

# LEASE

## WAREHOUSE

7500 Cochran Street - Macon, Bibb County, GA 31216



**LEASE RATE:**  
**\$3,000.00 PER MONTH**  
**(TENANT PAYS ALL UTILITIES)**

### LOCATION OVERVIEW

- Located one block from the Middle Georgia Regional Airport
- Easy access to Interstates 75, 475 and 16 and Georgia Highways 41 and 247
- 5± miles to Interstate 75
- 5± miles to Interstate 475
- 11± miles to Interstate 16
- 171± miles to Port of Savannah

### PROPERTY OVERVIEW

- 10,400± SF Warehouse
  - One restroom
- 680'± SF Covered dock
- 12'± Ceiling height
- 1.49± Acres
- All public utilities serve the site
- Zoned M-1, Light Industrial

**ARTHUR P BARRY III, SIOR**  
**478.731.8000 Cell**  
**abarry@cbcworldwide.com**

**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Created 9/20/23



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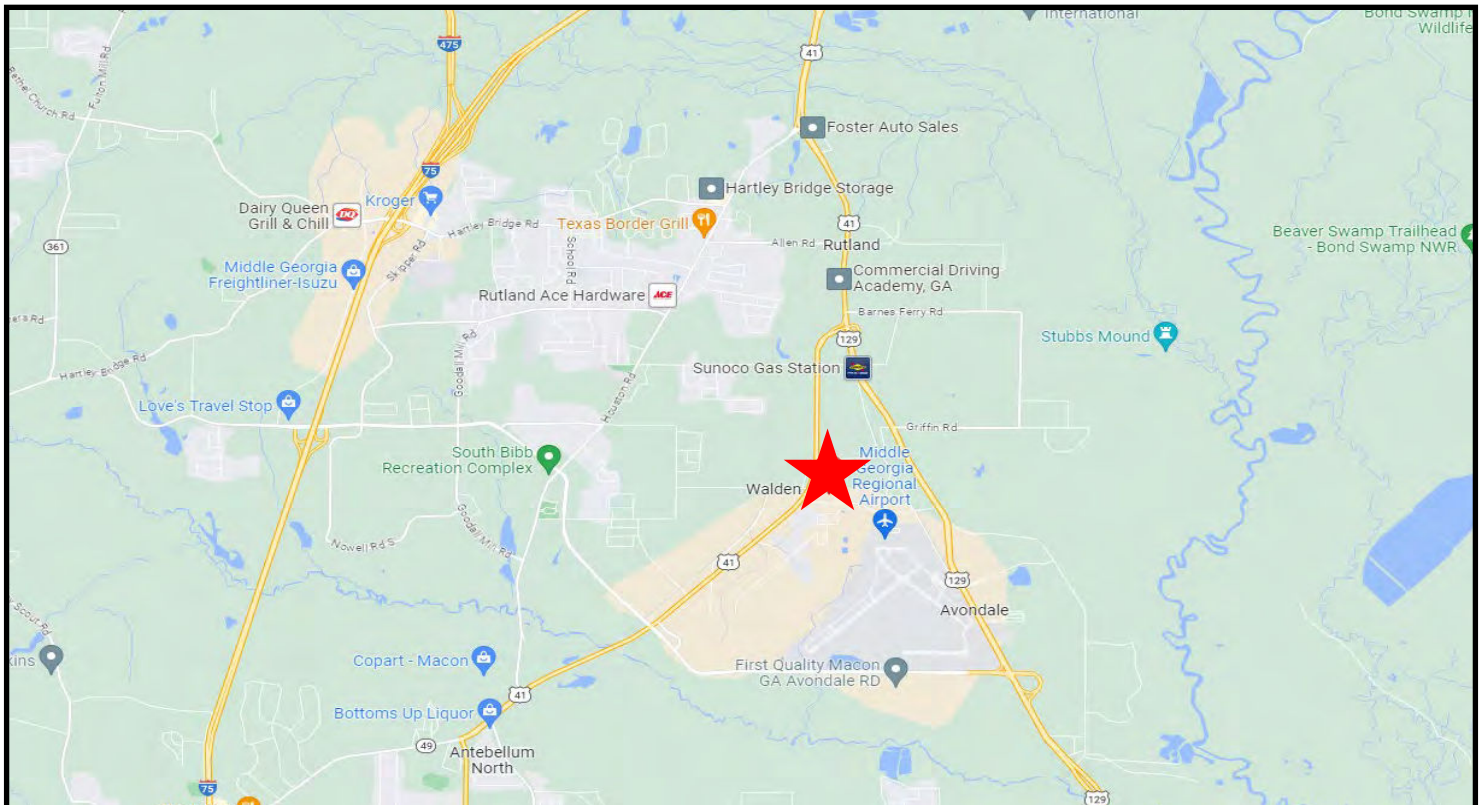




