

# DENTAL OFFICE FOR SALE

151 PIERCE AVENUE  
MACON, GA 31204  
BIBB COUNTY

±2,677 SF  
±0.59 ACRE

ASKING PRICE:  
\$1,000,000



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## PROPERTY INFORMATION

- ±2,677 SF building with additional ±800 SF storage building situated on a ±0.59-acre lot
- This building features two (2) doctors offices, nine (9) dental units with chairs, reception area, waiting room, breakroom, two (2) x-ray machines and dental laboratory equipment
- Built in 1981
- Paved and lined parking spaces
- 2025 Real Estate Property Taxes: \$3,504.25
- Traffic Count (GDOT 2023:)  
Pierce Avenue - 14,100 VPD  
Pio Nono Avenue - 15,100 VPD  
Vineville Avenue - 21,800 VPD
- Great location surrounded by many business professionals including attorney offices, medical users, insurance agencies, and more.

### 151 Pierce Avenue - Macon, GA

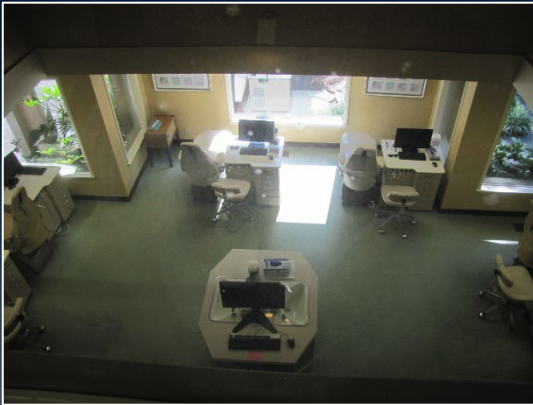
| POPULATION                | 1 MILE   | 3 MILE   | 5 MILE   |
|---------------------------|----------|----------|----------|
| 2025 POPULATION           | 7,569    | 52,080   | 93,167   |
| 2030 ESTIMATED POPULATION | 7,469    | 51,914   | 92,894   |
| HOUSEHOLDS                | 1 MILE   | 3 MILE   | 5 MILE   |
| 2025 HOUSEHOLDS           | 3,647    | 22,182   | 38,557   |
| 2030 HOUSEHOLD ESTIMATES  | 3,625    | 22,308   | 38,754   |
| HOUSEHOLD INCOME          | 1 MILE   | 3 MILE   | 5 MILE   |
| 2025 HH INCOME            | \$71,645 | \$66,953 | \$67,849 |
| 2030 HH INCOME ESTIMATE   | \$82,800 | \$75,154 | \$75,957 |

| AVERAGE INCOME                                                                     | POPULATION                                                                          | HOUSEHOLDS                                                                          | UNEMPLOYMENT                                                                        | LABOR FORCE                                                                         |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |  |
| \$66,953                                                                           | 52,080                                                                              | 22,182                                                                              | 5.5%                                                                                | 168,512                                                                             |

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## PROPERTY PHOTOS



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