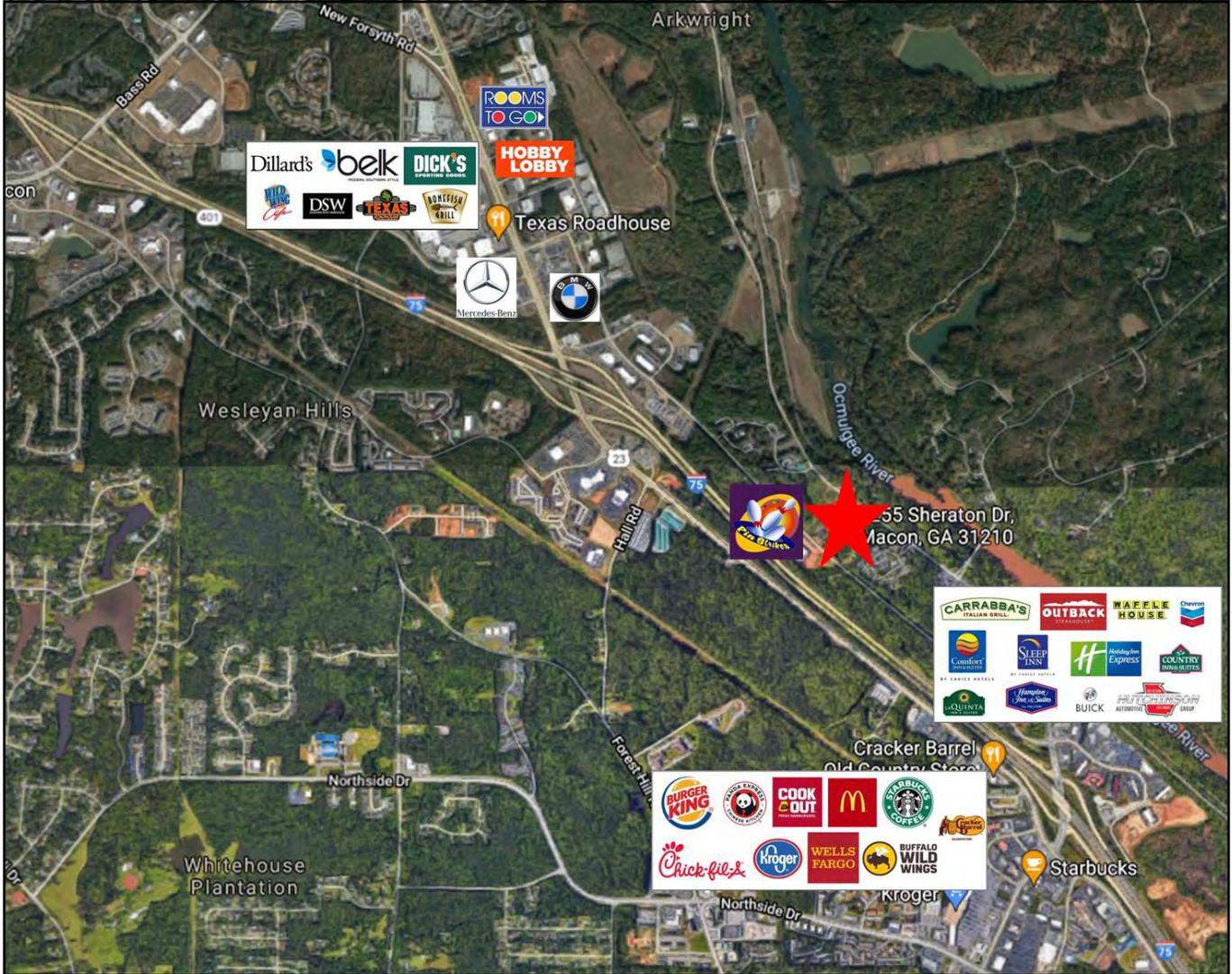




**4255 Sheraton Drive
Macon, Bibb County, Georgia 31210**

SALE



.66± Acre

Commercial Development Site

SALES PRICE: \$39,900

CBCMACON.COM

DEIDRA STEWART
478.746.8171 Office • 478.508.2652 Cell
deidra@cbcworldwide.com

**COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY

CBCWORLDWIDE.COM

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Created 5/24/21



