Office Building for Sale

363 Pierce Avenue
Macon, Ga 31204
Bibb County

±4,310 SF
±0.34 Acre

Price Reduced:
~~$395,000~~
$355,000

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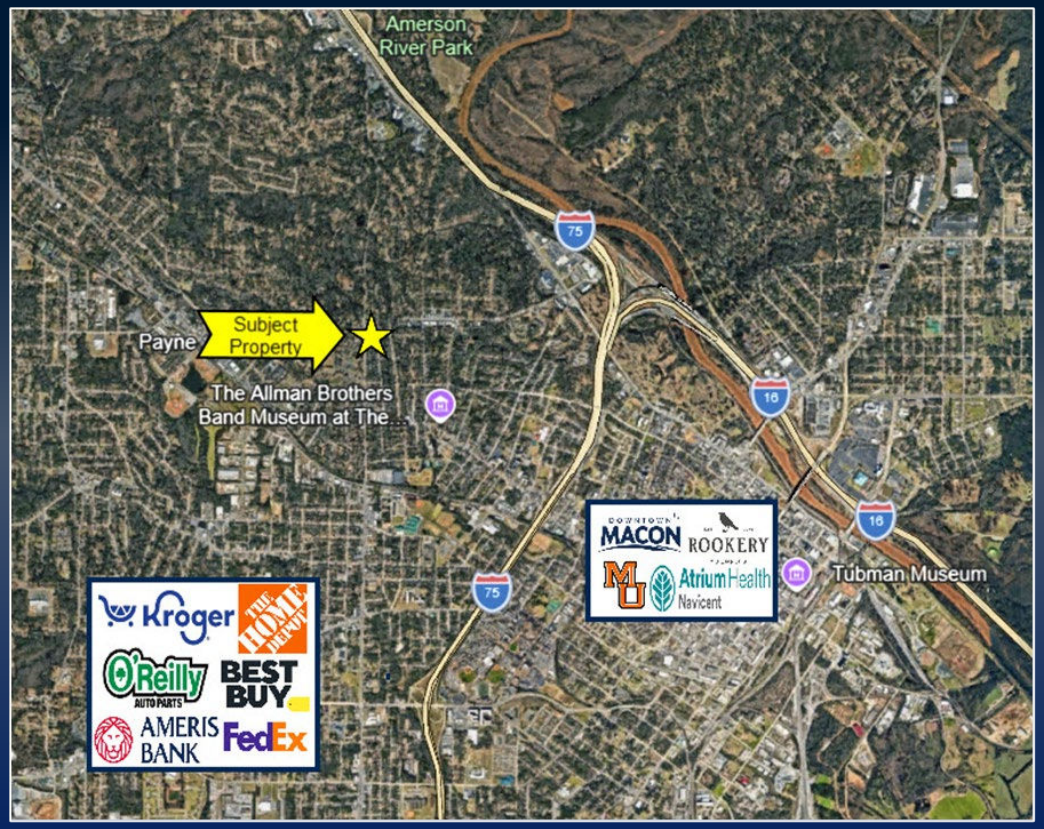
Property Information

- ±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

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Additional Photos

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