



# FOR SALE OR LEASE

3458 Williamson Road

Macon, Bibb County, Georgia 31206



**19,200± SF TOTAL**

**9,600± SF RETAIL STOREFRONT / SHOWROOM / WAREHOUSE**

**9,600± SF STORAGE ON LOWER LEVEL**

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**SALES PRICE: \$375,000**

**LEASE RATE: \$2,250 PER MONTH**

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**CBCMACON.COM**

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 **COLDWELL  
BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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## PROPERTY OVERVIEW

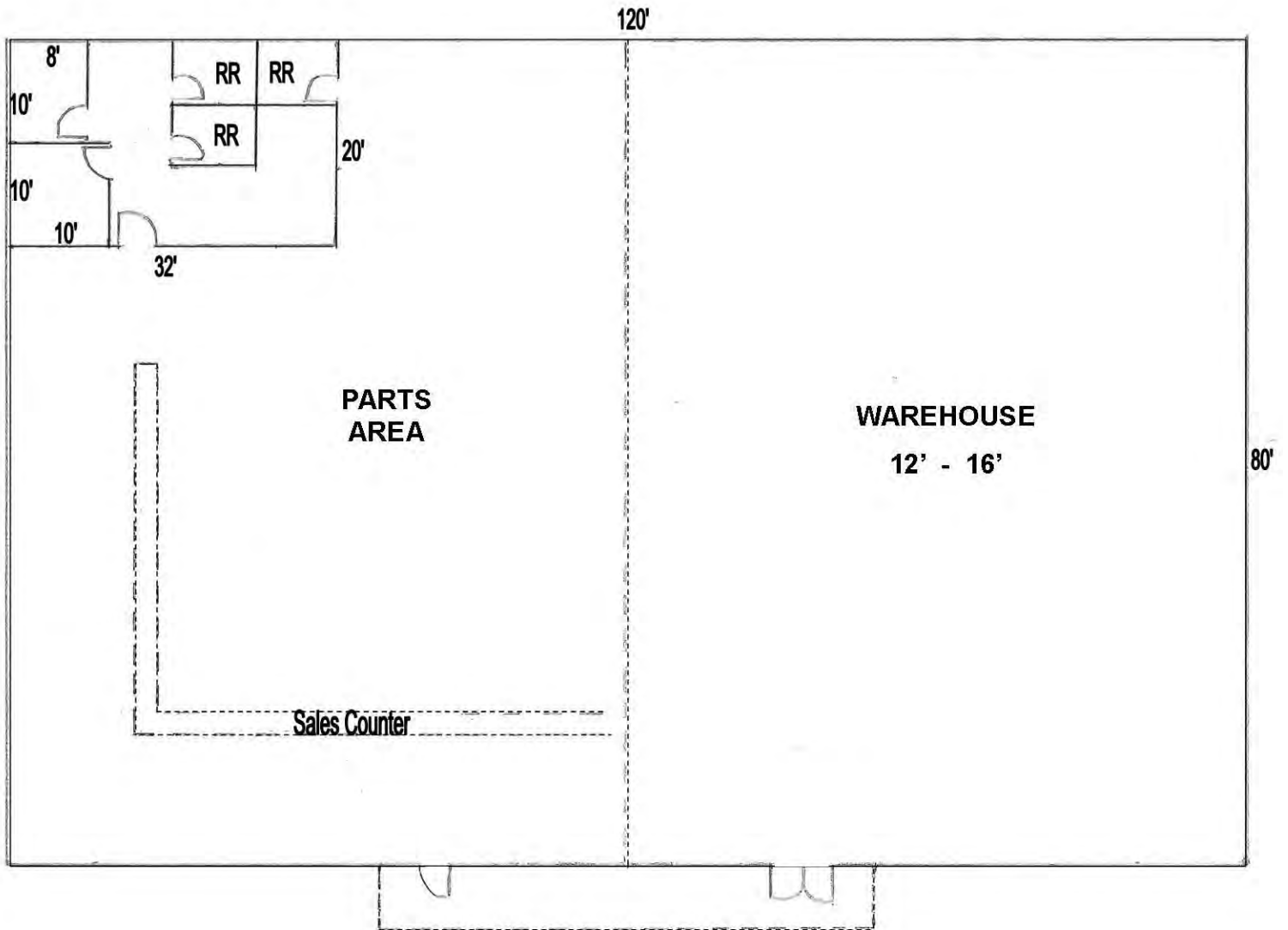
3458 Williamson Road  
Macon, Bibb County, Georgia 31206