PROPERTY OVERVIEW

4255 Sheraton Drive
Macon, Bibb County, Georgia 31210

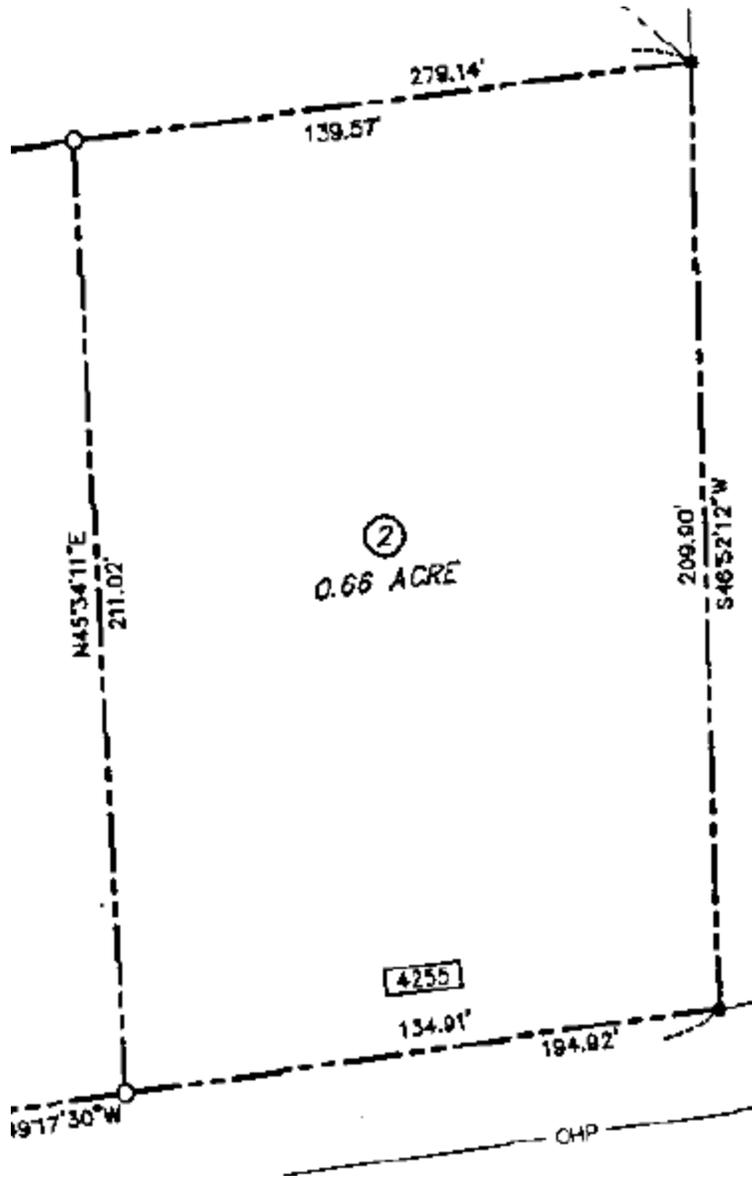
LOCATION:	Located conveniently off Arkwright Road @ Interstate 75
DESCRIPTION:	<ul style="list-style-type: none">• .66± Acres• 135'± frontage on Sheraton Drive• 205'± depth
TAX ID:	Subject property is identified as Parcel # M030-0055
ZONED:	PDC
TOPOGRAPHY:	Rolling
PROPERTY TAX BILL:	\$389.60 (2020)

