

LEASE

AUTO GARAGE / VACANT LOT
445 & 427 ARCH STREET - MACON, BIBB COUNTY, GA 31201



MONTHLY LEASE RATE:
\$2,600.00, NNN

LOCATION OVERVIEW

- Located in the middle of Macon's central business district with frontage along Arch Street and Third Street Lane
- Across from Department of Family and Children Services
- Easy access to Interstate 75 and Interstate 16
- Convenient to downtown residential, shopping, banks and restaurants

PROPERTY OVERVIEW

- 5,400± SF Auto Service Garage
 - 4,600± SF Auto Garage
 - Parts counter
 - Storage room
 - Open garage
 - One (1) drive-in door
 - 800± SF Office
 - Reception area
 - Two (2) private offices
 - Break room
 - One (1) restroom
- .56± Acres; fenced
- 49+ On-site parking spaces
- Built in 1960
- All public utilities serve the site
- 2022 Property Tax: \$1,929.47
- Zoned: CBD-2

ARTHUR P BARRY III, SIOR
478.731.8000 Cell
abarry@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM

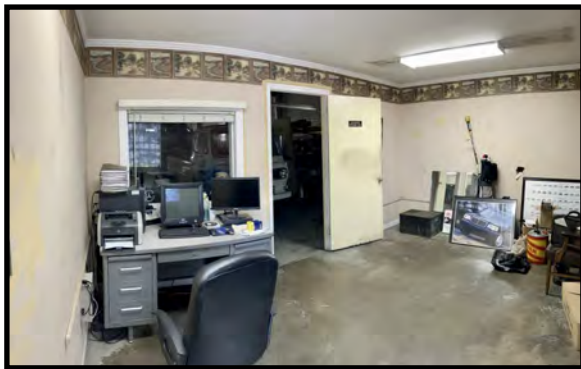
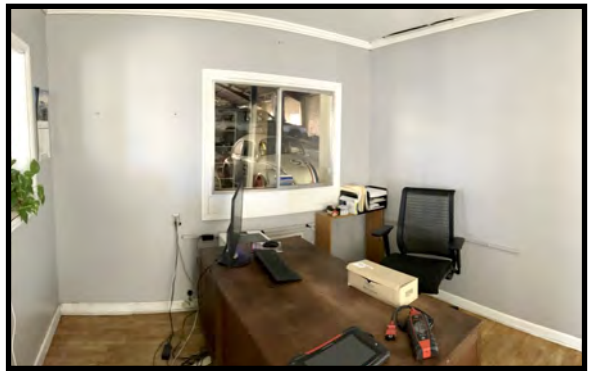


COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

Created 4/17/23

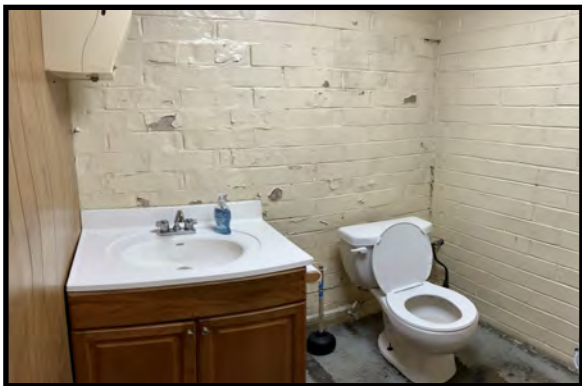
LEASE

AUTO GARAGE / VACANT LOT
445 & 427 ARCH STREET - MACON, BIBB COUNTY, GA 31201



LEASE

AUTO GARAGE / VACANT LOT
445 & 427 ARCH STREET - MACON, BIBB COUNTY, GA 31201



LEASE

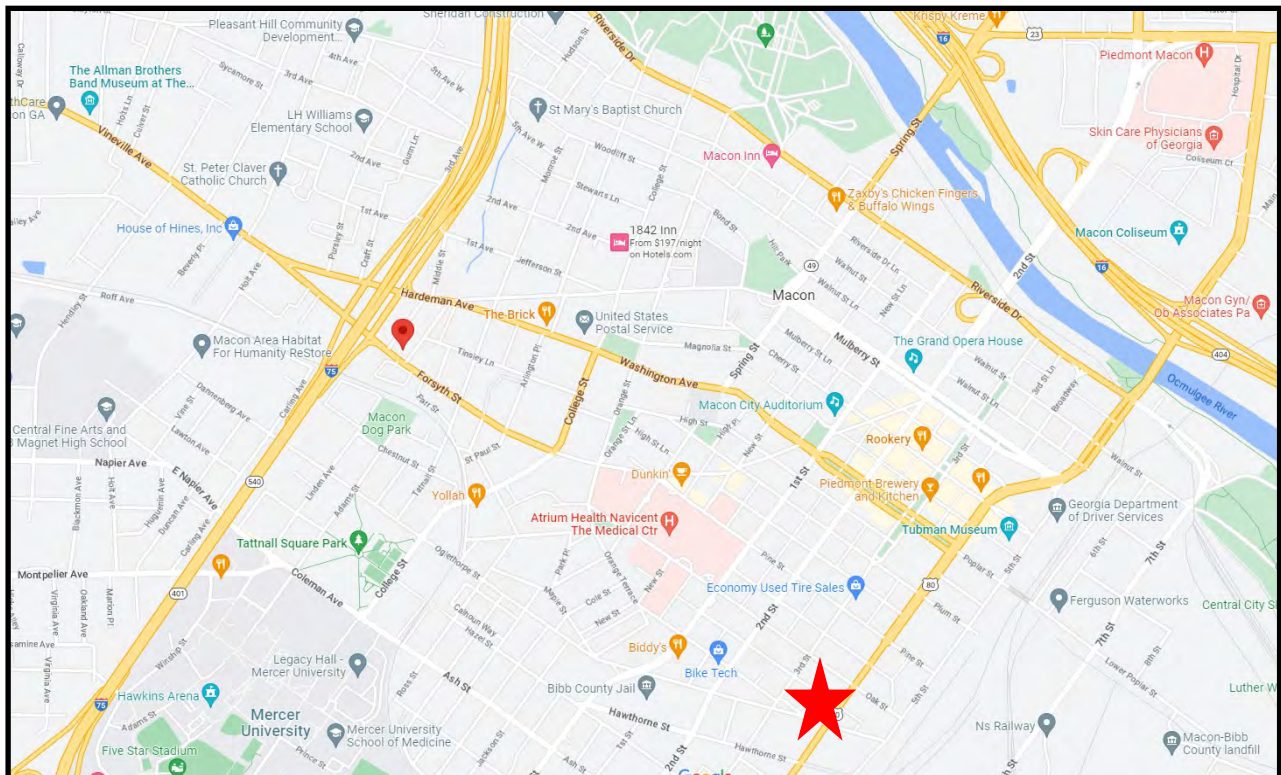
AUTO GARAGE / VACANT LOT
445 & 427 ARCH STREET - MACON, BIBB COUNTY, GA 31201

PARCEL MAP



LEASE

AUTO GARAGE / VACANT LOT
445 & 427 ARCH STREET - MACON, BIBB COUNTY, GA 31201



ARTHUR P BARRY III, SIOR
478.731.8000 Cell
abarry@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

LEASE

AUTO GARAGE / VACANT LOT
445 & 427 ARCH STREET - MACON, BIBB COUNTY, GA 31201

DEMOGRAPHICS - BIBB COUNTY

Bibb County, GA 17

Bibb County, GA (13021)

Geography: County

Prepared by Esri

KEY FACTS

157,366

Population



2.4

Average
Household Size

37.8

Median Age

\$48,982

Median Household
Income

EDUCATION

12%

No High
School
Diploma



31%

High School
Graduate



29%

Some College



29%

Bachelor's/Grad/Prof
Degree

BUSINESS



6,634

Total Businesses



84,123

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

19%



Services

15%

4.0%

Unemployment
Rate

INCOME



\$48,982

Median Household
Income



\$30,730

Per Capita Income



\$60,993

Median Net Worth

Households By Income

The largest group: <\$15,000 (15.3%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	15.3%	+6.4%	
\$15,000 - \$24,999	9.5%	+1.8%	
\$25,000 - \$34,999	12.2%	+4.2%	
\$35,000 - \$49,999	13.7%	+2.2%	
\$50,000 - \$74,999	14.7%	-3.3%	
\$75,000 - \$99,999	11.7%	-1.6%	
\$100,000 - \$149,999	12.5%	-4.0%	
\$150,000 - \$199,999	5.3%	-2.2%	
\$200,000+	5.1%	-3.4%	

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.