

GROUND FLOOR OFFICE SPACE FOR LEASE

363 PIERCE AVENUE
MACON, GA 31204
BIBB COUNTY

±2,400 SF
±.34 ACRE

LEASE RATE:
\$2,250/MO



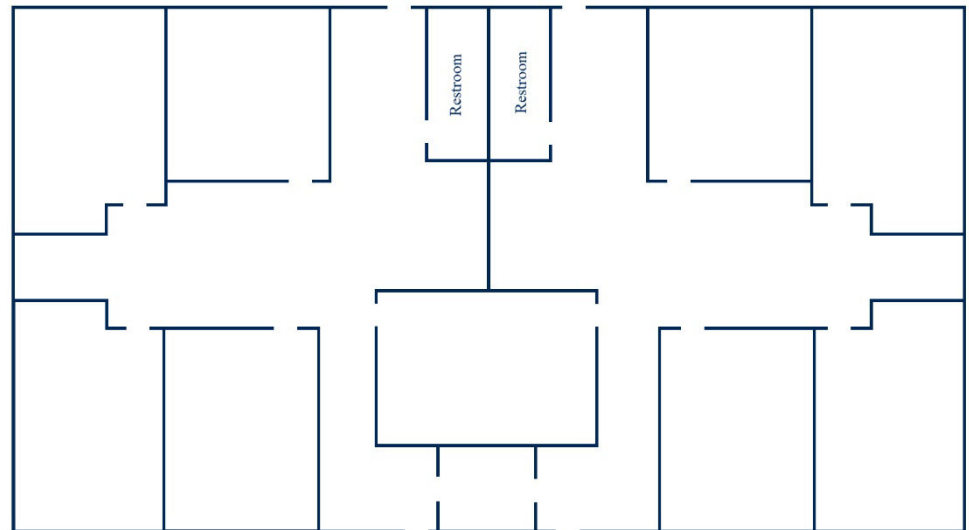
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PROPERTY INFORMATION

- ±2,400 SF ground floor office available
- Total building size: ±4,310 SF (Second floor occupied by Kornegay Engineering)
- On site parking with additional street parking
- Zoned: HR-3 (Historic Residential)
- Convenient to Interstate 16, Interstate 75 and downtown Macon
- Located in a high traffic area near the intersection of Pierce Avenue and Vineville Avenue

363 Pierce Avenue
Floor Plan NOT to Scale
TOTAL SF: ±2,400



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DEMOGRAPHICS

363 Pierce Avenue - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	7,363	50,670	93,382
2030 ESTIMATED POPULATION	7,246	50,533	93,138
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	3,583	21,627	38,757
2030 HOUSEHOLD ESTIMATES	3,551	21,760	38,960
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$81,952	\$68,415	\$68,650
2030 HH INCOME ESTIMATE	\$94,552	\$76,846	\$76,876

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$68,415



50,670



21,627



3.2%



74,988

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TRAFFIC COUNT & MAP

- Traffic Count (GDOT 2024:)
Pierce Avenue – 9,070 VPD
Vineville Avenue – 21,800 VPD



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