

FOR SALE  
OR LEASE

Available July 1, 2020

OFFICE / WAREHOUSE



EBERHARDT & BARRY

7444 Airport Road  
Macon, Bibb County, Georgia 31216



- 9,815± SF Office / Warehouse - Expandable Building (Brick façade)
  - 8,320± SF (65'X128') Warehouse with entry door to small contractor's counter; insulated, heated, skylight panels.
    - 18' side eave; 20' center
    - One 14' X 16' on grade roll-up drive-in door
    - One dock height ramp with 14' X 16' pad
    - 220 Amp electrical service
  - 1,495± SF (65'X23') Office consisting of lobby, conference room, five offices, break room, two single fixture restrooms; 10' ceilings; acoustical ceiling.
- Built in 1996
- 1.51± Acres; handsomely landscaped foundation plantings.
- Asphalt parking for 10 passenger vehicles; gravel parking for five 65' trucks; expandable
- Zoned M1, Manufacturing
- All public utilities serve this building.

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

**LEASE RATE: \$5,000 PER MONTH, NNN**

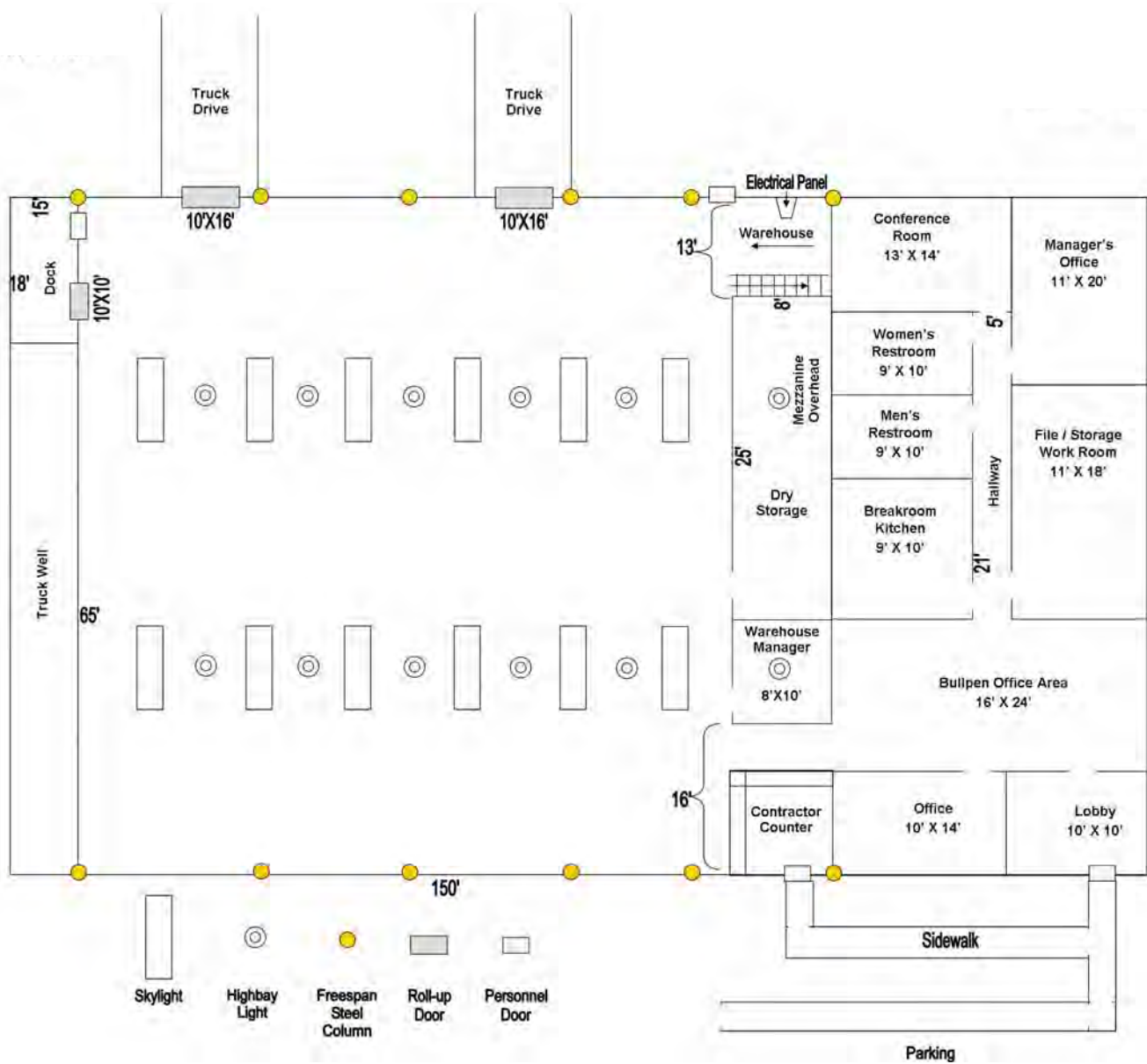
FOR MORE DETAILS CONTACT:

