NEW
IMPROVED PRICE

STOREFRONT RETAIL / OFFICE

385 SECOND STREET - MACON, BIBB COUNTY, GA 31201

PRIME DOWNTOWN MACON LOCATION | MIXED-USE REDEVELOPMENT OPPORTUNITY



REDUCED SALE PRICE:
~~$795,000~~ $699,999

LOCATION OVERVIEW

- Located in the heart of Downtown Macon near the intersection of Cherry Street and Second Street
- Atrium Health Medical Center located just blocks away, with approximately 4,600 employees
- Piedmont Macon Medical Center located less than one mile away, with approximately 1,430 employees
- Mercer University located less than two miles away, with approximately 9,000 students enrolled
- Within walking distance of residential lofts, county and federal courthouses, government offices, financial institutions, shopping, entertainment and places of worship
- Convenient access to public transportation

PROPERTY OVERVIEW

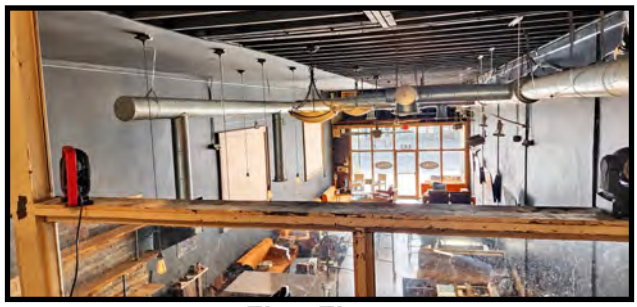
- 8,694± SF Three-Story Retail / Office Building
  - 2,898± SF— First Floor
    - Leased - Tenant pays electricity and water
    - Two restrooms
  - 2,898± SF— Second Floor (Unfinished)
  - 2,898± SF— Third Floor (Unfinished)
- Access from Second Street and Cotton Avenue
- Covered front entry
- Elevator shaft
- Built in 1892; Effective year: 1965
- 0.07± Acres
- On-street parking
- Zoned CBD-1
- 2026 Property Tax Bill: $5,339.85

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COLDWELL BANKER COMMERCIAL
EBERHARDT & BARRY



First Floor
Cotton Avenue Entrance



First Floor
Mezzanine View - Second Street Entrance



Second Floor
Cotton Avenue View



First Floor
Second Street Entrance



Second Floor
Cotton Avenue View / Brick Elevator Shaft



First Floor
Mezzanine



Second Floor
Second Street View

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Third Floor
Cotton Avenue View/Brick Elevator Shaft



