

SALE

TWO-STORY PROFESSIONAL OFFICE BUILDING

717 North Avenue Macon, GA 31211



SALES PRICE: \$650,000

PROPERTY OVERVIEW

- 8,588± SF Two-Story Professional Office Building
- 1.47± Acres
- 30± Paved parking spaces (Expandable)
- Zoned C-4
- Excellent location for professional, medical billing or traditional medical, attorney, CPA firm, city/county government office

LOCATION OVERVIEW

- Located at the high traffic, signalized intersection of North Avenue, Gray Highway and Nottingham Drive
- Served by Macon Transit Authority
- Walking distance to restaurants and shopping
- One hour South of Atlanta
- Two major highways, Interstate 75 & Interstate 16.

STEPHANIE FOLSOM, CCIM
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990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

Created 7/25/22

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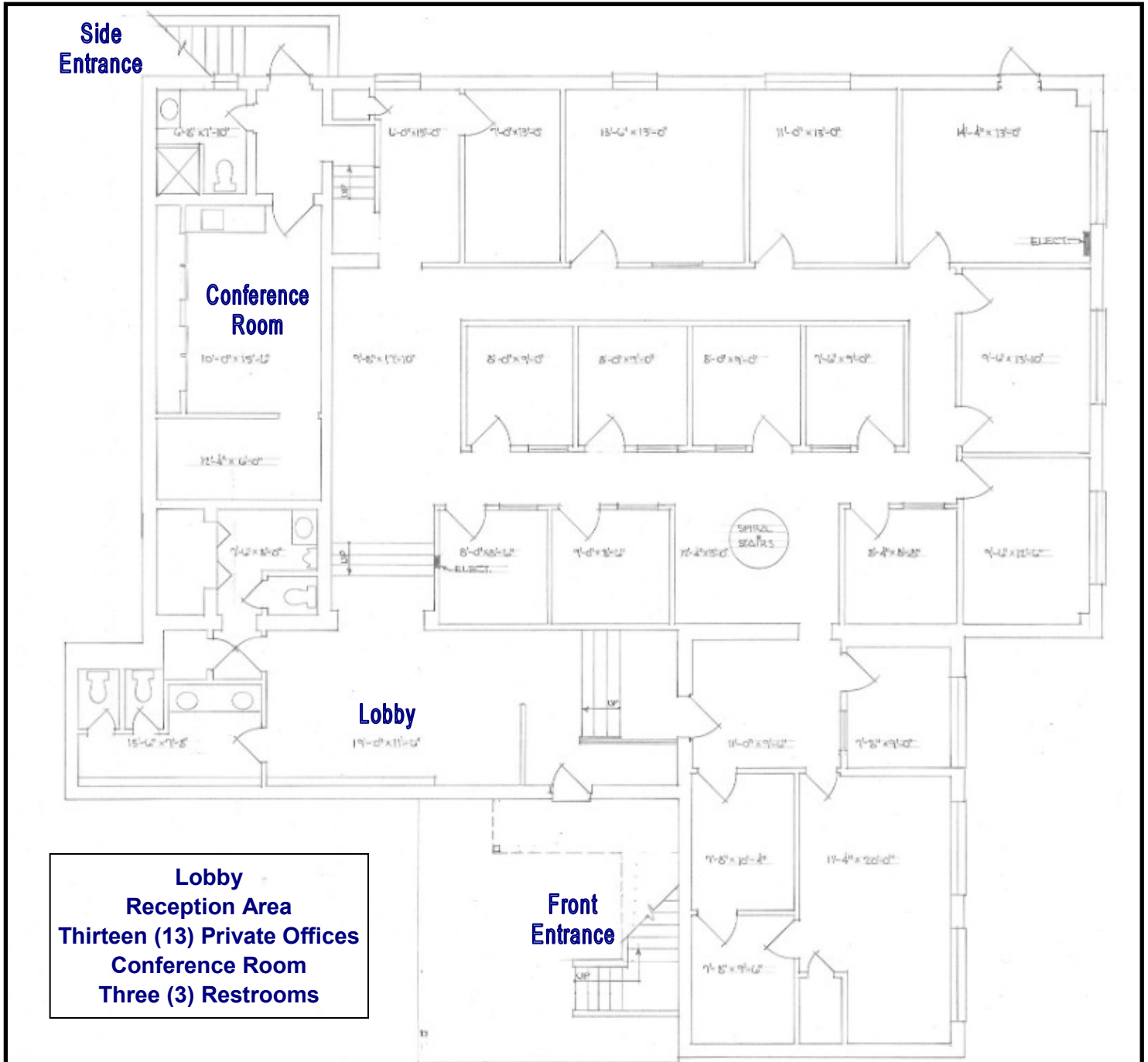
LOCATION:	Subject property is located at the high traffic, signalized intersection of North Avenue, Nottingham Drive and Gray Highway.
BUILDING INFORMATION:	8,588± SF Professional Office Building <u>Main Level: 4,294± SF</u> <ul style="list-style-type: none">- Lobby- Reception area- Thirteen private offices- Conference room- Three restrooms <u>Upper Level: 4,294± SF</u> <ul style="list-style-type: none">- Fourteen private offices- Two restrooms
ACREAGE:	1.47± Acres
EXTERIOR WALLS:	Masonry
ROOF:	Built-up flat; approximately 12 years old
FLOORING:	Hardwood, carpet & tile
LIGHTING:	Fluorescent fixtures
HVAC:	Central heat and air conditioning
PARKING:	30± parking spaces (Expandable)
ZONING:	C-4
UTILITIES:	All public utilities serve the site.
PROPERTY TAX:	\$7,961 (2021)
SALES PRICE:	\$650,000

