

OFFICE BUILDING FOR SALE

363 PIERCE AVENUE
MACON, GA 31204
BIBB COUNTY

±4,310 SF
±0.34 ACRE

PRICE REDUCED:
\$455,000
\$395,000



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PROPERTY INFORMATION

- ±4,310 SF office building situated on ±0.34 acre
- Zoned HR-3 (Historic Residential)
- Newly renovated (paint, carpet, lighting, etc.)
- Ground floor available; second floor occupied by Korengay Engineering and leased for \$1,800 per month
- On site parking with additional street parking
- Surrounded by established residential neighborhoods and professional services
- Convenient location in an established residential corridor along Pierce and Vineville Avenue; benefiting from strong traffic counts



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DEMOGRAPHICS

Traffic Counts (GDOT Estimates 2024)
 Pierce Avenue - 9,070 VPD
 Vineville Avenue - 21,800 VPD

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

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.



ADDITIONAL PHOTOS



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