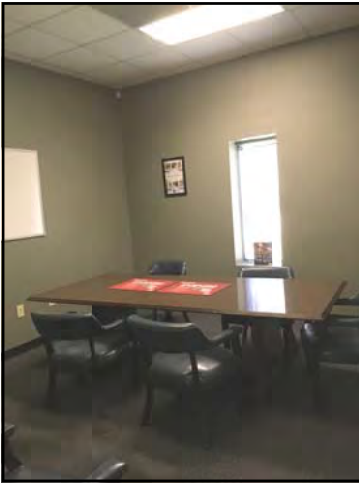
Created 5/4/20

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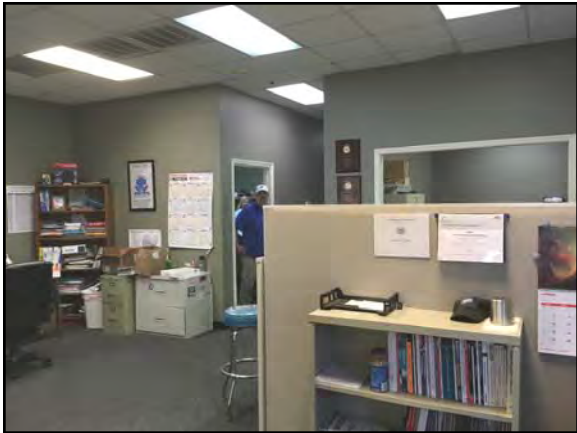
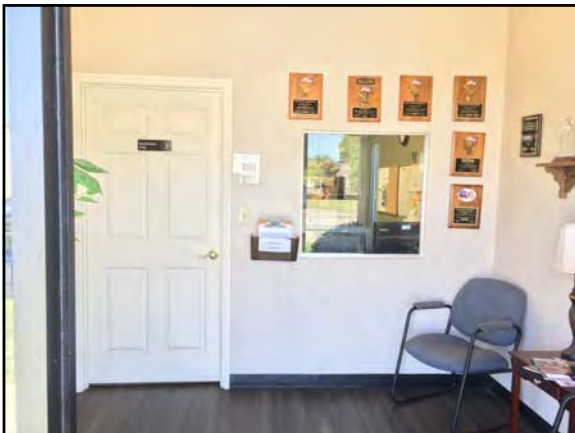