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FLOOR PLAN - 1ST FLOOR



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AERIAL PARCEL MAP



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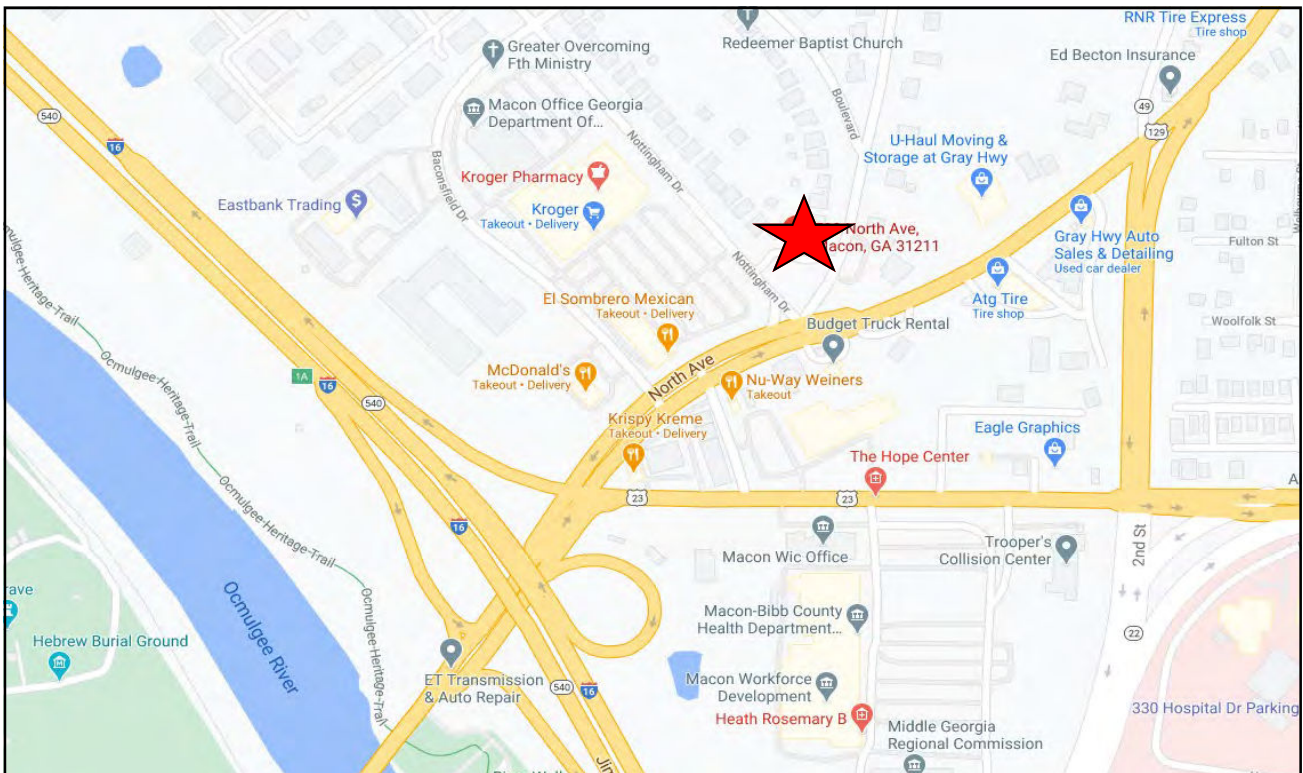
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DEMOGRAPHICS

Bibb County

Bibb County, GA 15
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

156,935

Population



Average Household Size

37.4

Median Age

\$43,016

Median Household Income

EDUCATION

13%

No High School Diploma



30%

High School Graduate



30%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



6,469

Total Businesses



87,677

Total Employees

EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services



Unemployment Rate

INCOME



\$43,016

Median Household Income



\$25,623

Per Capita Income



\$46,997

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$200,000+ (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	17.7%	+7.2%	
\$15,000 - \$24,999	10.7%	+1.9%	
\$25,000 - \$34,999	13.0%	+4.1%	
\$35,000 - \$49,999	14.0%	+1.7%	
\$50,000 - \$74,999	14.6%	-3.6%	
\$75,000 - \$99,999	10.8%	-1.9%	
\$100,000 - \$149,999	10.8%	-4.1%	
\$150,000 - \$199,999	4.2%	-2.1%	
\$200,000+	4.1%	-3.2%	

Bars show deviation from Georgia