



OFFICE BUILDING FOR SALE



**363 PIERCE AVENUE
MACON, GA 31204
BIBB COUNTY**

**SALES PRICE:
\$495,000**



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PROPERTY INFORMATION

- +/- 4,310 SF office building situated on .34 acre
- Office spaces available
- Zoned HR-3
- High traffic location near the intersection of Pierce Avenue and Vineville Avenue
- Convenient to Interstate 16, Interstate 75 and downtown Macon



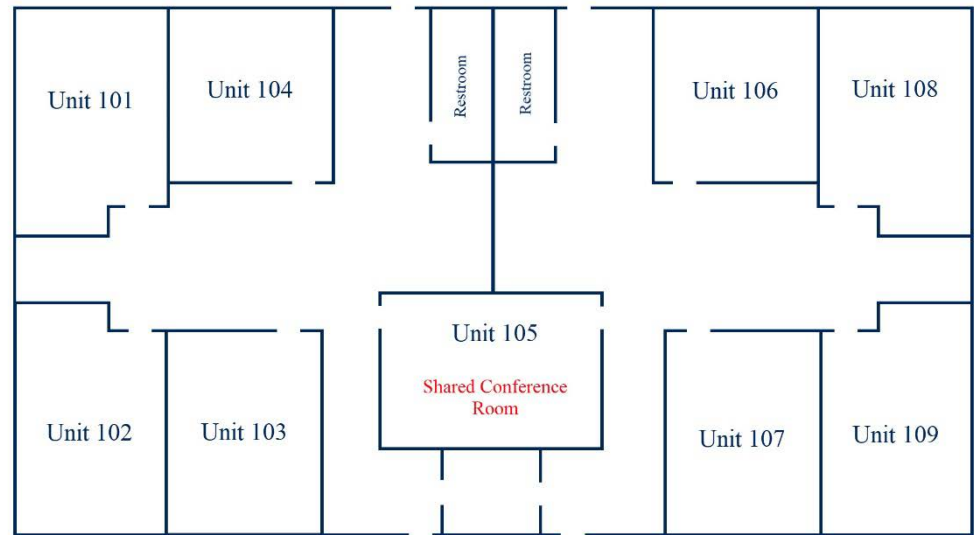
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PROPERTY INFORMATION

- Ground floor available; second floor occupied by Korengay Engineering.
- Newly renovated (paint, carpet, lighting, etc.)
- Includes Wi-Fi, utilities and janitorial.
- On site parking with additional street parking

363 Pierce Avenue Floor Plan NOT to Scale



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DEMOGRAPHICS

Traffic Counts: (GDOT 2021 Published Data estimate)

Pierce Avenue– 9,570 vpd
 Vineville Avenue– 18,000 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population:	7,442	51,859	94,840
2027 Population Estimate:	7,353	51,658	94,256
2022 Households:	3,599	21,747	38,800
2027 Households Estimate:	3,573	21,775	38,780
2022 Average HH Income:	\$76,405	\$62,758	\$64,200
2027 Average HH Income Estimate:	\$101,178	\$77,839	\$78,714



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ADDITIONAL PHOTOS



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