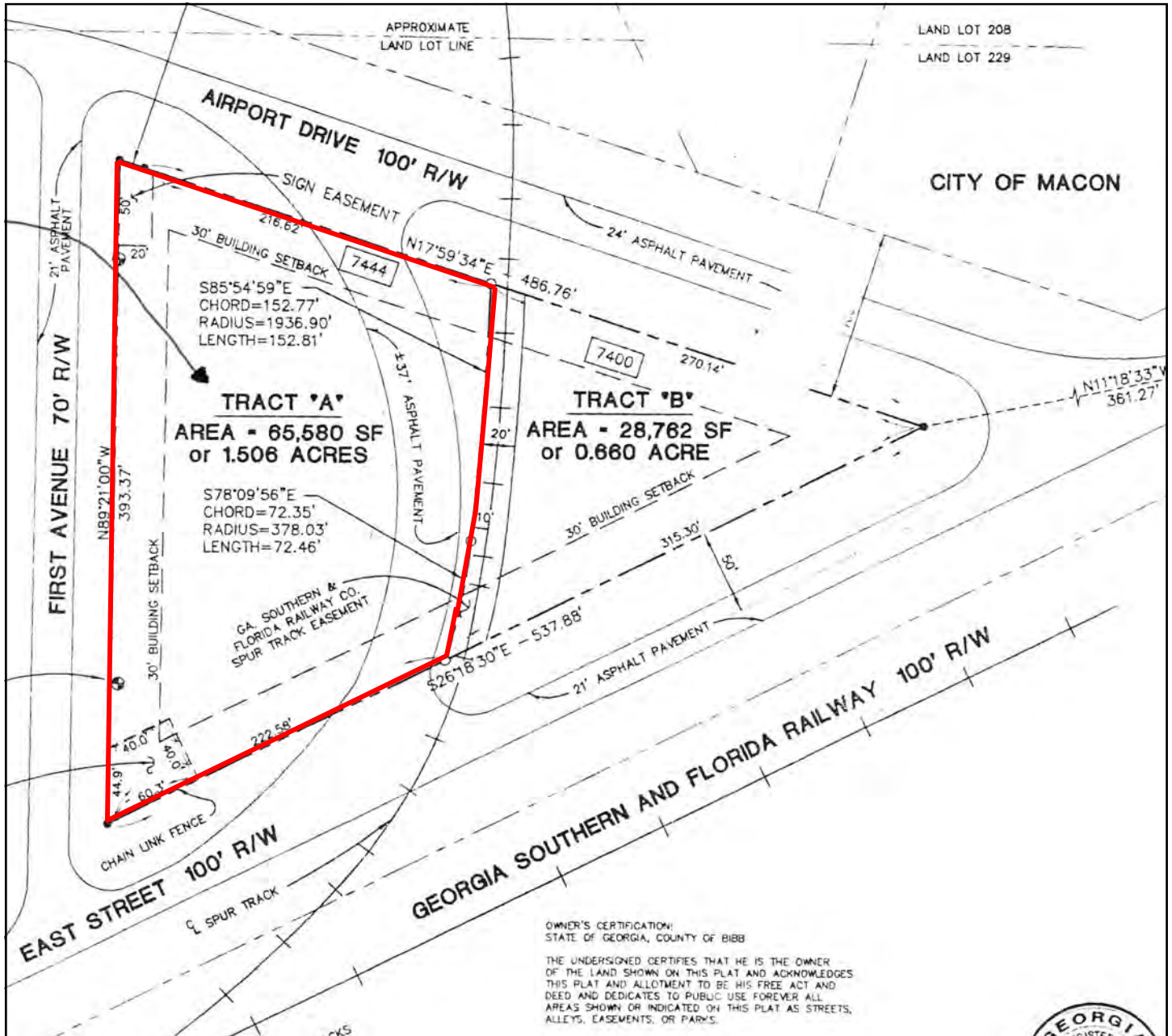




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PHOTOS







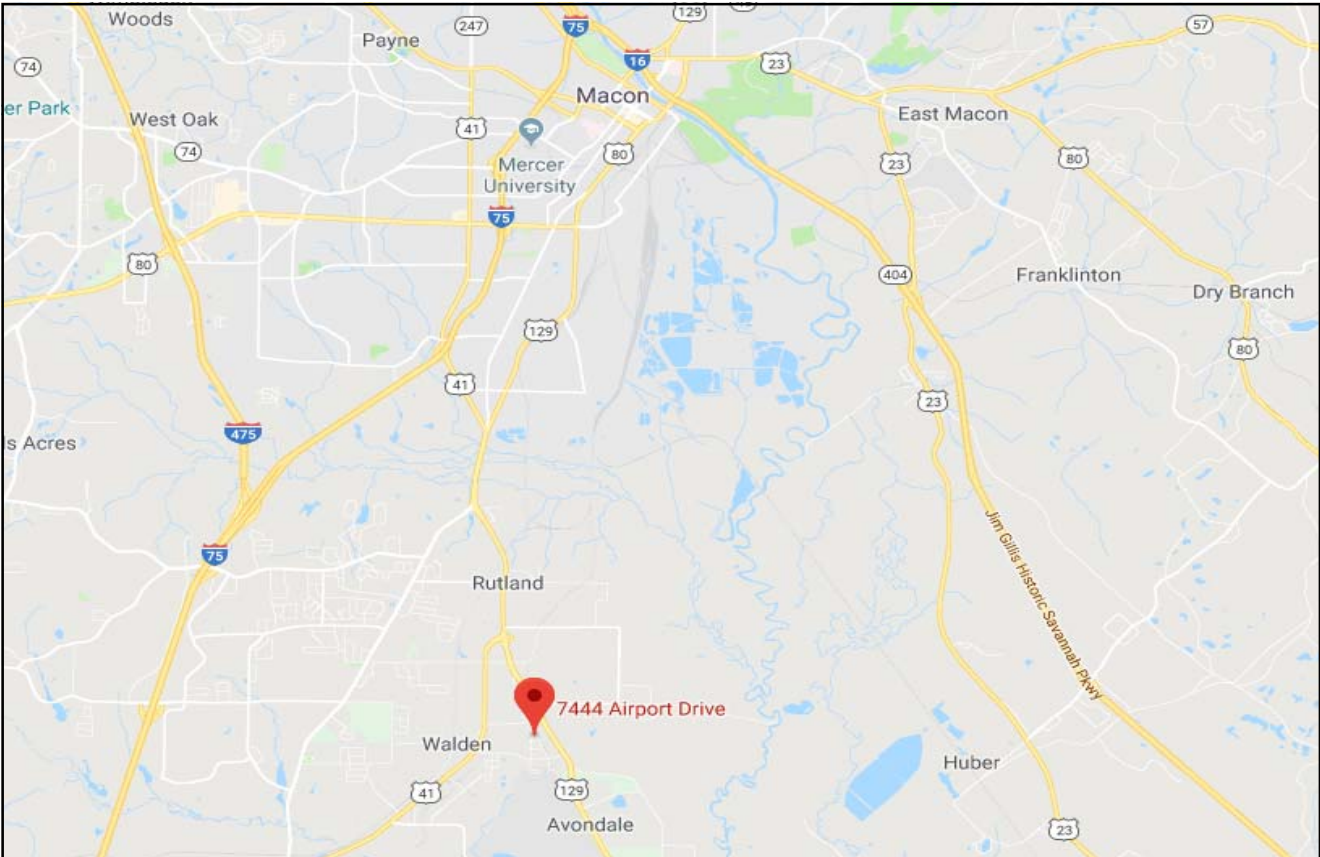
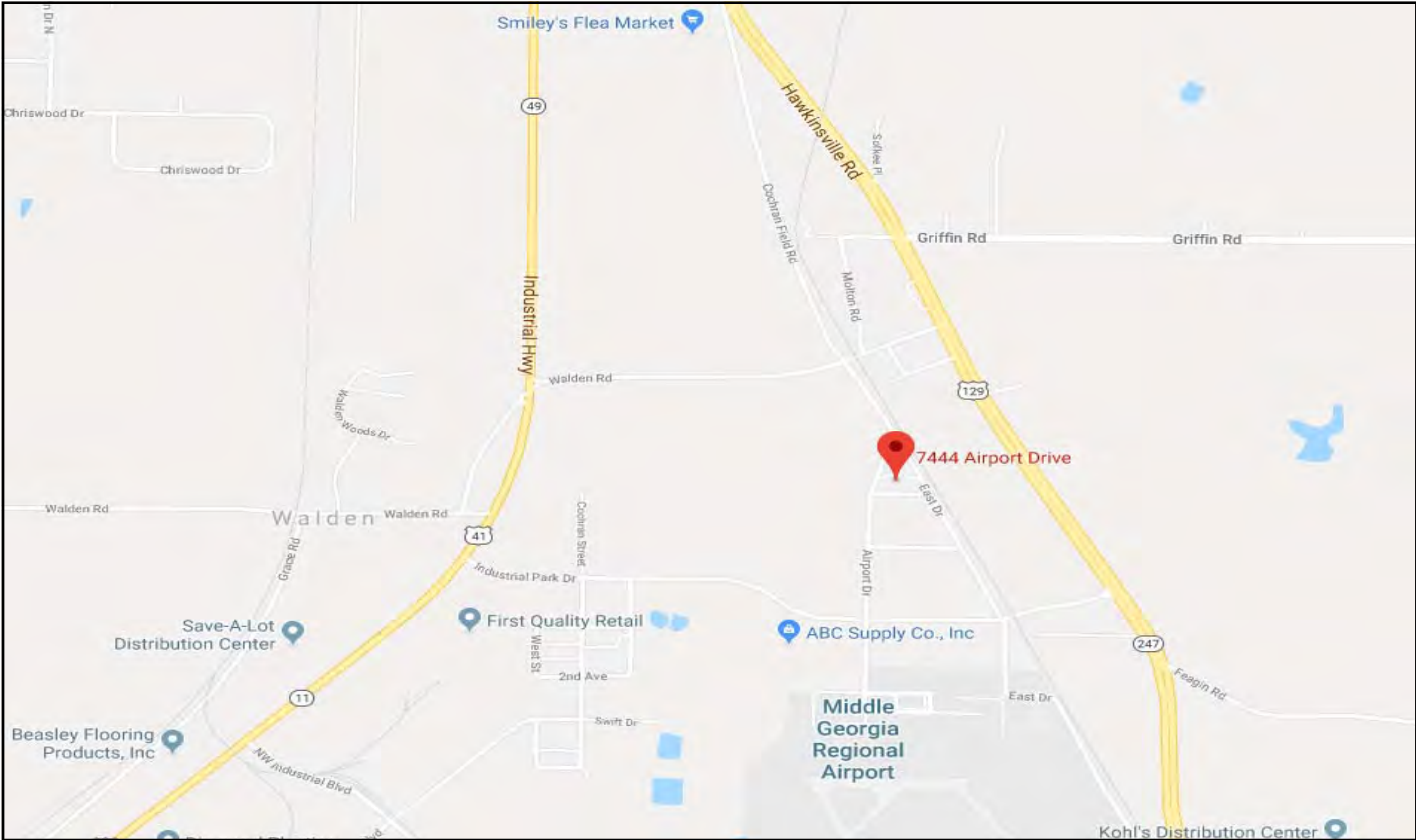






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MAPS





**KEY FACTS**

**154,840**

Population



**2.5**

Average Household Size

**37.1**

Median Age

**\$40,391**

Median Household Income

**EDUCATION**

**14%**

No High School Diploma



**32%**

High School Graduate



**27%**

Some College



**27%**

Bachelor's/Grad/Prof Degree

**BUSINESS**



**6,656**

Total Businesses



**92,217**

Total Employees

**EMPLOYMENT**



**64%**

White Collar



**17%**

Blue Collar



**19%**

Services

**7.0%**

Unemployment Rate

**INCOME**



**\$40,391**

Median Household Income



**\$25,029**

Per Capita Income



**\$35,547**

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator	Value	Difference
<\$15,000	17.7%	0
\$15,000 - \$24,999	13.5%	0
\$25,000 - \$34,999	12.0%	+0.1%
\$35,000 - \$49,999	15.5%	0
\$50,000 - \$74,999	14.3%	0
\$75,000 - \$99,999	8.7%	0
\$100,000 - \$149,999	10.7%	0
\$150,000 - \$199,999	3.1%	0
\$200,000+	4.5%	0

Bars show deviation from Bibb County