SALES PRICE: \$39,900



SURVEY

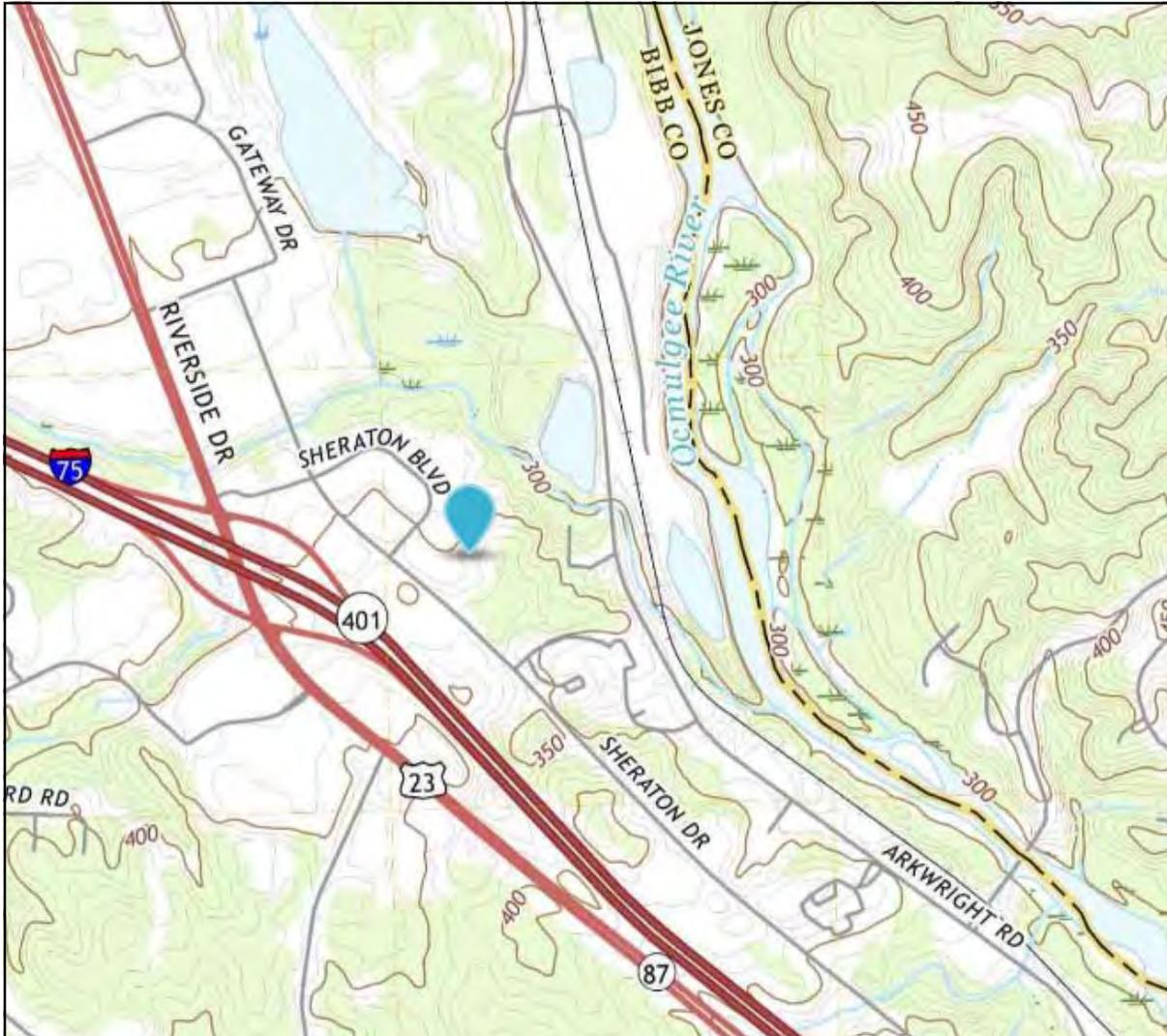
4255 Sheraton Drive
Macon, Bibb County, Georgia 31210