Third Floor
Second Street View

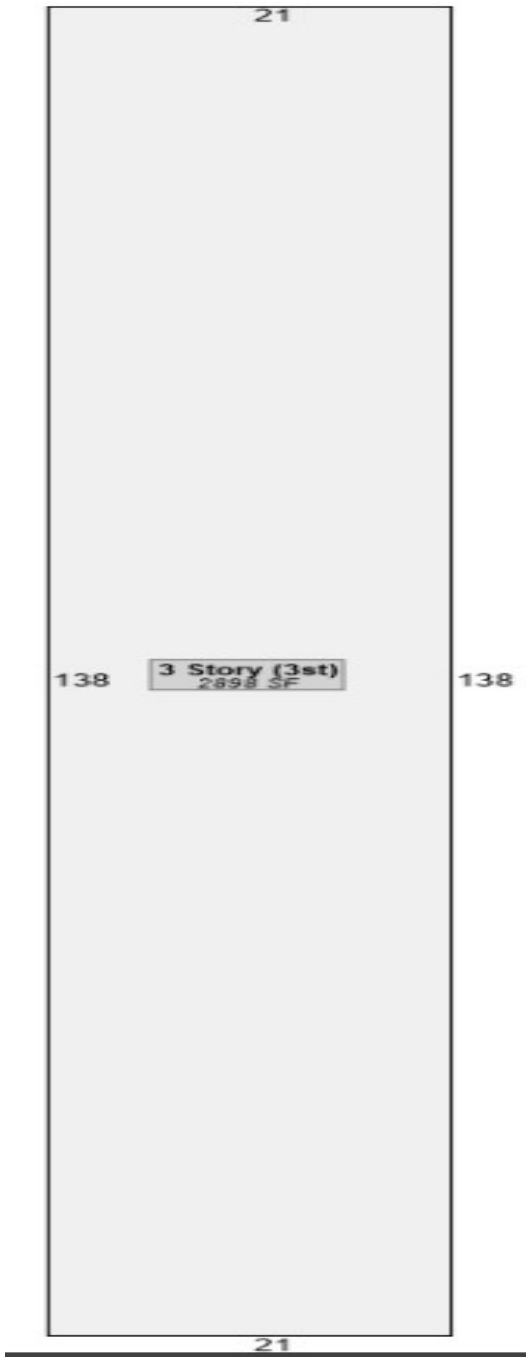


First Floor
Rear Exit - Cotton Avenue

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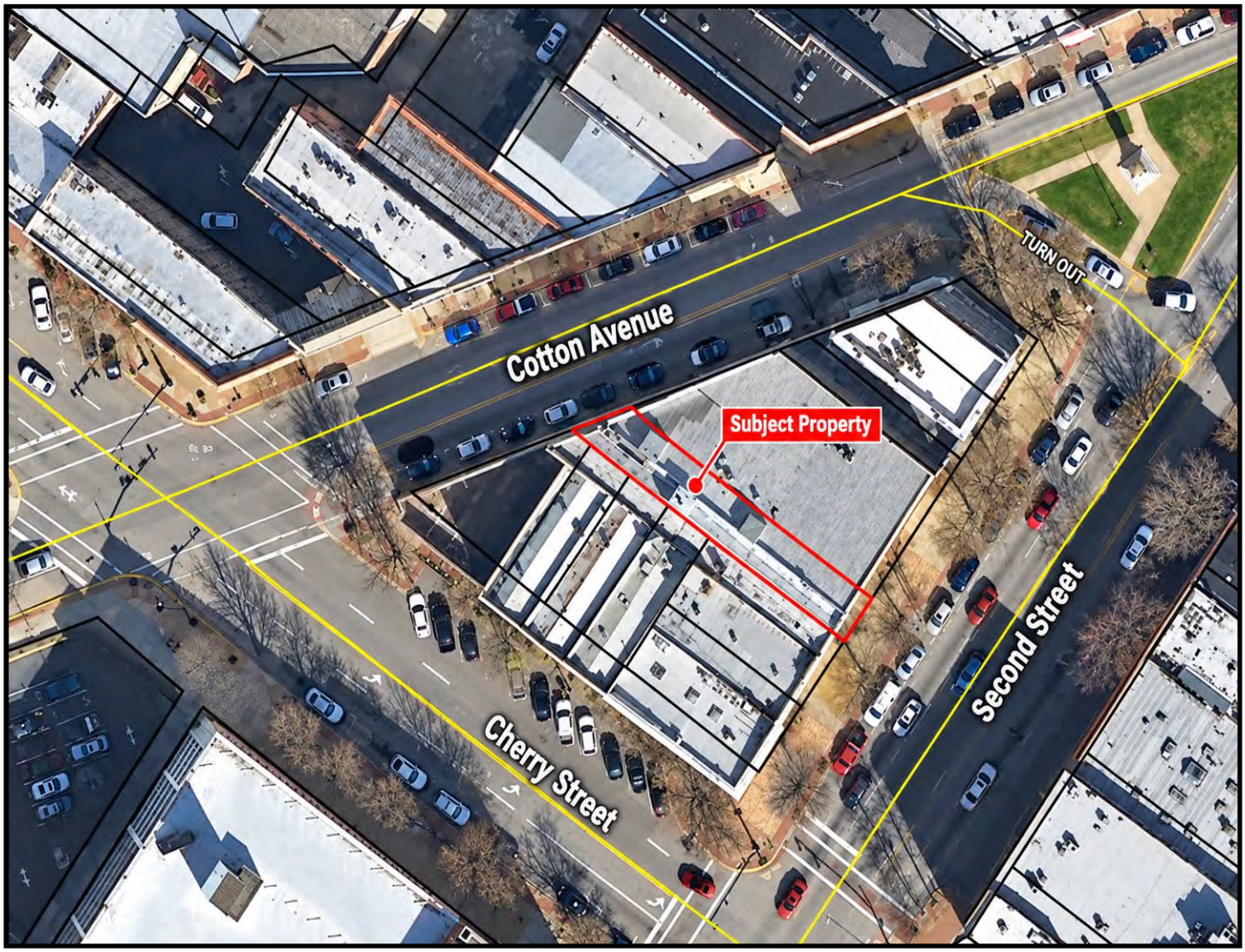
BUILDING SKETCH



