

SALE OR LEASE

PROFESSIONAL / MEDICAL OFFICE BUILDING

1867 FORSYTH STREET
MACON, BIBB COUNTY, GA 31201



SALES PRICE: \$495,000

MONTHLY LEASE RATE:

\$4,000.00, NN

LOCATION OVERVIEW

- Located in Downtown Macon
- Visible to Interstate 75, Exit 164
- Less than 1/2 mile from Atrium Health Medical Center
- Less than 1 mile from Piedmont Hospital
- Mercer University less than one mile with over 9,000 students enrolled
- Served by public transportation

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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Revised 3/19/25

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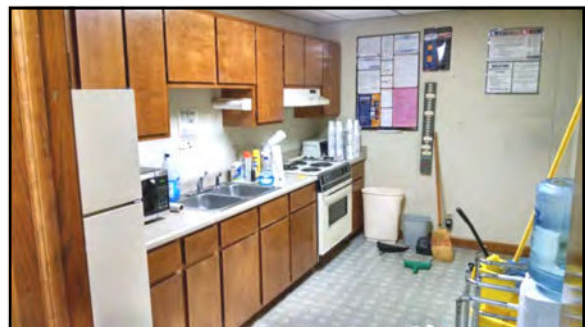
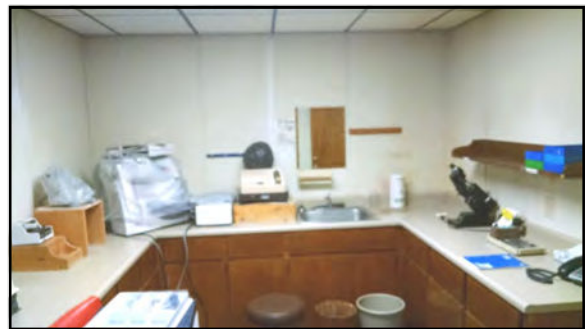
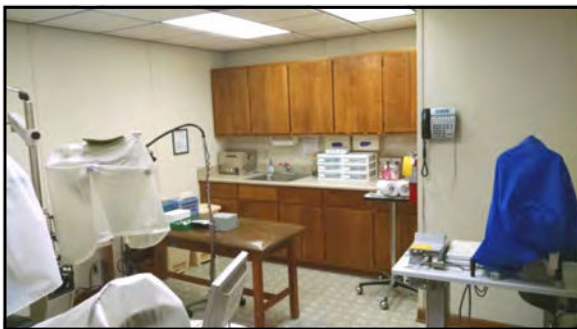
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LOCATION:	Subject property conveniently located off Interstate 75 with frontage on Forsyth Street & Hardeman Avenue.
BUILDING INFORMATION:	<ul style="list-style-type: none">• 4,100± SF Professional / Medical Office Building<ul style="list-style-type: 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
TAX BILL:	\$2,409 (2024)
SALES PRICE: \$495,000 MONTHLY LEASE RATE: \$4,000.00, NN	

