

SALE

RETAIL

1251 EISENHOWER PKWY

MACON GA 31026

SALE PRICE: \$475,000



RILEY BENNETT

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Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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OFFERING SUMMARY

Available SF: 3,150± SF Total

Sales Price: \$475,000

Lot Size: .33 Acres

Year Built: 1982 ; 1990

Traffic Count: 22,700 VPD- Eisenhower Pkwy
17,200 VPD - Pio Nono Ave

2023 Property Taxes: ~\$1,985.43

Zoning: C-2

Utilities: All public utilities service the site.

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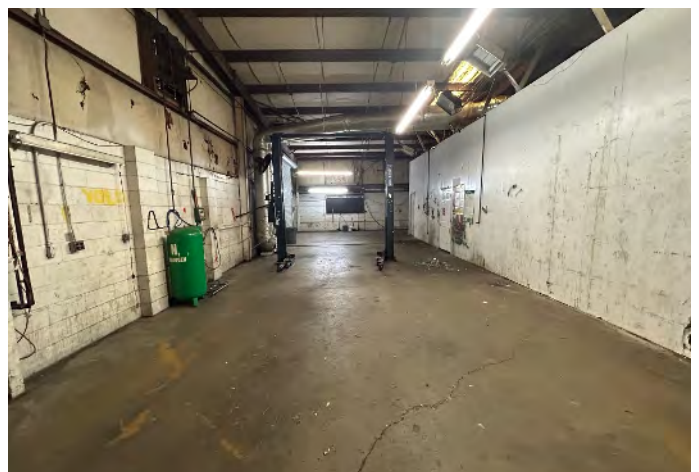
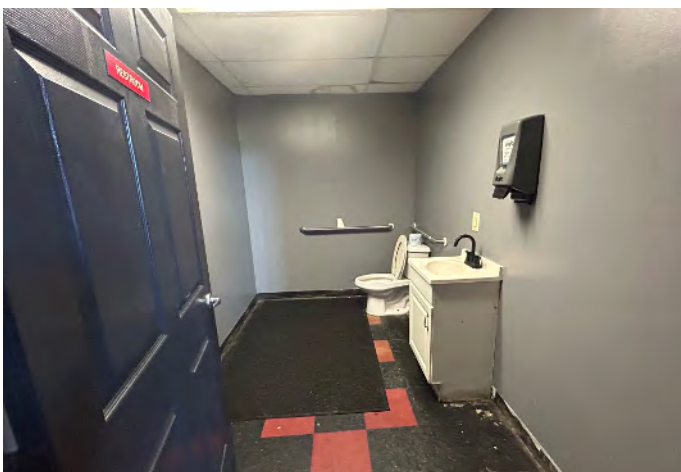


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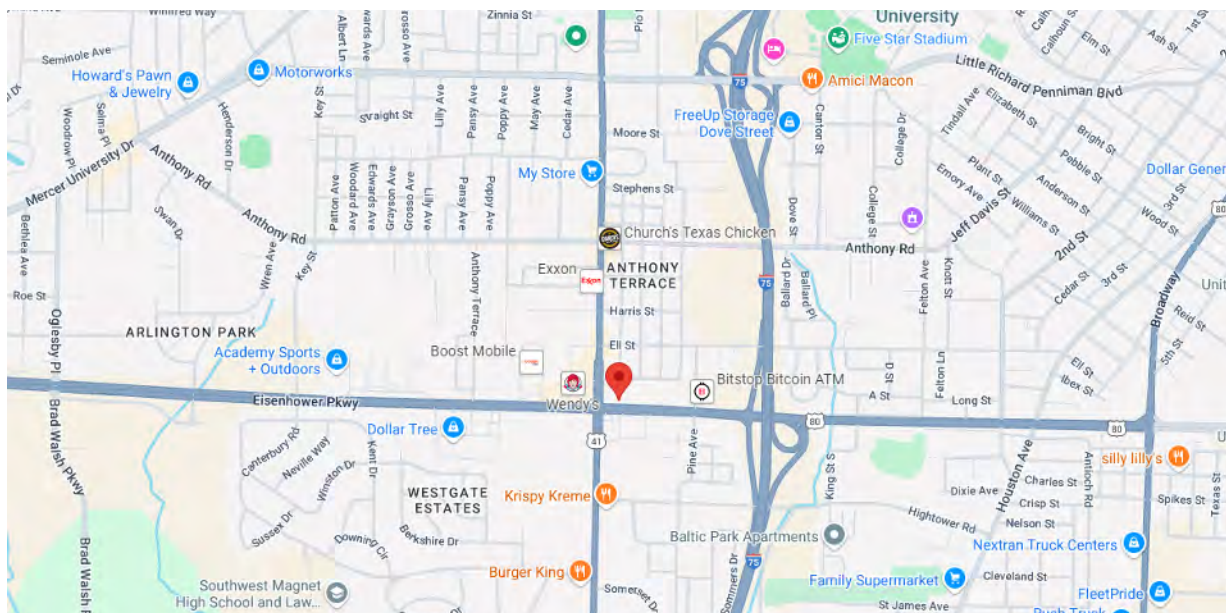


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KEY FACTS

84,292

Population



Average Household Size

35.9

Median Age

\$36,591

Median Household Income

BUSINESS



4,660

Total Businesses



52,758

Total Employees

INCOME



\$36,591

Median Household Income



\$24,217

Per Capita Income



\$19,617

Median Net Worth

EDUCATION

15%

No High School Diploma



35%

High School Graduate



28%

Some College



22%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



57%

White Collar



22%

Blue Collar



20%

Services

6.1%

Unemployment Rate

2024 Households By Income (Esri)

The largest group: <\$15,000 (23.6%)

The smallest group: \$150,000 - \$199,999 (2.2%)

Indicator ▲	Value	Diff
<\$15,000	23.6%	+7.6%
\$15,000 - \$24,999	12.6%	+3.0%
\$25,000 - \$34,999	12.1%	+1.0%
\$35,000 - \$49,999	11.8%	-0.2%
\$50,000 - \$74,999	16.2%	-0.5%
\$75,000 - \$99,999	8.2%	-2.4%
\$100,000 - \$149,999	9.7%	-4.6%
\$150,000 - \$199,999	2.2%	-1.1%

Bars show deviation from

Bibb County ▾