<b>LOCATION:</b>	Subject property located between Pio Nono Avenue and Bloomfield Drive.
<b>BUILDING INFORMATION:</b>	19,200± SF Storefront Retail Showroom / Warehouse (Floor Plan Pages 3-4) <ul style="list-style-type: none"><li>- Former plumbing supply distributor</li><li>- 9,600± SF Storefront showroom</li><li>- 9,600± SF Storage basement</li></ul>
<b>CEILING HEIGHT:</b>	12' - 16'
<b>TRUCK LOADING:</b>	12' X 10' Drive-in door
<b>CONSTRUCTION:</b>	Masonry / Steel / Block / Glass Front
<b>HVAC:</b>	<ul style="list-style-type: none"><li>• Office: Central heat and air conditioning</li><li>• Showroom / Sales Area: Some heat &amp; air</li></ul>
<b>PARKING:</b>	24± Asphalt paved parking spaces
<b>UTILITIES:</b>	All utilities serve the site.
<b>ZONING:</b>	C1
<b>PROPERTY TAX BILL:</b>	\$2,589.45 (2020)
<b>SALES PRICE: \$375,000</b> <b>LEASE RATE: \$2,250 PER MONTH</b>	



# FLOOR PLAN - SHOWROOM

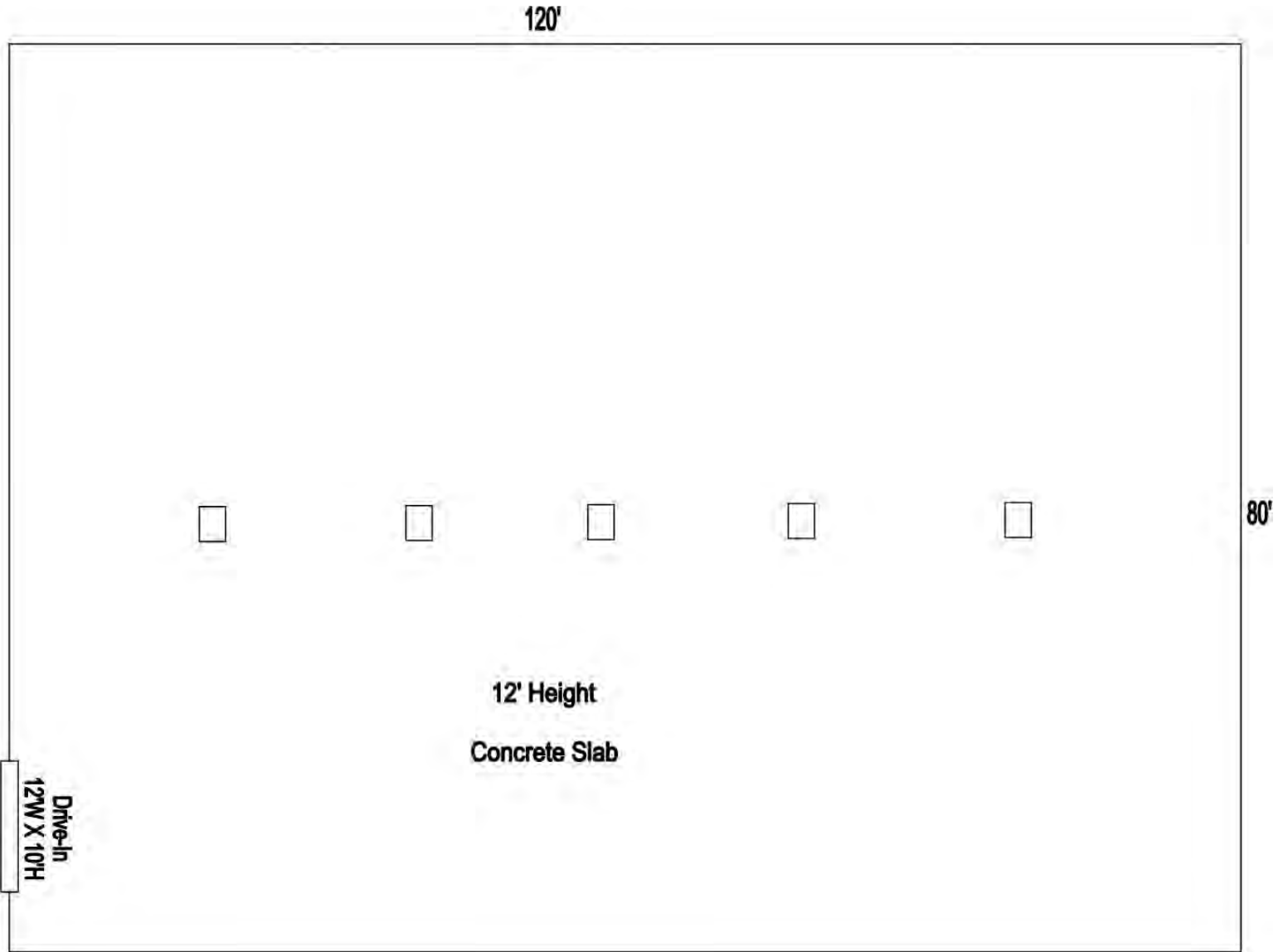
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# FLOOR PLAN - LOWER LEVEL STORAGE

