

FOR SALE



EBERHARDT & BARRY

OFFICE BUILDING

3931 Ridge Avenue
Macon, Bibb County, Georgia 31210

PRICE REDUCED



- Located at the signalized intersection of Ridge Avenue & Forest Hill Road
- 2,904± SF Residence converted Office
 - Floor plan consists of lobby/waiting area, four private offices, break room, three restrooms.
 - New interior renovations
- New roof
- Built in 1953
- 1.17± Acre corner lot
- All public utilities serve this site.
- Zoned PDE
- Property Tax Bill: \$3,403.82 (2019)

REDUCED SALES PRICE: ~~\$249,900~~ \$235,000

FOR MORE DETAILS CONTACT:

Revised 5/04/20

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Macon, GA 31201

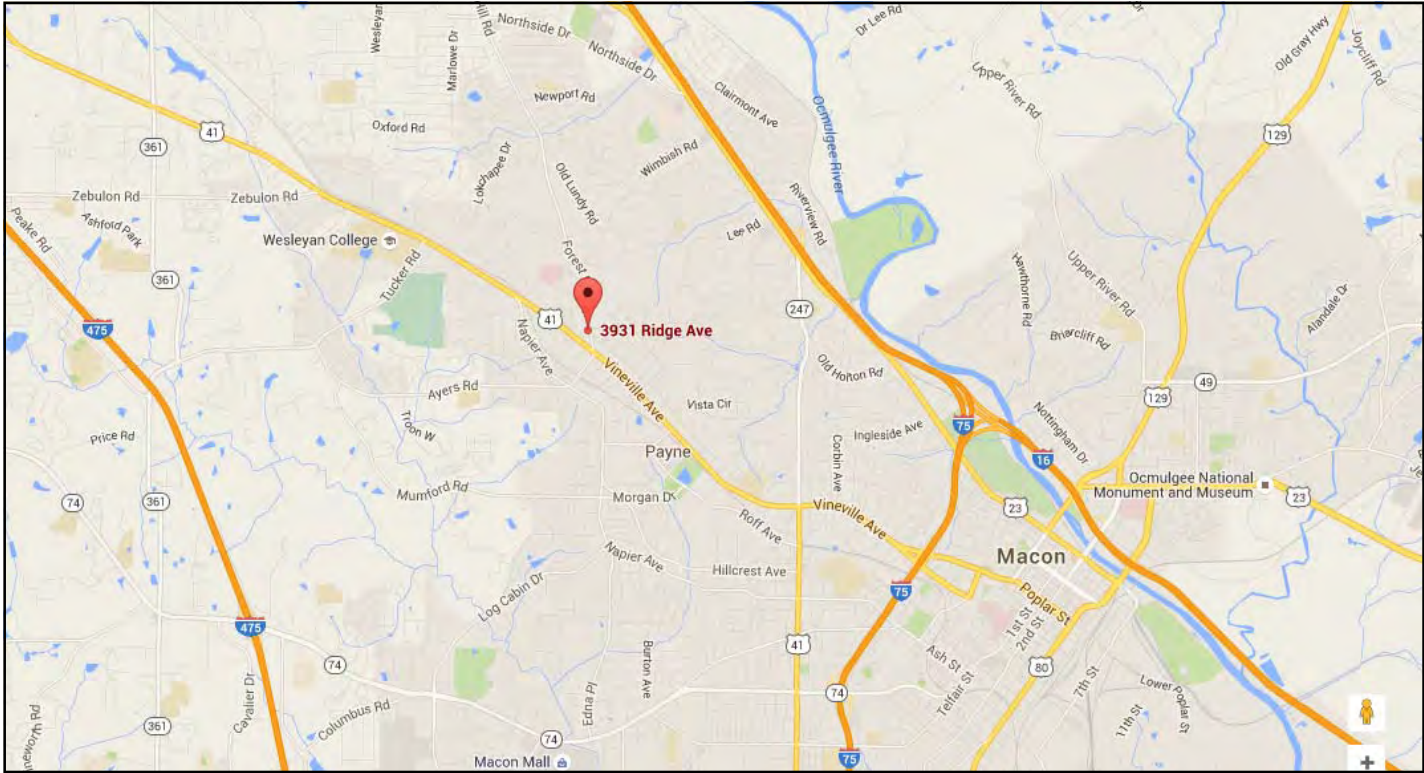






3931 Ridge Avenue - Macon, GA 31210

MAPS





KEY FACTS

154,840

Population



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



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 |

Bats show deviation from Bibb County