

PRICE FURTHER
REDUCED

PRIME MIXED-USE REDEVELOPMENT OPPORTUNITY

391 SECOND STREET

DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31201



REDUCED SALES PRICE:
~~-\$645,000~~ \$455,000

LOCATION OVERVIEW

- **Prime Downtown Location** in the heart of Downtown Macon near the intersection of Cherry Street and Second Street
- **Near Atrium Health Navicent Medical Center** only blocks away with approximately **4,600 employees**
- **Close to Piedmont Macon Hospital** located **less than one mile away** with approximately 1,430 employees
- **Near Mercer University** less than **two miles away** with approximately 9,000 enrolled students
- **Walkable Urban Environment** - Surrounded by residential lofts, banks, restaurants, shopping, entertainment, places of worship, Bibb County Courthouse, Federal Courthouse, and government offices
- **Public Transportation Access**

PROPERTY OVERVIEW

Downtown Macon | 3-Story Storefront Retail / Office
Transform This Downtown Gem

6,732± SF Total | 2,244± SF Per Floor

- **First Floor:** Finished retail / office space, ready for immediate use
- **Second & Third Floors:** Unfinished, ideal for custom build-out (additional office, expanded retail, or residential conversion)
- **Covered front entry** for added street appeal
- **Historic Charm:** Built 1892, effective year 1970
- **Lot Size:** 0.05± Acres, compact urban lot typical for downtown storefronts
- **Parking:** On-street available, common in dense downtown areas
- **Zoning:** CBD-1 (**Central Business District**) which generally supports mixed-use retail, office, and residential lofts on upper floors
- **2025 Property Taxes:** \$4,072

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COMMERCIAL**
EBERHARDT & BARRY

Revised 8/11/26

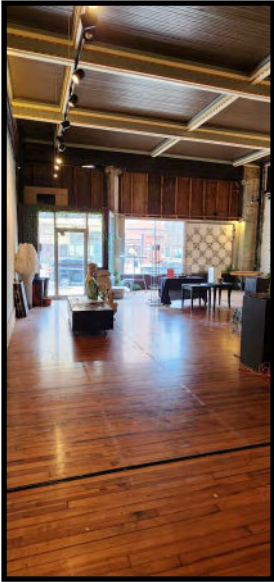
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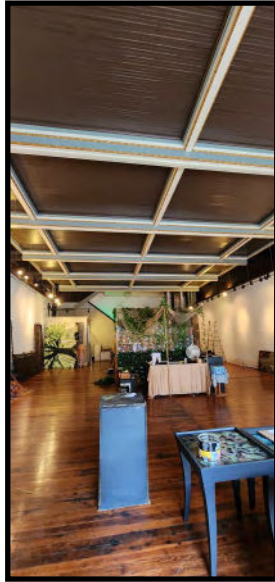
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1st Floor