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Macon, Bibb County, Georgia 31206

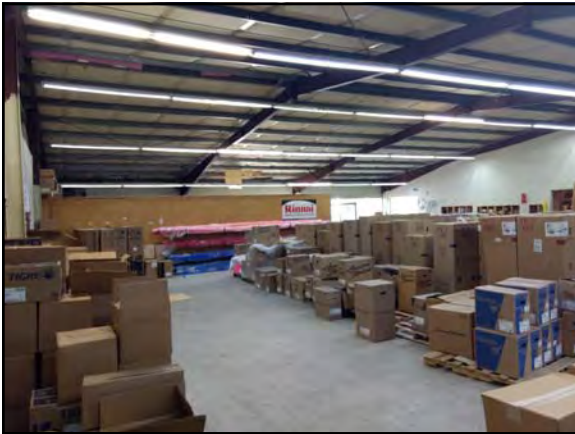






## PHOTOS

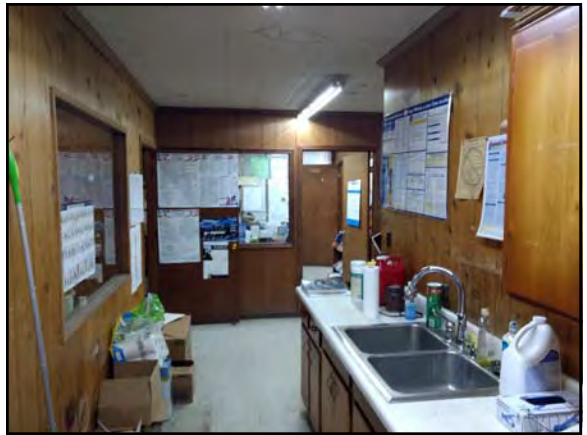
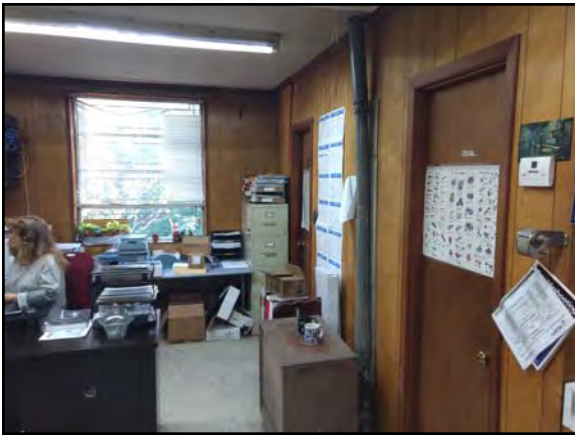
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## PHOTOS

