



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

**Retail / Warehouse Space
Business & Inventory Included
8,800± SF**

FOR SALE



SALES PRICE: \$849,000

**Swamp Donkey Offroad
4641 Houston Ave
Macon, GA 31216**

**PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171**

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201**



PROPERTY OVERVIEW

4641 Houston Ave
Macon, GA 31216

BUILDING INFORMATION:	<ul style="list-style-type: none">• 8,800± SF Total• 1.04± acres• 110' x 54' Warehouse Space• 2 - 12'x15' drive-ins• 1 - 10x10 drive-in• 10' side eve clear• 14' center eve clear• 26' x 52' bay spacing• Warehouse is heated ; not cooled• Automotive Maintenance Center - Business, Book of Business, & Inventory included in Sale
LOCATION:	~ 1 mile from I-16 ~ 2 miles from I-75
ACTUAL YEAR BUILT:	1995
AVERAGE DAILY TRAFFIC COUNT:	~ 31,000 Vehicles Per Day
EXTERIOR:	Brick and vinyl
ROOF:	Standing seam, pitched metal roof
LIGHTING:	LED / Fluorescent Fixtures
FLOORING:	Concrete
HVAC:	Central Heating and Air in Retail Space ; Warehouse heated only
LAND:	1.04± acres
ZONED:	C-3
UTILITIES:	All public utilities available to site
PARKING:	Asphalt, paved
SALES PRICE: \$849,000	





PHOTOS

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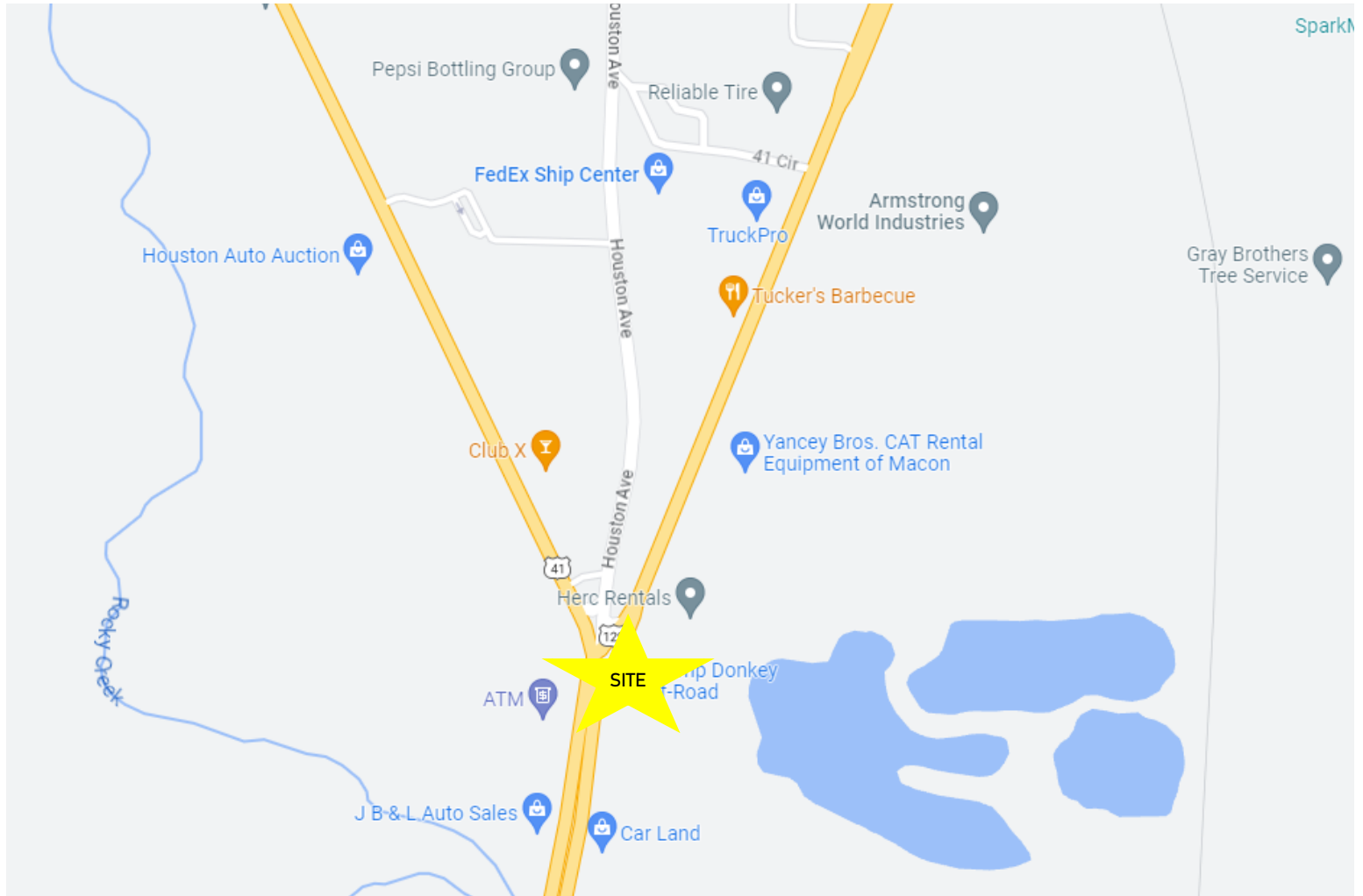
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MAPS