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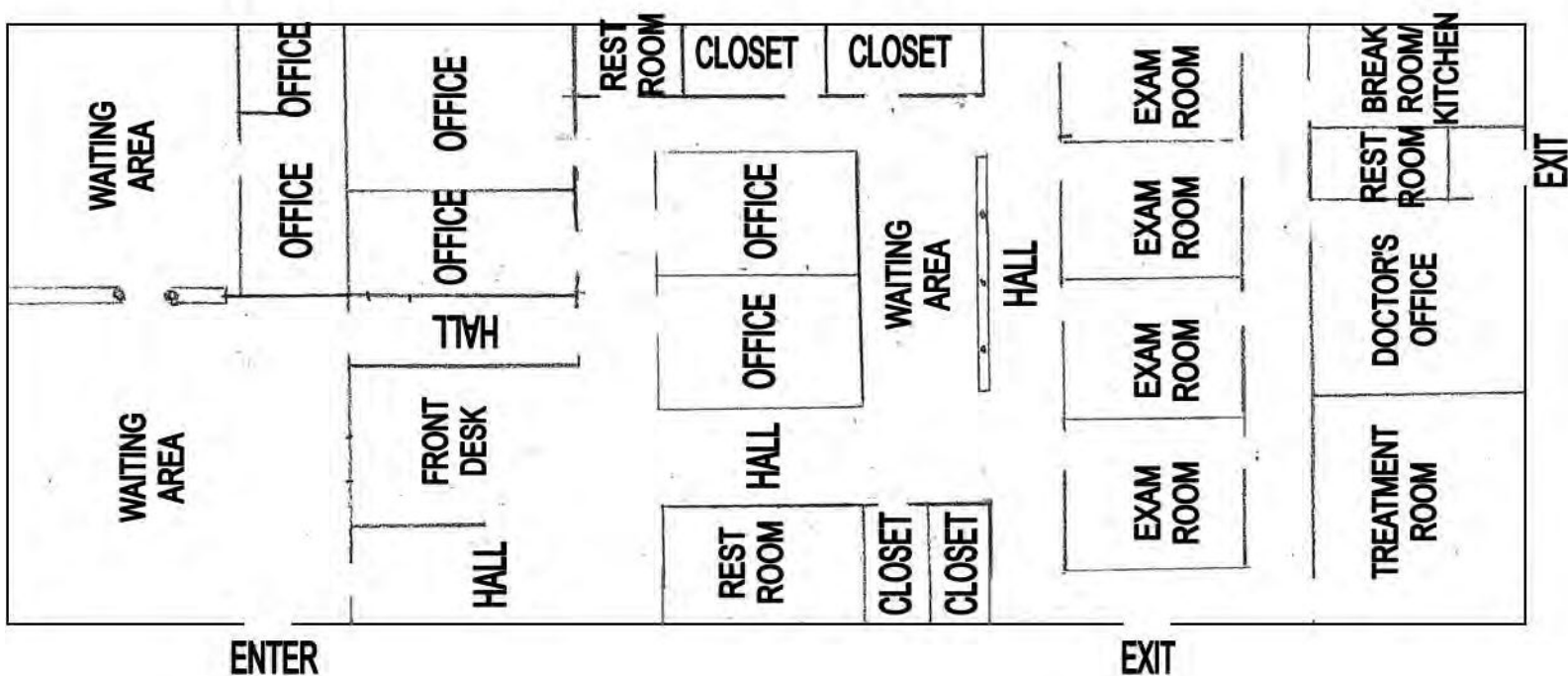
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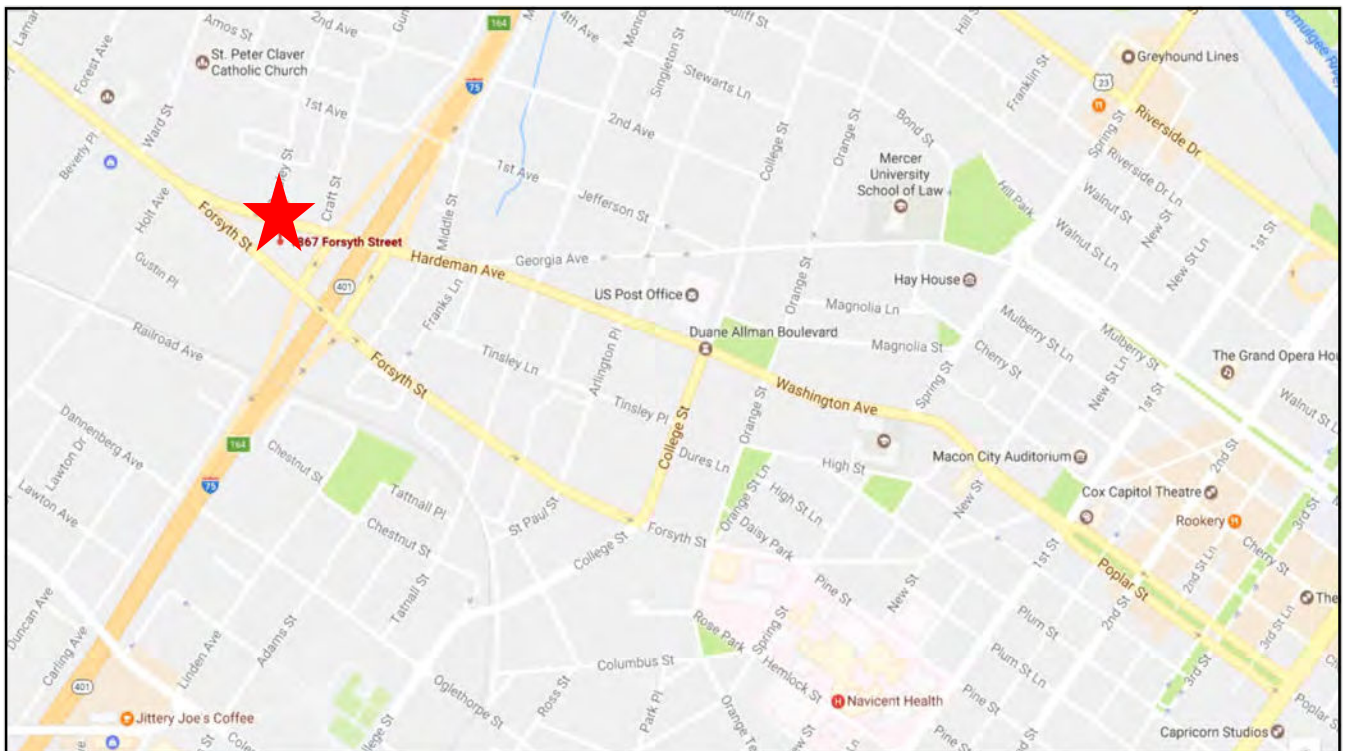
FLOOR PLAN



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DEMOGRAPHICS - BIBB COUNTY

Bibb County, GA (13021)
Geography: County

KEY FACTS

156,482

Population



2.4

Average
Household Size

38.3

Median Age

\$51,348

Median Household
Income

EDUCATION

11%

No High
School
Diploma



32%

High School
Graduate



29%

Some College



28%

Bachelor's/Grad/Prof
Degree

BUSINESS



6,738

Total Businesses



78,601

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

20%



Services

16%



4.9%

Unemployment
Rate

INCOME



\$51,348

Median Household
Income



\$31,464

Per Capita Income



\$78,071

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (16.7%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Diff
<\$15,000	16.0%	+7.5%
\$15,000 - \$24,999	9.6%	+3.2%
\$25,000 - \$34,999	11.1%	+4.3%
\$35,000 - \$49,999	12.0%	+1.5%
\$50,000 - \$74,999	16.7%	+0.4%
\$75,000 - \$99,999	10.6%	-2.8%
\$100,000 - \$149,999	14.3%	-3.5%
\$150,000 - \$199,999	3.3%	-5.8%
\$200,000+	6.3%	-4.9%

Bars show deviation from Georgia

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

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