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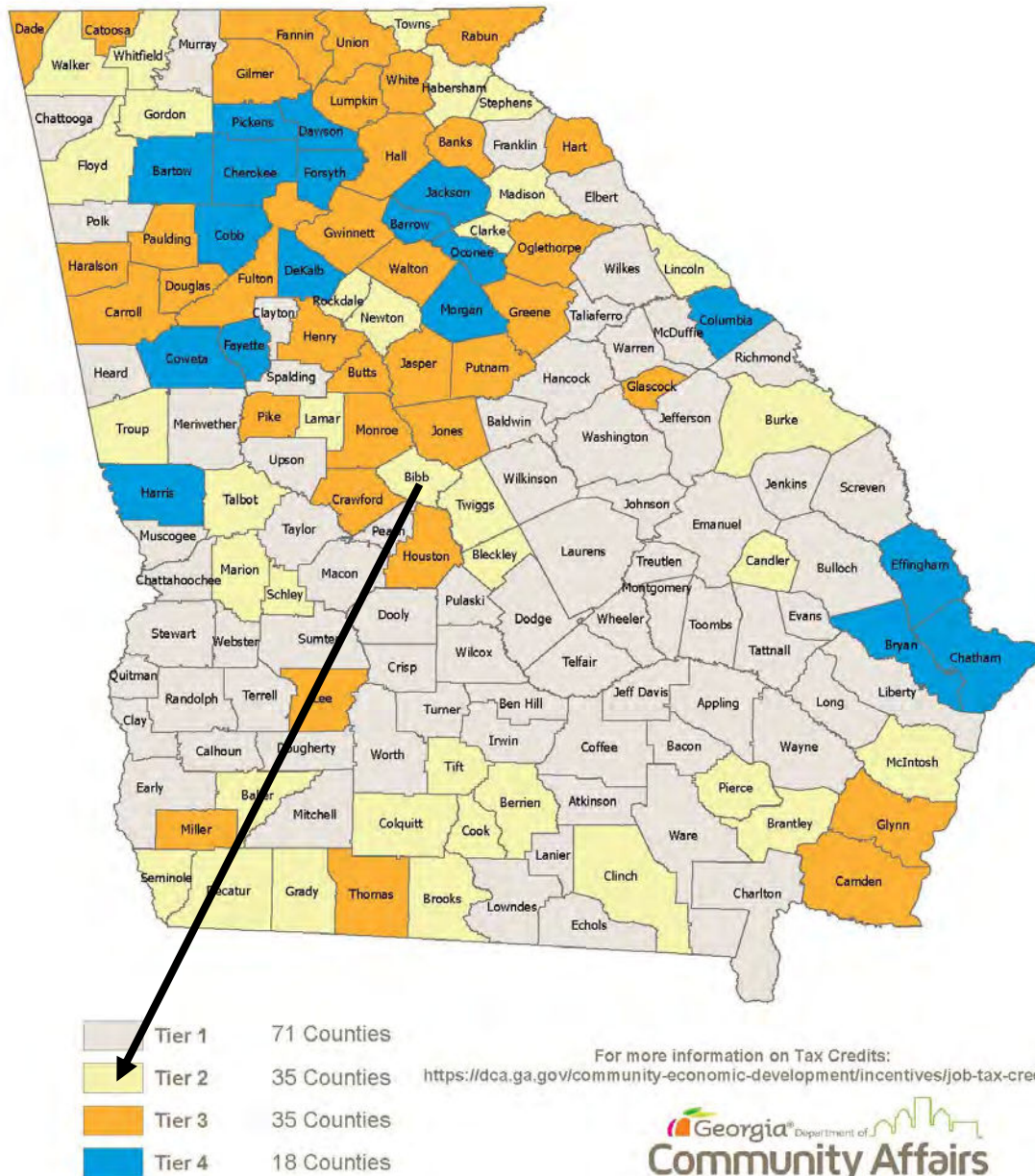


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## 2023 Job Tax Credit Tiers





## DEMOGRAPHICS - BIBB COUNTY

Bibb County, GA 20  
Bibb County, GA (13021)  
Geography: County

Prepared by Esri

### KEY FACTS

158,007

Population



Average Household Size

38.0

Median Age

\$50,113

Median Household Income

### EDUCATION

12%

No High School Diploma



31%  
High School Graduate



29%  
Some College



28%  
Bachelor's/Grad/Prof Degree

### BUSINESS



6,409

Total Businesses



84,264

Total Employees

### EMPLOYMENT



63%

White Collar



21%

Blue Collar



17%

Services

4.8%

Unemployment Rate

### INCOME



\$50,113

Median Household Income



\$31,027

Per Capita Income



\$61,999

Median Net Worth

### 2023 Households By Income (Esri)

The largest group: <\$15,000 (16.8%)

The smallest group: \$150,000 - \$199,999 (4.3%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 16.8% | +7.4% |  |
| \$15,000 - \$24,999   | 8.5%  | +1.1% |  |
| \$25,000 - \$34,999   | 11.4% | +3.4% |  |
| \$35,000 - \$49,999   | 13.3% | +2.4% |  |
| \$50,000 - \$74,999   | 15.4% | -1.7% |  |
| \$75,000 - \$99,999   | 10.8% | -2.7% |  |
| \$100,000 - \$149,999 | 14.3% | -2.2% |  |
| \$150,000 - \$199,999 | 4.3%  | -3.7% |  |
| \$200,000+            | 5.3%  | -3.8% |  |

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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