3458 Williamson Road  
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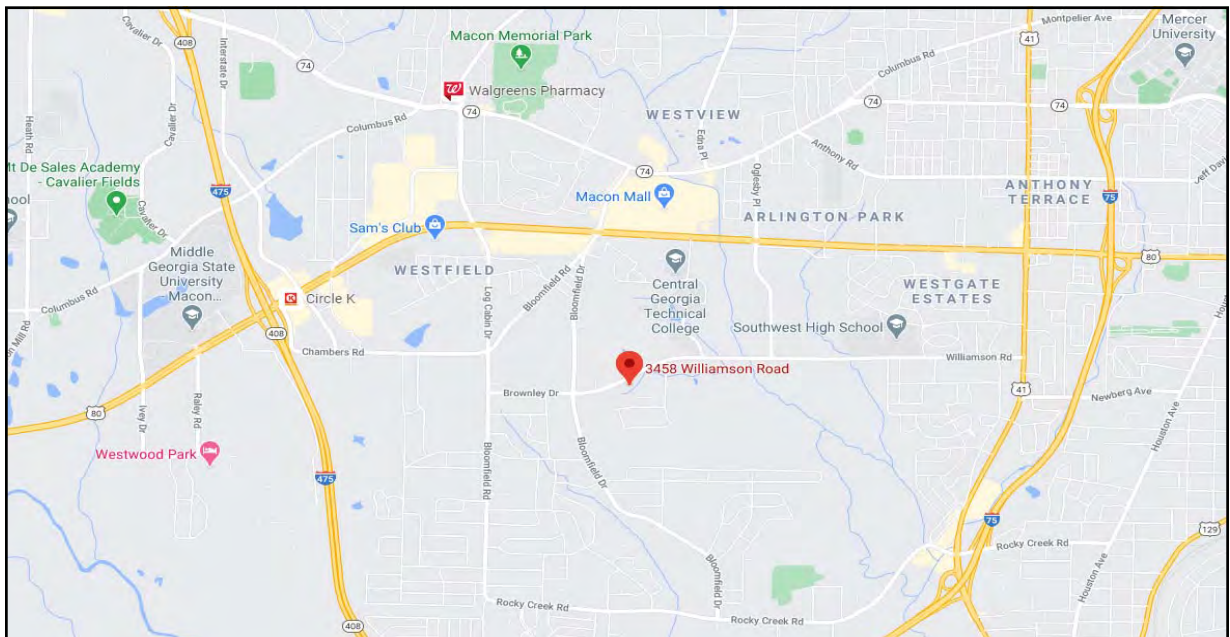
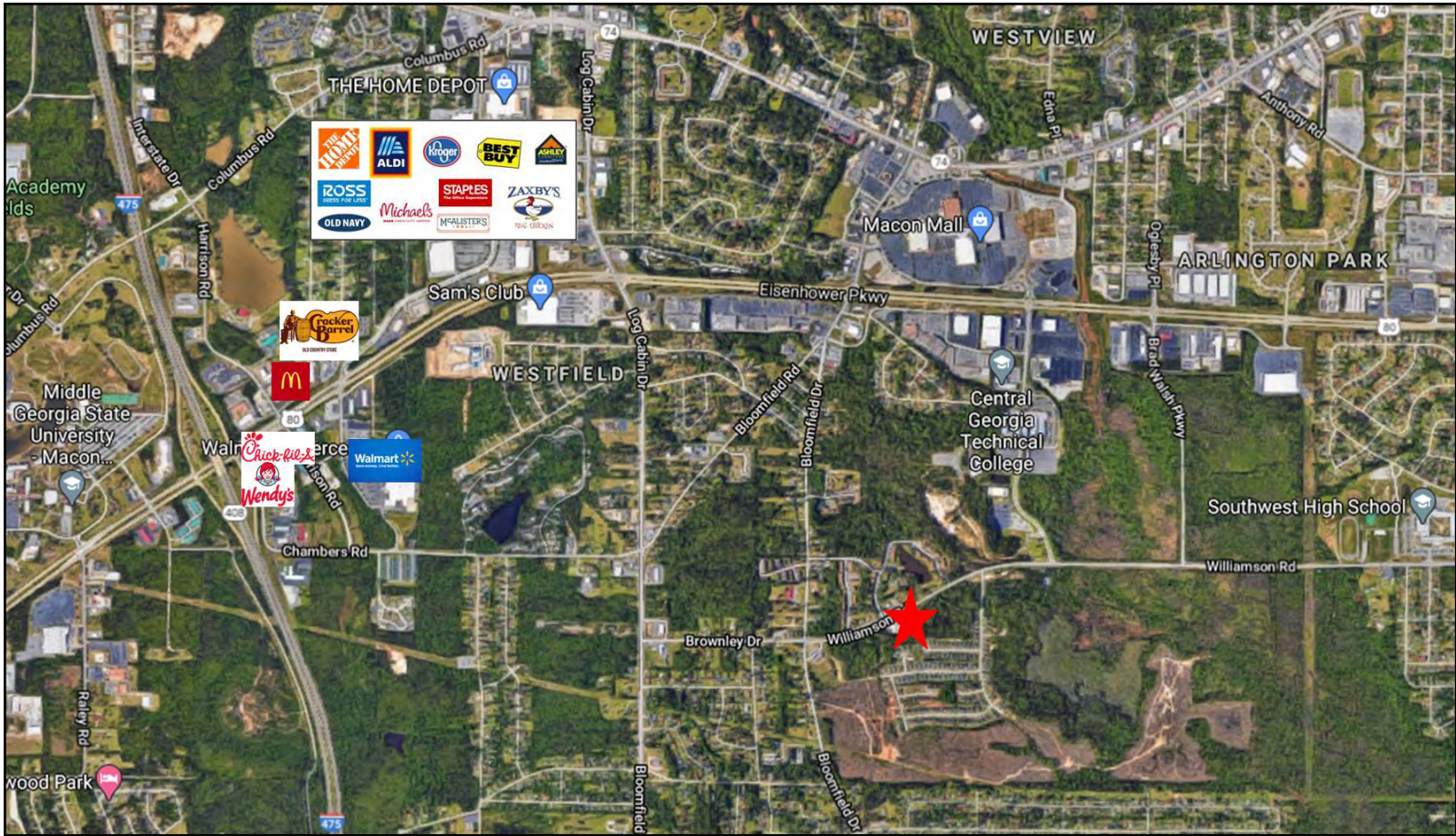






