



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

QSR / Restaurant 2,413± SF



FOR SALE OR LEASE

SALES PRICE: \$1,750,000

Also Available for Lease

**Former Hardee's
1014 Gray Hwy
Macon, GA 31211**

**PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171**

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201**



PROPERTY OVERVIEW

1014 Gray Hwy
Macon, GA 31211

BUILDING INFORMATION:	<ul style="list-style-type: none">• 2,413± SF Total• 1.04± acres• Highly suited for QSR, restaurant, or retail service• Walk-in Cooler• Drive-thru capability• Curb cuts in place
LOCATION:	~ 1 mile from I-16 ~ 2 miles from I-75
ACTUAL YEAR BUILT:	2014
AVERAGE DAILY TRAFFIC COUNT:	~ 40,300 Vehicles Per Day - Gray Hwy
EXTERIOR:	Brick & Stucco
ROOF:	TPO Roof - 2014
LIGHTING:	Recessed Fluorescent Fixtures
FLOORING:	Reinforced concrete
HVAC:	Central Heating and Air
LAND:	1.04± acres
ZONED:	C-4
UTILITIES:	All public utilities available to site
PARKING:	Asphalt, paved
NEIGHBORS:	Taco Bell, Arby's, Flash Foods, Jiffy Lube, Wendy's, Dunkin', O'Reilly Auto Parts, Fincher's BBQ, Truist, Exxon, Krystal, Dairy Queen, Walgreens, CVS, U-Haul, Family Dollar, Nu-Way Wieners, Krispy Kreme, McDonald's, Kroger, Subway, Piedmont Macon Hospital, Regency Hospital and more!
SALES PRICE: \$1,750,000	





PHOTOS

1014 Gray Hwy
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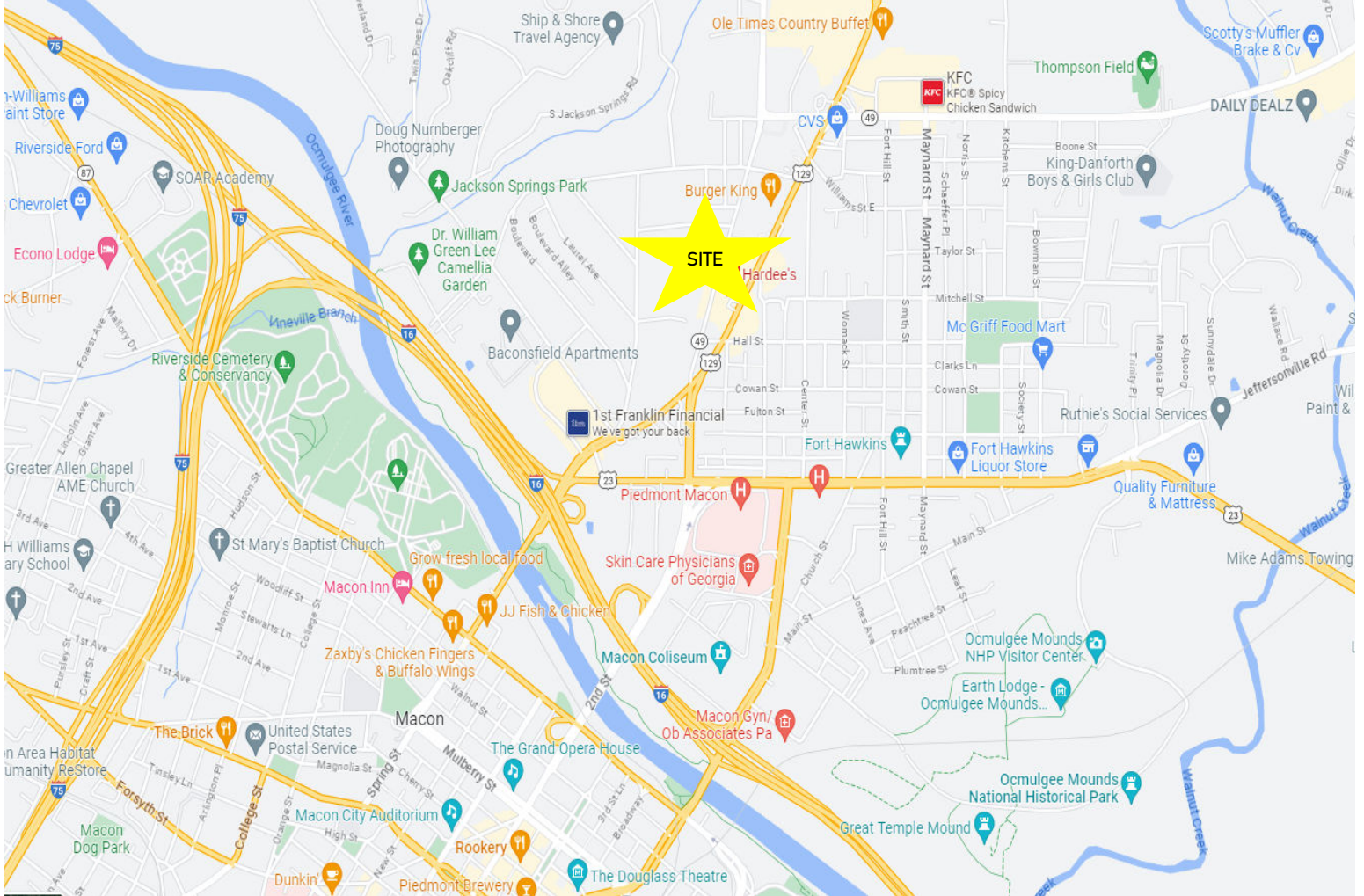
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MAPS