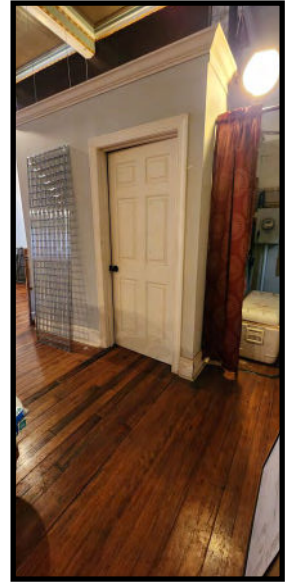
1st Floor



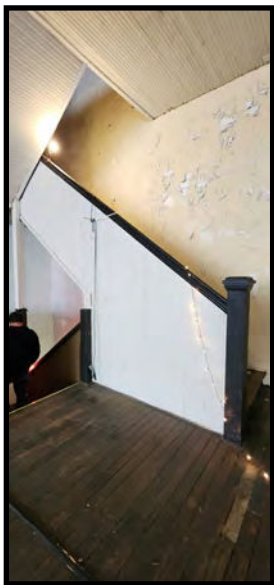
**Elevator
Shaft**



**1st Floor
Restroom**



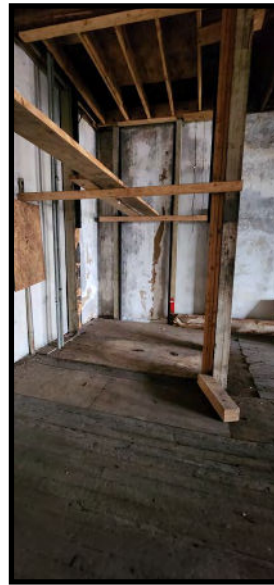
**Rear Staircase
to all Floors**



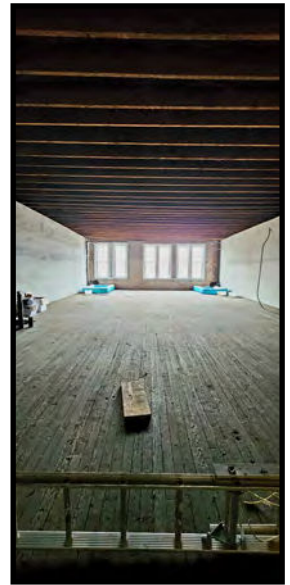
2nd Floor



2nd Floor



3rd Floor



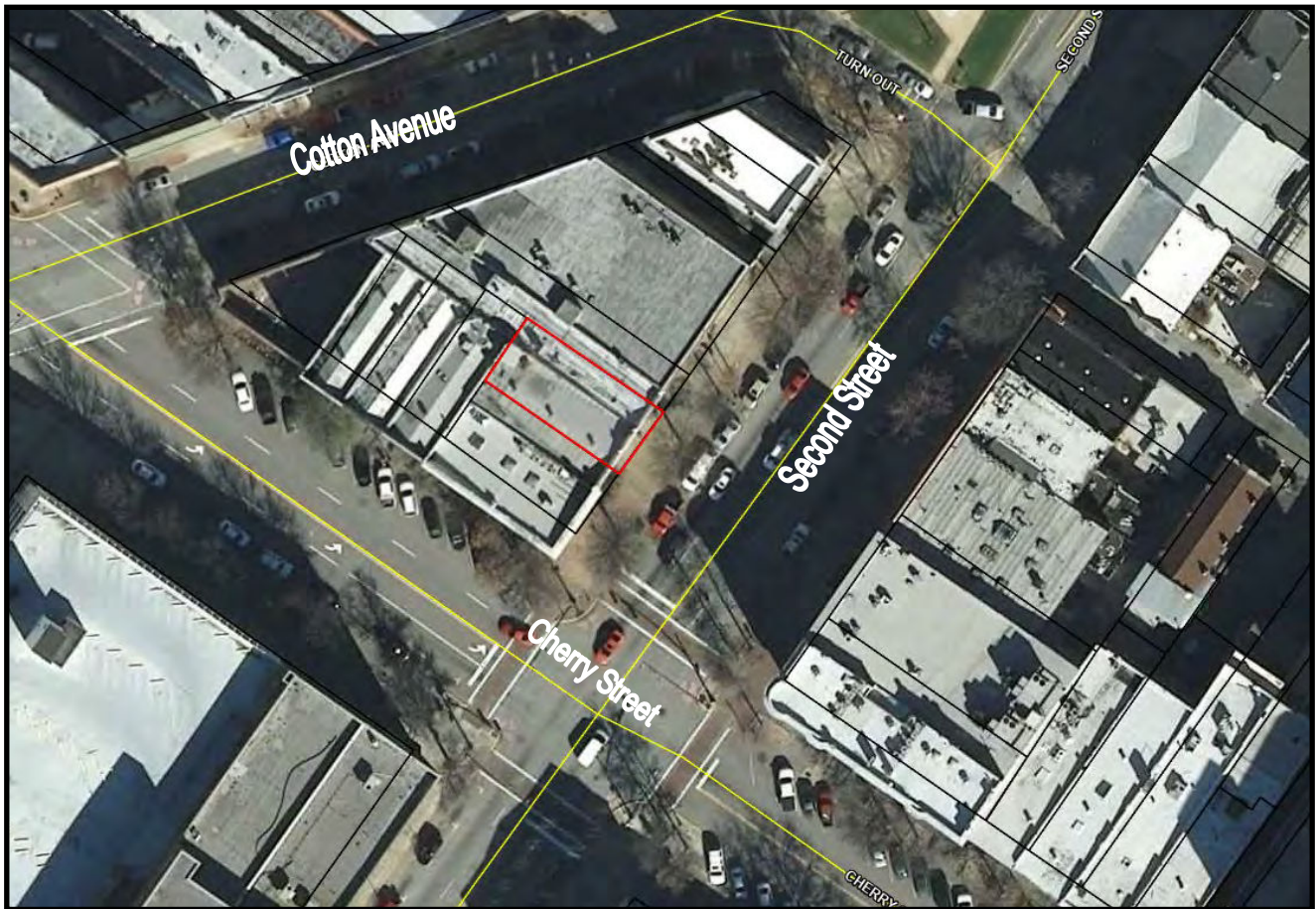
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PARCEL MAP



