

FOR SALE OR LEASE



**EXCELLENT REDEVELOPMENT
OPPORTUNITY**

**PRIME DOWNTOWN
MACON LOCATION**

**ADJACENT TO
TRUIST BANK OFFICE BUILDING
AND BERT MAXWELL FURNITURE**

**FORMER CRAZY BULL
NIGHTCLUB**

**22,694± SF
TWO-STORY BUILDING**

SALES PRICE: \$1,900,000

**LEASE RATE:
\$10,000/MONTH/SUITE "A"
\$3,000/MONTH/SUITE "B"**

**473 SECOND STREET
MACON, BIBB COUNTY, GEORGIA 31201**

STEPHANIE FOLSOM, CCIM
EXCLUSIVE AGENT
478.361.8259 CELL
stephanie@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

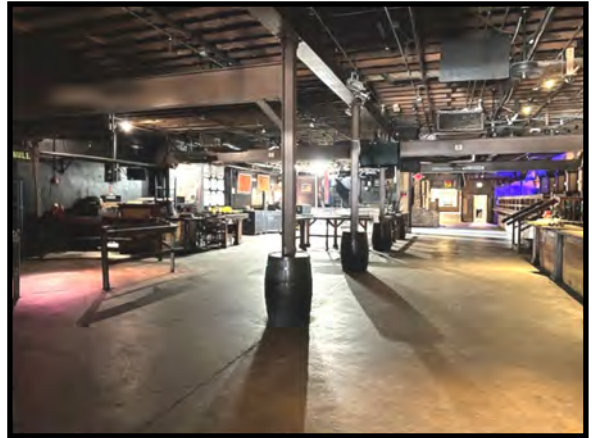
990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171
CBCMACON.COM

Created 2/21/24

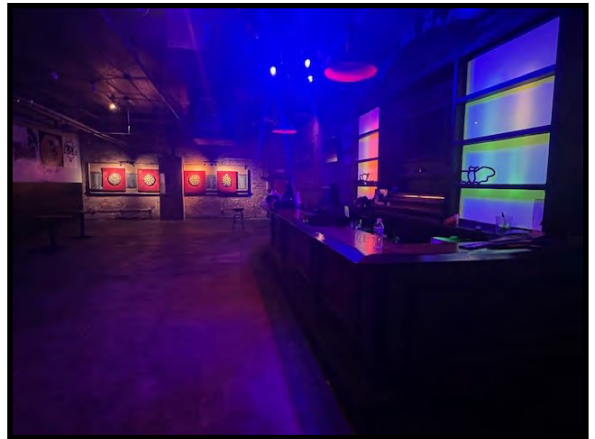
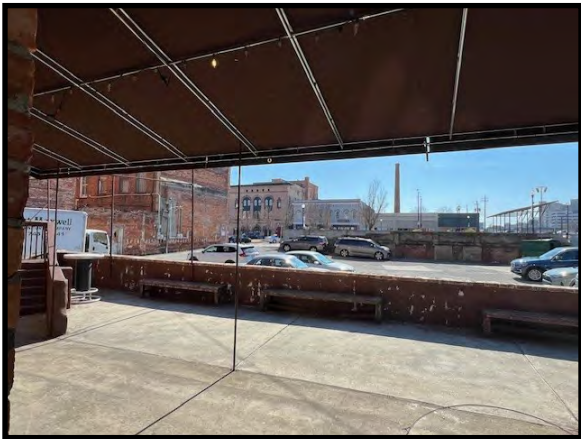
REDEVELOPMENT OPPORTUNITY / NIGHTCLUB
473 Second Street - Downtown Macon, Georgia 31201

LOCATION:	Downtown Macon across from Oliver's Corner Bistro, Ocmulgee Brew Pub and Bearfoot Tavern Bar & Grill
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 22,694± SF Two-Story Commercial Building <ul style="list-style-type: none"> - Suite "A": 11,347± SF Main Level (Former Crazy Bull) <ul style="list-style-type: none"> - Bar 1: 56'±; four (4) terminals - Bar 2: Guitar shape; 3-compartment sink; one (1) terminal - Bar 3: Small bar in rear - Dance floor - Elevated stage - Six-booth seating area - One (1) private office - Storage room - Restaurant area in rear with bar, seating area and kitchen (grease trap, hood, hand sink and 9' x 14' walk-in cooler) - Men's restroom: eight (8) urinals, four (4) stalls and six (6) sinks - Women's restroom: twelve (12) stalls and six (6) sinks - 11,347± SF Upper Level <ul style="list-style-type: none"> - Dance floor - Bar - VIP stadium seating with view of stage on main level - Large storage area - Suite "A": Lease Rate: \$10,000 Per Month - Suite "B": Lower Level - Second Street Separate Entrance <ul style="list-style-type: none"> - Dance floor - Stage - Private room - Bar with cooler - Men's restroom: two (2) urinals and one (1) stall - Women's restroom: two (2) stalls - Suite "B": Lease Rate: \$3,000 Per Month • Non-functional elevator • Outdoor space (Leased by Seller. Includes outdoor area and parking lot with hours of use 6PM - 6AM)
SITE INFORMATION:	0.24± Acres
YEAR BUILT:	1960
ROOF:	13 years old
HVAC:	Eight (8) units
FIRE PROTECTION:	Fully sprinklered
UTILITIES:	All public utilities
ZONING:	CBD-1
PROPERTY TAXES:	\$10,059.56 (2023)
SALES PRICE:	\$1,900,000