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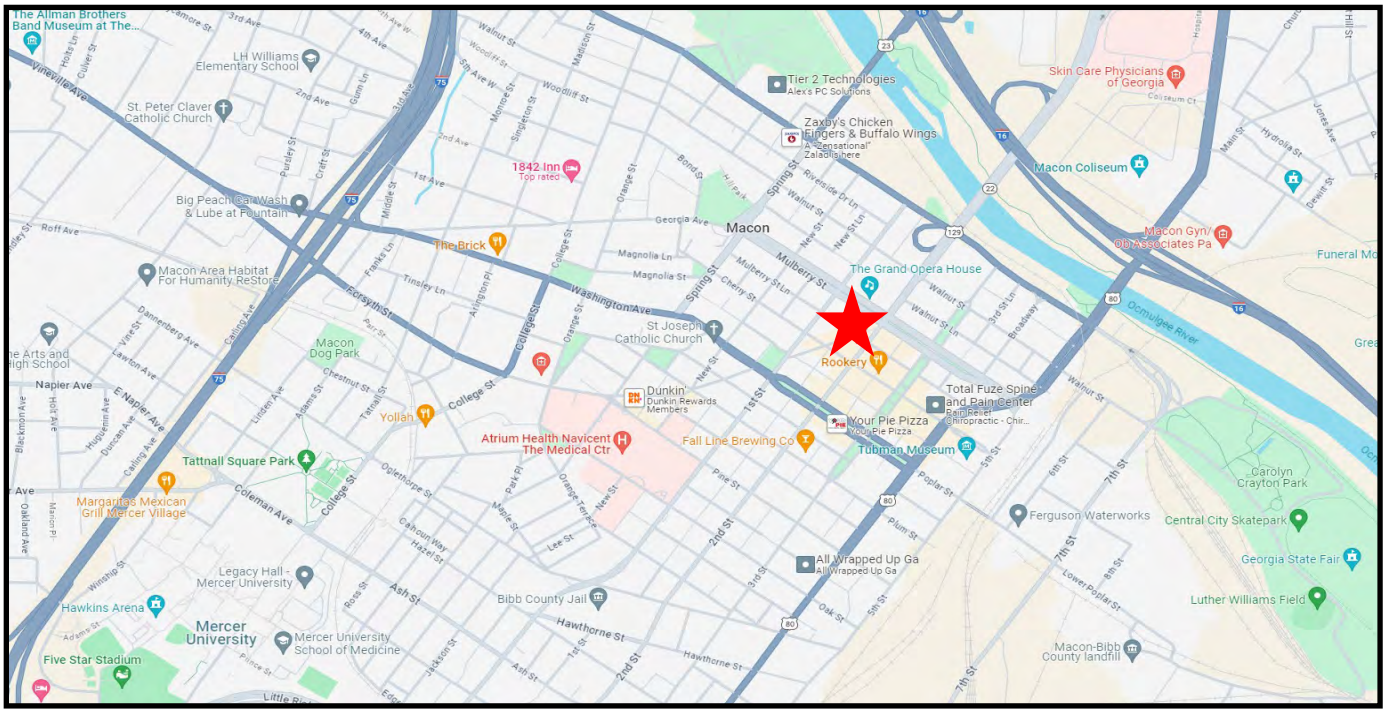
PARCEL MAP



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BIBB COUNTY DEMOGRAPHICS

Bibb County, GA 6
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

156,482
Population

38.3
Median Age

2.4
Average Household Size

$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

64%
White Collar

20%
Blue Collar

16%
Services

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).