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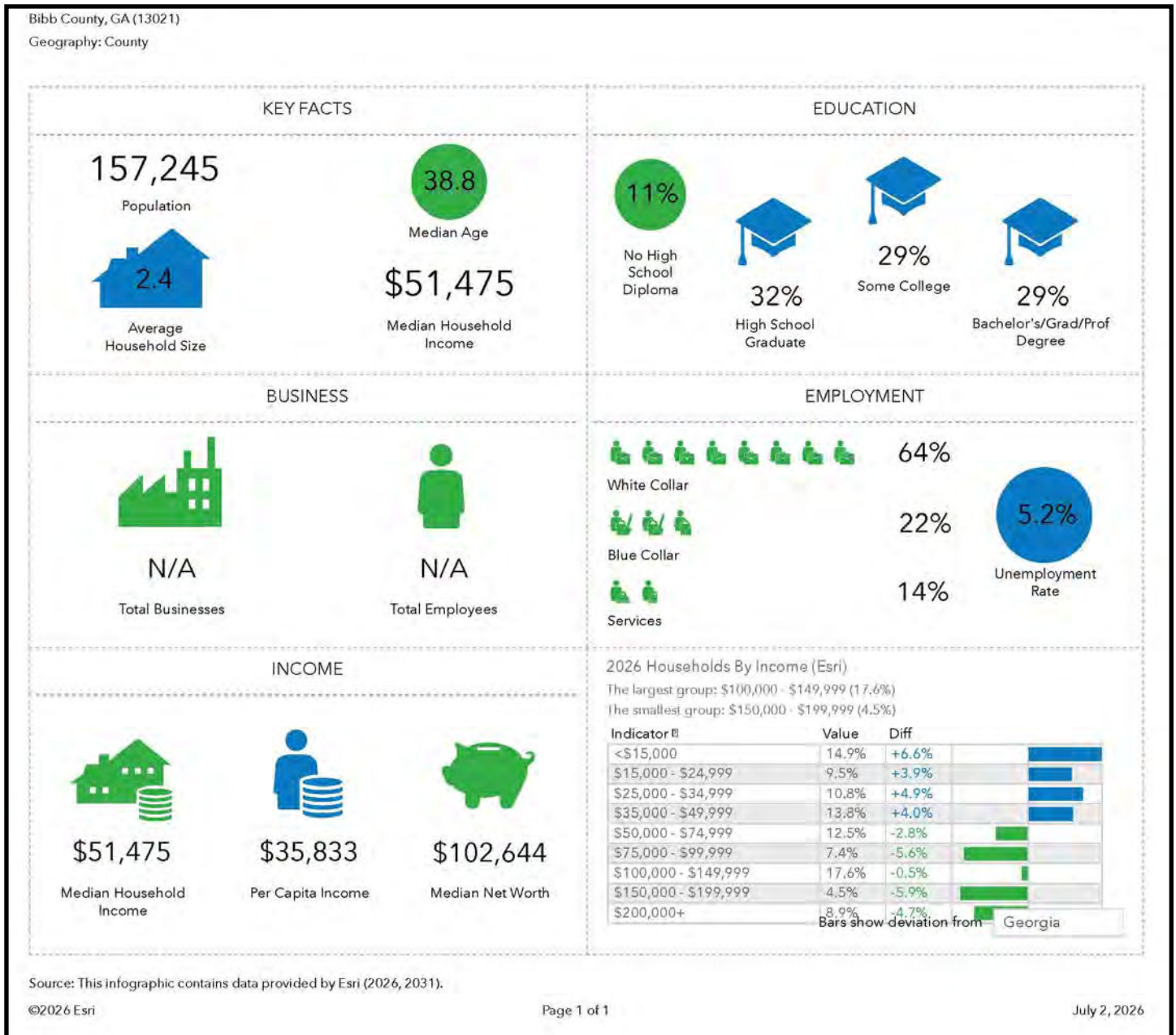


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DEMOGRAPHICS - BIBB COUNTY



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