TOPOGRAPHY MAP

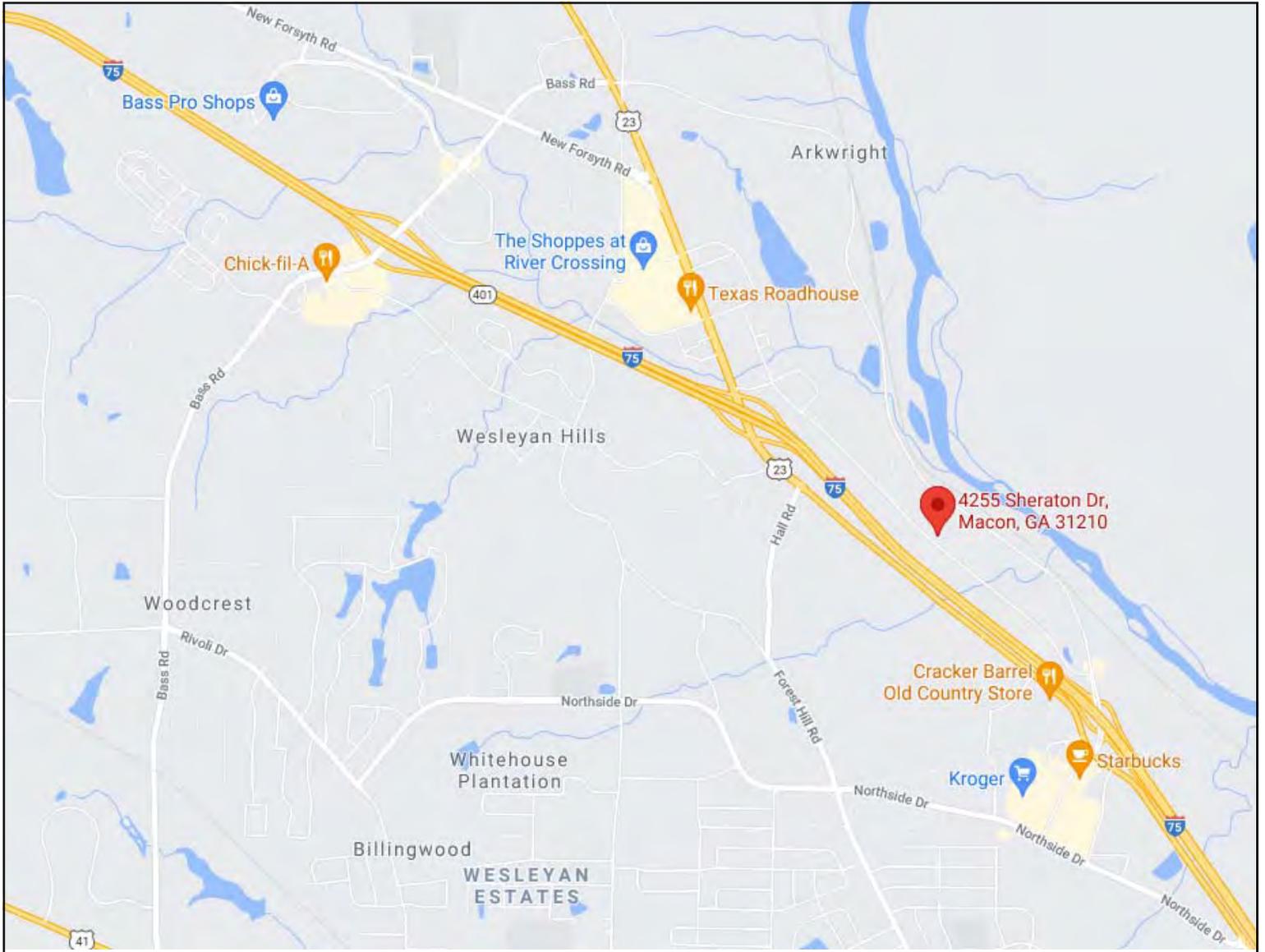
4255 Sheraton Drive
Macon, Bibb County, Georgia 31210





