

SALE

LAND - ± 10.77 ACRES

4324 SHERATON DR.

MACON GA 31210

SALE PRICE \$1,949,000



PATRICK BARRY

ASSOCIATE BROKER

pbarry@cbcgeorgia.com

Cell: (478) 718-1806

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB_CBC_3/24

SALE

4324 SHERATON DR
MACON GA 31210

OFFERING SUMMARY

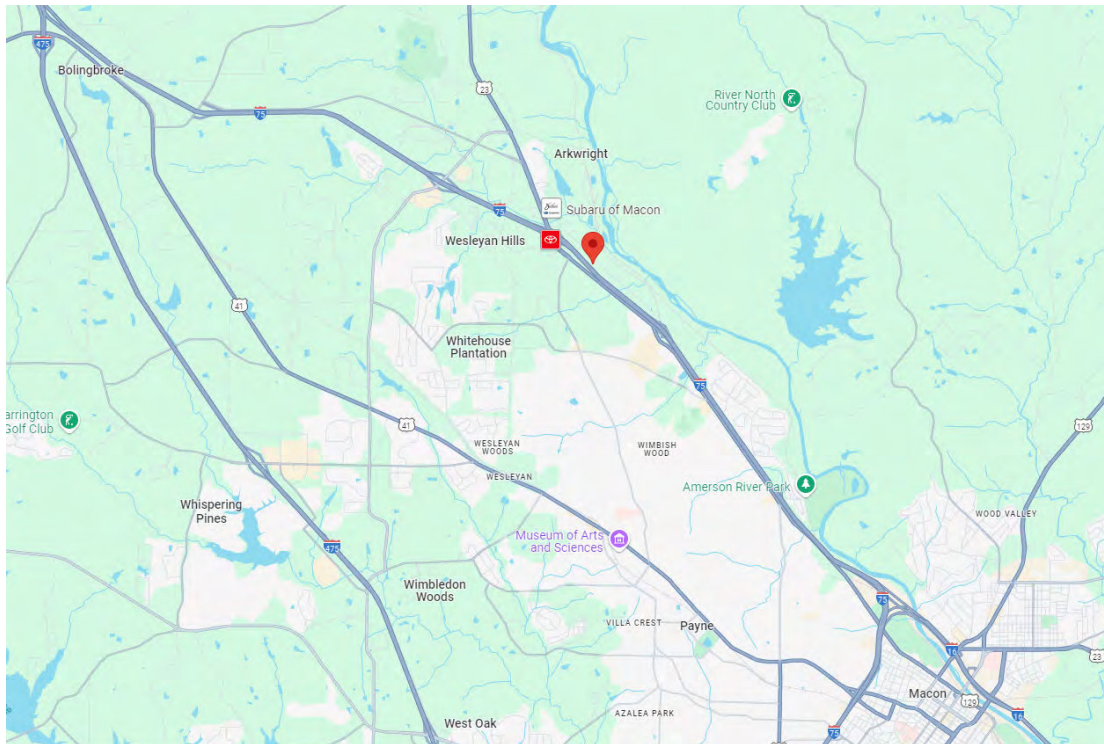
Sales Price:	\$1,949,000
Lot Size:	10.77 acres - Can be Subdivided
Zoning:	PDC
Class:	C-4
Utilities:	All public utilities available to site.
Traffic Count:	~2,010 Vehicles per Day (Sheraton Drive) ~62,100 Vehicles per Day (I-75)
2023 Estimated Property Taxes:	~\$9,857.79
Frontage:	~1,500 ft.of frontage
Neighbors:	Pinstrikes Bowling, Outback Steakhouse, Carrabba's, Butler Toyota, Starbucks, McDonald's, Buffalo Wild Wings, Chick-fil-A, Panera, Dunkin', Five Guys, Panda Express, Kroger, Tropical Cafe, Cracker Barrel, Taco Bell, and more!

PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



SALE

4324 SHERATON DR
MACON GA 31210



PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

KEY FACTS

51,779

Population



Average
Household Size

39.7

Median Age

\$73,949

Median Household
Income

EDUCATION

6%

No High
School
Diploma



23%

High School
Graduate



26%

Some College



46%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,232

Total Businesses



26,309

Total Employees

EMPLOYMENT



White Collar

74%



Blue Collar

15%



Services

12%

3.6%

Unemployment
Rate

INCOME



\$73,949

Median Household
Income



\$46,607

Per Capita Income



\$188,792

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$150,000 - \$199,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	7.7%	-8.3%	
\$15,000 - \$24,999	6.0%	-3.6%	
\$25,000 - \$34,999	8.4%	-2.7%	
\$35,000 - \$49,999	9.7%	-2.3%	
\$50,000 - \$74,999	18.9%	+2.2%	
\$75,000 - \$99,999	13.3%	+2.7%	
\$100,000 - \$149,999	18.2%	+3.9%	
\$150,000 - \$199,999	4.9%	+1.6%	

Bars show deviation from

Bibb County ▼