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2ND FLOOR



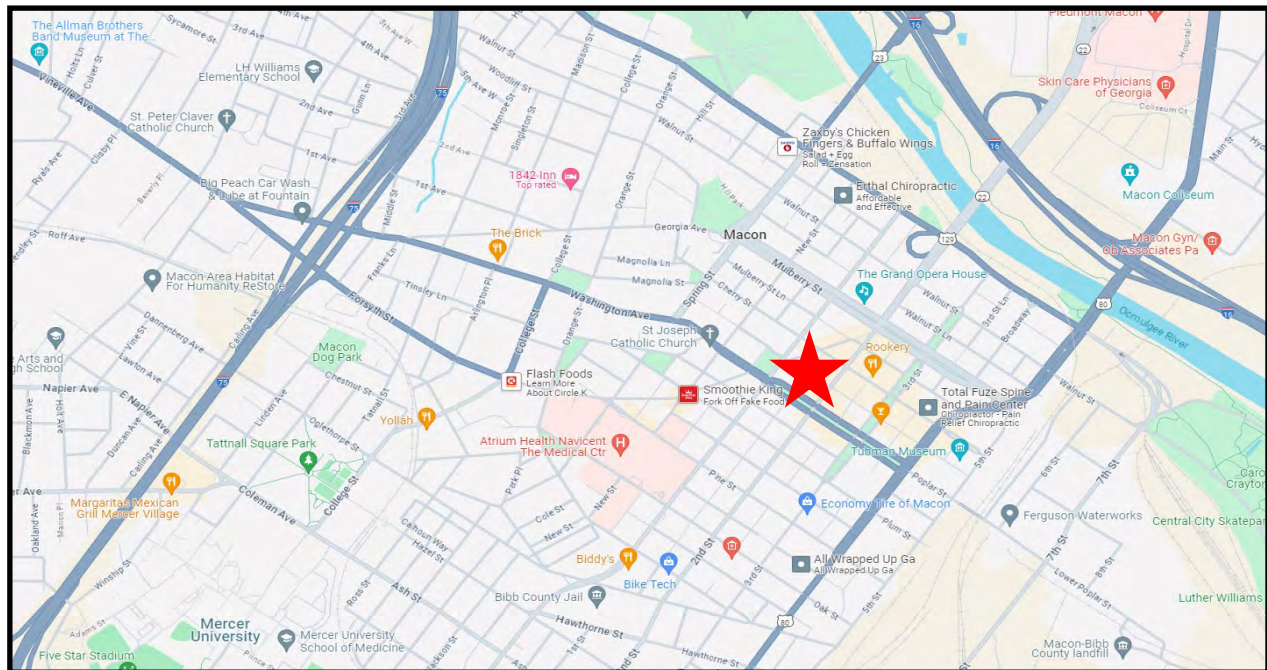
"SUITE B" LOWER LEVEL



"SUITE B" LOWER LEVEL

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DEMOGRAPHICS - BIBB COUNTY

Bibb County, GA 20
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

158,007
Population



2.4
Average Household Size

38.0

Median Age

\$50,113

Median Household Income

EDUCATION

12%

No High School Diploma



31%
High School Graduate



29%
Some College



28%
Bachelor's/Grad/Prof Degree

BUSINESS



6,409

Total Businesses



84,264

Total Employees

EMPLOYMENT



White Collar

63%



Blue Collar

21%



Services

17%

4.8%

Unemployment Rate

INCOME



\$50,113

Median Household Income



\$31,027

Per Capita Income



\$61,999

Median Net Worth

2023 Households By Income (Esri)

The largest group: <\$15,000 (16.8%)

The smallest group: \$150,000 - \$199,999 (4.3%)

Indicator ▲	Value	Diff	
<\$15,000	16.8%	+7.4%	
\$15,000 - \$24,999	8.5%	+1.1%	
\$25,000 - \$34,999	11.4%	+3.4%	
\$35,000 - \$49,999	13.3%	+2.4%	
\$50,000 - \$74,999	15.4%	-1.7%	
\$75,000 - \$99,999	10.8%	-2.7%	
\$100,000 - \$149,999	14.3%	-2.2%	
\$150,000 - \$199,999	4.3%	-3.7%	
\$200,000+	5.3%	-3.8%	

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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