LOCATION MAP

4255 Sheraton Drive
Macon, Bibb County, Georgia 31210





DEMOGRAPHICS - One Mile

4255 Sheraton Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

2,433

Population



Average Household Size

29.8

Median Age

\$39,686

Median Household Income

EDUCATION

4%

No High School Diploma



23%

High School Graduate



24%

Some College



49%

Bachelor's/Grad/Prof Degree

BUSINESS



195

Total Businesses



2,547

Total Employees

EMPLOYMENT



71%

White Collar



14%

Blue Collar



14%

Services

12.6%

Unemployment Rate

INCOME



\$39,686

Median Household Income



\$28,300

Per Capita Income



\$12,555

Median Net Worth

Households By Income

The largest group: \$15,000 - \$24,999 (17%)

The smallest group: \$150,000 - \$199,999 (2.8%)

Indicator ▲	Value	Diff
<\$15,000	13.1%	-6.2%
\$15,000 - \$24,999	17%	+4.2%
\$25,000 - \$34,999	13.5%	+1.8%
\$35,000 - \$49,999	16.4%	+3.4%
\$50,000 - \$74,999	15.4%	+0.6%
\$75,000 - \$99,999	12.3%	+0.1%
\$100,000 - \$149,999	4.8%	-4.3%
\$150,000 - \$199,999	2.8%	-0.5%
\$200,000+	4.7%	+0.9%

Bars show deviation from Bibb County



DEMOGRAPHICS - Three Mile

4255 Sheraton Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

24,031

Population



Average Household Size



Median Age

\$62,320

Median Household Income

EDUCATION



No High School Diploma



21%

High School Graduate



27%

Some College



48%

Bachelor's/Grad/Prof Degree

BUSINESS



1,165

Total Businesses



14,746

Total Employees

EMPLOYMENT



White Collar

79%



Blue Collar

10%



Services

11%



Unemployment Rate

INCOME



\$62,320

Median Household Income



\$37,469

Per Capita Income



\$91,084

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.1%)

The smallest group: <\$15,000 (6.4%)

Indicator ▲	Value	Diff	
<\$15,000	6.4%	-12.9%	
\$15,000 - \$24,999	9.7%	-3.1%	
\$25,000 - \$34,999	9.7%	2%	
\$35,000 - \$49,999	14.2%	+1.2%	
\$50,000 - \$74,999	17.1%	+2.3%	
\$75,000 - \$99,999	14.8%	+2.6%	
\$100,000 - \$149,999	13.8%	+4.7%	
\$150,000 - \$199,999	7.1%	+3.8%	
\$200,000+	7.2%	+3.4%	

Bars show deviation from Bibb County



DEMOGRAPHICS - Five Mile

4255 Sheraton Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

48,394

Population



Average Household Size



Median Age

\$60,609

Median Household Income

EDUCATION



No High School Diploma



21%
High School Graduate



25%
Some College



48%
Bachelor's/Grad/Prof Degree

BUSINESS



2,121

Total Businesses



24,985

Total Employees

EMPLOYMENT



White Collar

77%



Blue Collar

11%



Services

12%



Unemployment Rate

INCOME



\$60,609

Median Household Income



\$36,618

Per Capita Income



\$89,713

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (15.9%)

The smallest group: \$150,000 - \$199,999 (6.2%)

Indicator ▲	Value	Diff	
<\$15,000	9.7%	-9.6%	
\$15,000 - \$24,999	10%	-2.8%	
\$25,000 - \$34,999	9.6%	2.1%	
\$35,000 - \$49,999	12.6%	-0.4%	
\$50,000 - \$74,999	15.9%	+1.1%	
\$75,000 - \$99,999	14.7%	+2.5%	
\$100,000 - \$149,999	13.5%	+4.4%	
\$150,000 - \$199,999	6.2%	+2.9%	
\$200,000+	7.8%	+4%	

Bars show deviation from Bibb County