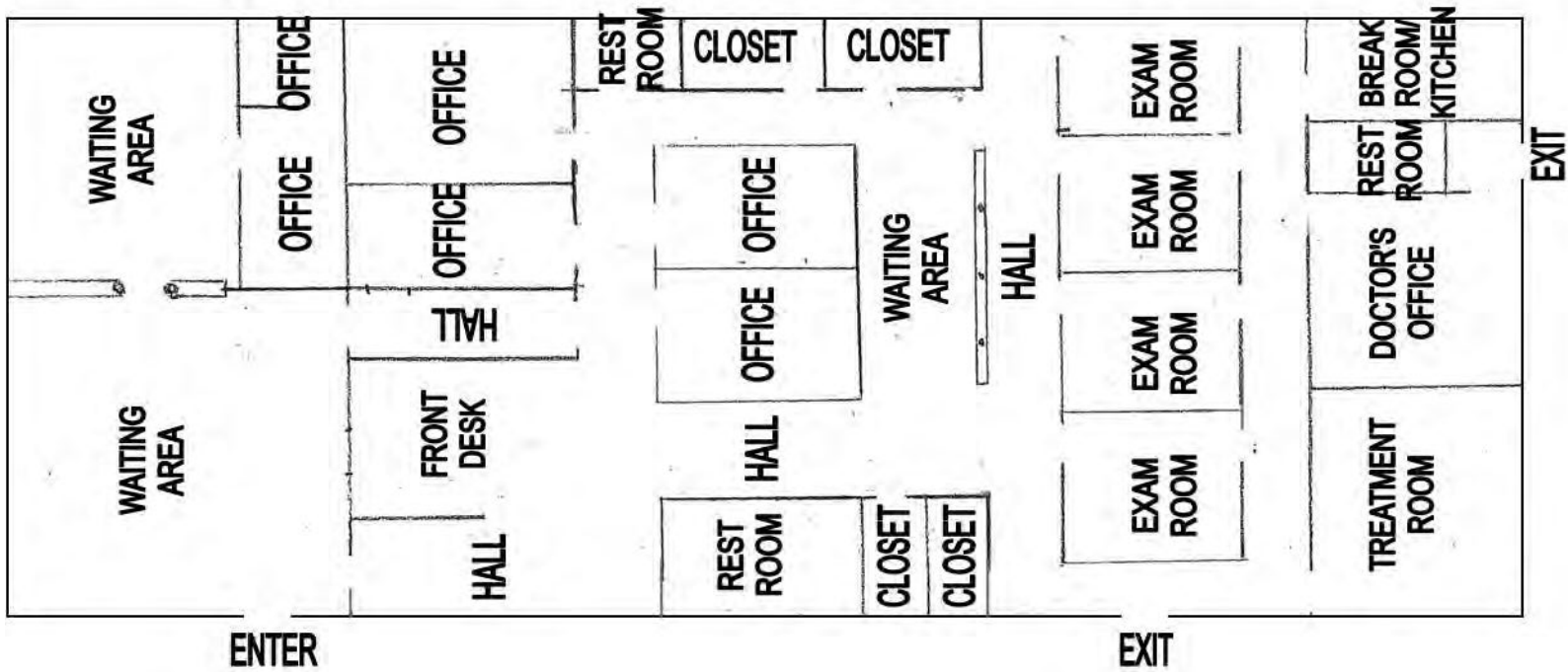


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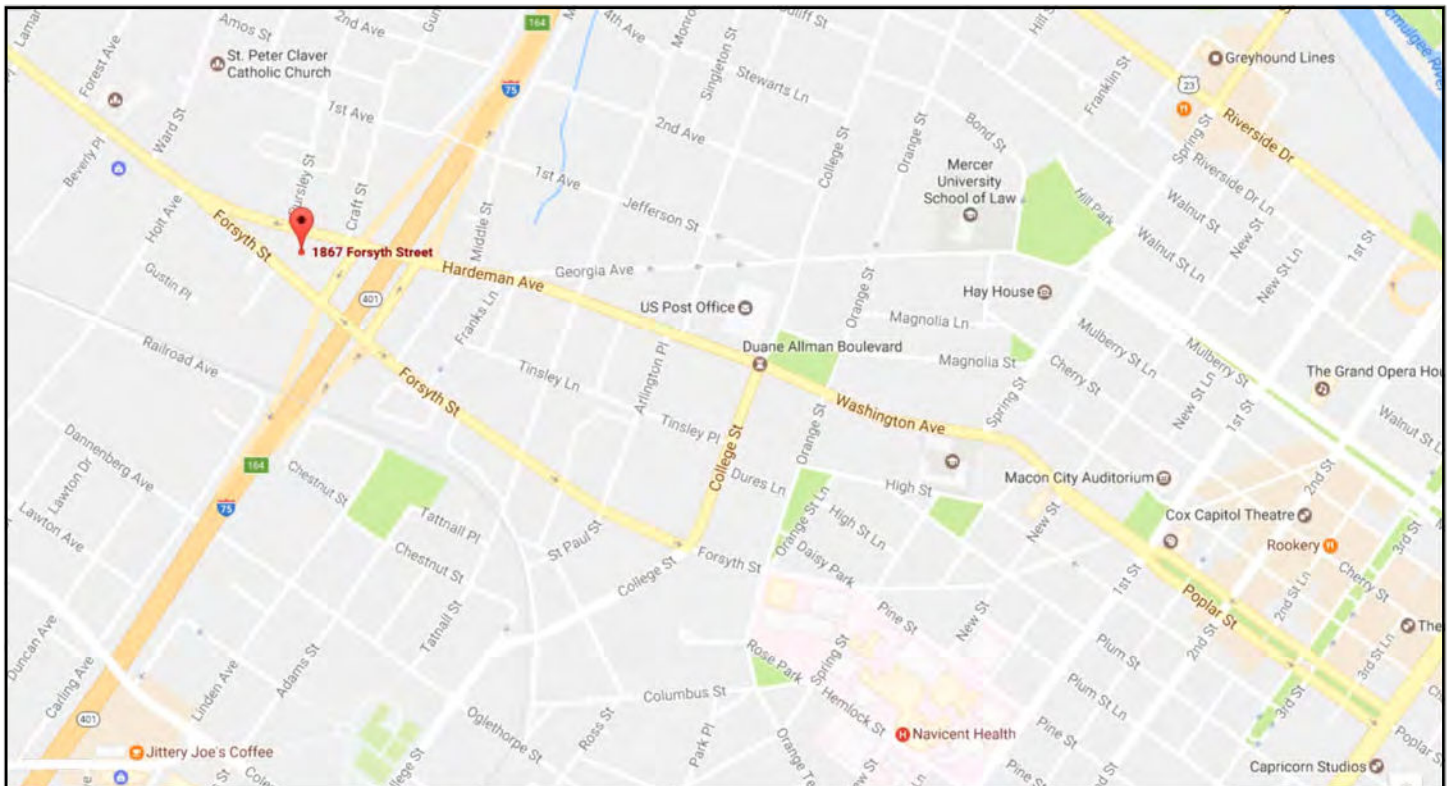
FLOOR PLAN



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Bibb County, GA (13021)

Geography: County

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



66%

White Collar



19%

Blue Collar



15%

Services



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)