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DEMOGRAPHICS - 1 Mile

1014 Gray Hwy
Macon, GA 31211

KEY FACTS

5,247

Population



Average Household Size

38.0

Median Age

\$23,745

Median Household Income

BUSINESS



317

Total Businesses



5,002

Total Employees

INCOME



\$23,745

Median Household Income



\$20,943

Per Capita Income



\$11,281

Median Net Worth

EDUCATION

21%

No High School Diploma



35%

High School Graduate



24%

Some College



19%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



59%

White Collar



22%

Blue Collar



19%

Services

4.8%

Unemployment Rate

Households By Income

The largest group: <\$15,000 (30.4%)

The smallest group: \$200,000+ (2.2%)

Indicator ▲	Value	Diff	
<\$15,000	30.4%	+15.1%	
\$15,000 - \$24,999	21.4%	+11.9%	
\$25,000 - \$34,999	14.6%	+2.4%	
\$35,000 - \$49,999	9.7%	-4.0%	
\$50,000 - \$74,999	6.7%	-8.0%	
\$75,000 - \$99,999	6.9%	-4.8%	
\$100,000 - \$149,999	5.6%	-6.9%	

Bars show deviation from Bibb County ▼

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DEMOGRAPHICS - 3 Mile

1014 Gray Hwy
Macon, GA 31211

KEY FACTS

34,541

Population

35.5

Median Age



Average Household Size

\$32,070

Median Household Income

EDUCATION

16%

No High School Diploma



33%
High School Graduate



27%
Some College



24%
Bachelor's/Grad/Prof Degree

BUSINESS



2,443

Total Businesses



33,865

Total Employees

EMPLOYMENT



White Collar

59%



Blue Collar

22%



Services

19%

4.2%

Unemployment Rate

INCOME



\$32,070

Median Household Income



\$24,468

Per Capita Income



\$13,600

Median Net Worth

Households By Income

The largest group: <\$15,000 (25.3%)

The smallest group: \$200,000+ (3.1%)

Indicator ▲	Value	Diff	
<\$15,000	25.3%	+10.0%	
\$15,000 - \$24,999	13.0%	+3.5%	
\$25,000 - \$34,999	15.3%	+3.1%	
\$35,000 - \$49,999	11.7%	-2.0%	
\$50,000 - \$74,999	11.1%	-3.6%	
\$75,000 - \$99,999	9.8%	-1.9%	
\$100,000 - \$149,999	7.4%	-5.1%	

Bars show deviation from Bibb County

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DEMOGRAPHICS - 5 Mile

1014 Gray Hwy
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KEY FACTS

77,511

Population



2.3

Average Household Size

36.8

Median Age

\$35,990

Median Household Income

EDUCATION

15%

No High School Diploma



34%

High School Graduate



28%

Some College



22%

Bachelor's/Grad/Prof Degree

BUSINESS



3,923

Total Businesses



48,111

Total Employees

EMPLOYMENT



White Collar

59%



Blue Collar

23%



Services

18%



Unemployment Rate

INCOME



\$35,990

Median Household Income



\$24,685

Per Capita Income



\$17,163

Median Net Worth

Households By Income

The largest group: <\$15,000 (22.4%)

The smallest group: \$150,000 - \$199,999 (3.0%)

Indicator ▲	Value	Diff
<\$15,000	22.4%	+7.1%
\$15,000 - \$24,999	12.7%	+3.2%
\$25,000 - \$34,999	13.7%	+1.5%
\$35,000 - \$49,999	13.8%	+0.1%
\$50,000 - \$74,999	13.2%	-1.5%
\$75,000 - \$99,999	9.6%	-2.1%
\$100,000 - \$149,999	8.4%	-4.1%

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