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DEMOGRAPHICS - 1 Mile

4641 Houston Ave
Macon, GA 31216

KEY FACTS

904

Population



Average
Household Size

35.1

Median Age

\$34,231

Median Household
Income

EDUCATION

17%

No High
School
Diploma



46%

High School
Graduate



24%

Some College



13%

Bachelor's/Grad/Prof
Degree

BUSINESS



95

Total Businesses



1,807

Total Employees

EMPLOYMENT



44%

White Collar



42%

Blue Collar



14%

Services

8.4%

Unemployment
Rate

INCOME



\$34,231

Median Household
Income



\$16,681

Per Capita Income



\$14,250

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (19.6%)

The smallest group: \$200,000+ (0.3%)

Indicator ▲	Value	Diff	
<\$15,000	18.5%	+3.2%	
\$15,000 - \$24,999	14.0%	+4.5%	
\$25,000 - \$34,999	18.5%	+6.3%	
\$35,000 - \$49,999	19.6%	+5.9%	
\$50,000 - \$74,999	12.2%	-2.5%	
\$75,000 - \$99,999	6.3%	-5.4%	
\$100,000 - \$149,999	6.3%	-6.2%	

Bars show deviation from Bibb County ▼

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DEMOGRAPHICS - 3 Mile

4641 Houston Ave
Macon, GA 31216

KEY FACTS

21,437

Population



Average
Household Size

35.6

Median Age

\$36,900

Median Household
Income

EDUCATION

16%

No High
School
Diploma



40%
High School
Graduate



34%
Some College



10%
Bachelor's/Grad/Prof
Degree

BUSINESS



654

Total Businesses



8,091

Total Employees

EMPLOYMENT



White Collar

56%



Blue Collar

29%



Services

14%

6.7%

Unemployment
Rate

INCOME



\$36,900

Median Household
Income



\$19,932

Per Capita Income



\$20,671

Median Net Worth

Households By Income

The largest group: <\$15,000 (19.9%)

The smallest group: \$200,000+ (0.7%)

Indicator ▲	Value	Diff
<\$15,000	19.9%	+4.6%
\$15,000 - \$24,999	12.3%	+2.8%
\$25,000 - \$34,999	15.3%	+3.1%
\$35,000 - \$49,999	14.4%	+0.7%
\$50,000 - \$74,999	14.5%	-0.2%
\$75,000 - \$99,999	8.8%	-2.9%
\$100,000 - \$149,999	11.9%	-0.6%

Bars show deviation from

Bibb County ▼





DEMOGRAPHICS - 5 Mile

4641 Houston Ave
Macon, GA 31216

KEY FACTS

60,625

Population



Average
Household Size

34.9

Median Age

\$35,614

Median Household
Income

EDUCATION

17%

No High
School
Diploma



36%

High School
Graduate



32%

Some College



15%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,943

Total Businesses



40,714

Total Employees

EMPLOYMENT



White Collar

57%



Blue Collar

24%



Services

19%

6.0%

Unemployment
Rate

INCOME



\$35,614

Median Household
Income



\$20,214

Per Capita Income



\$14,925

Median Net Worth

Households By Income

The largest group: <\$15,000 (23.5%)

The smallest group: \$200,000+ (1.0%)

Indicator ▲	Value	Diff	
<\$15,000	23.5%	+8.2%	
\$15,000 - \$24,999	12.0%	+2.5%	
\$25,000 - \$34,999	13.7%	+1.5%	
\$35,000 - \$49,999	14.5%	+0.8%	
\$50,000 - \$74,999	13.8%	-0.9%	
\$75,000 - \$99,999	8.5%	-3.2%	
\$100,000 - \$149,999	10.5%	-2.0%	

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