# MAPS

3458 Williamson Road  
Macon, Bibb County, Georgia 31206



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# DEMOGRAPHICS - ONE MILE

3458 Williamson Road  
Macon, Bibb County, Georgia 31206

## KEY FACTS

5,494

Population



2.8

Average Household Size

31.7

Median Age

\$32,049

Median Household Income

20%

No High School Diploma



41%

High School Graduate



28%

Some College



10%

Bachelor's/Grad/Prof Degree

## BUSINESS



162

Total Businesses



1,860

Total Employees

## EMPLOYMENT



White Collar

61%



Blue Collar

19%



Services

20%

24.1%

Unemployment Rate

## INCOME



\$32,049

Median Household Income



\$15,217

Per Capita Income



\$12,811

Median Net Worth

## Households By Income

The largest group: <\$15,000 (26.7%)

The smallest group: \$200,000+ (0.6%)

Indicator ▲	Value	Difference	
<\$15,000	26.7%	+7.4%	
\$15,000 - \$24,999	10.1%	-2.7%	
\$25,000 - \$34,999	17.1%	+5.4%	
\$35,000 - \$49,999	16.7%	+3.7%	
\$50,000 - \$74,999	14.1%	-0.7%	
\$75,000 - \$99,999	7.1%	-5.1%	
\$100,000 - \$149,999	6.6%	-2.5%	
\$150,000 - \$199,999	0.8%	-2.5%	
\$200,000+	0.6%	-3.2%	





# DEMOGRAPHICS - THREE MILE

3458 Williamson Road  
Macon, Bibb County, Georgia 31206

## KEY FACTS

47,429

Population



2.7

Average Household Size

32.1

Median Age

\$24,931

Median Household Income

## EDUCATION

20%

No High School Diploma



39%  
High School Graduate



30%  
Some College



11%  
Bachelor's/Grad/Prof Degree

## BUSINESS



1,491

Total Businesses



16,314

Total Employees

## EMPLOYMENT



53%

White Collar



23%

Blue Collar



24%

Services

21.6%

Unemployment Rate

## INCOME



\$24,931

Median Household Income



\$12,681

Per Capita Income



\$11,849

Median Net Worth

## Households By Income

The largest group: <\$15,000 (32.5%)

The smallest group: \$150,000 - \$199,999 (0.4%)

Indicator ▲	Value	Difference	
<\$15,000	32.5%	+13.2%	<div style="width: 32.5%;"></div>
\$15,000 - \$24,999	17.6%	+4.8%	<div style="width: 17.6%;"></div>
\$25,000 - \$34,999	14.8%	+3.1%	<div style="width: 14.8%;"></div>
\$35,000 - \$49,999	12.7%	-0.3%	<div style="width: 12.7%;"></div>
\$50,000 - \$74,999	12.0%	-2.8%	<div style="width: 12.0%;"></div>
\$75,000 - \$99,999	6.1%	-6.1%	<div style="width: 6.1%;"></div>
\$100,000 - \$149,999	3.4%	-5.7%	<div style="width: 3.4%;"></div>
\$150,000 - \$199,999	0.4%	-2.9%	<div style="width: 0.4%;"></div>
\$200,000+	0.5%	-3.3%	<div style="width: 0.5%;"></div>



# DEMOGRAPHICS - FIVE MILE

3458 Williamson Road  
Macon, Bibb County, Georgia 31206

## KEY FACTS

86,337

Population



Average Household Size

35.1

Median Age

\$31,146

Median Household Income

16%

No High School Diploma



33%  
High School Graduate



28%  
Some College



22%  
Bachelor's/Grad/Prof Degree

## BUSINESS



4,129

Total Businesses



54,295

Total Employees

## EMPLOYMENT



White Collar

61%



Blue Collar

20%



Services

19%

18.0%

Unemployment Rate

## INCOME



\$31,146

Median Household Income



\$19,818

Per Capita Income



\$13,801

Median Net Worth

## Households By Income

The largest group: <\$15,000 (26.1%)

The smallest group: \$150,000 - \$199,999 (1.7%)

Indicator ▲	Value	Difference	
<\$15,000	26.1%	+6.8%	<div style="width: 26.1%;"></div>
\$15,000 - \$24,999	15.1%	+2.3%	<div style="width: 15.1%;"></div>
\$25,000 - \$34,999	12.9%	+1.2%	<div style="width: 12.9%;"></div>
\$35,000 - \$49,999	12.2%	-0.8%	<div style="width: 12.2%;"></div>
\$50,000 - \$74,999	13.0%	-1.8%	<div style="width: 13.0%;"></div>
\$75,000 - \$99,999	9.4%	-2.8%	<div style="width: 9.4%;"></div>
\$100,000 - \$149,999	6.6%	-2.5%	<div style="width: 6.6%;"></div>
\$150,000 - \$199,999	1.7%	-1.6%	<div style="width: 1.7%;"></div>
\$200,000+	3.0%	-0.8%	<div style="width: 3.0%;"></div>