



482 First Street

Macon, Bibb County, Georgia 31201

LEASE



**STOREFRONT RETAIL
2,000± SQ FT**

**MONTHLY LEASE RATE:
\$2,000 / GROSS**

CBCMACON.COM

STEPHANIE FOLSOM CCIM

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

Created 10/8/21



PROPERTY OVERVIEW

482 First Street
Macon, Bibb County, Georgia 31201



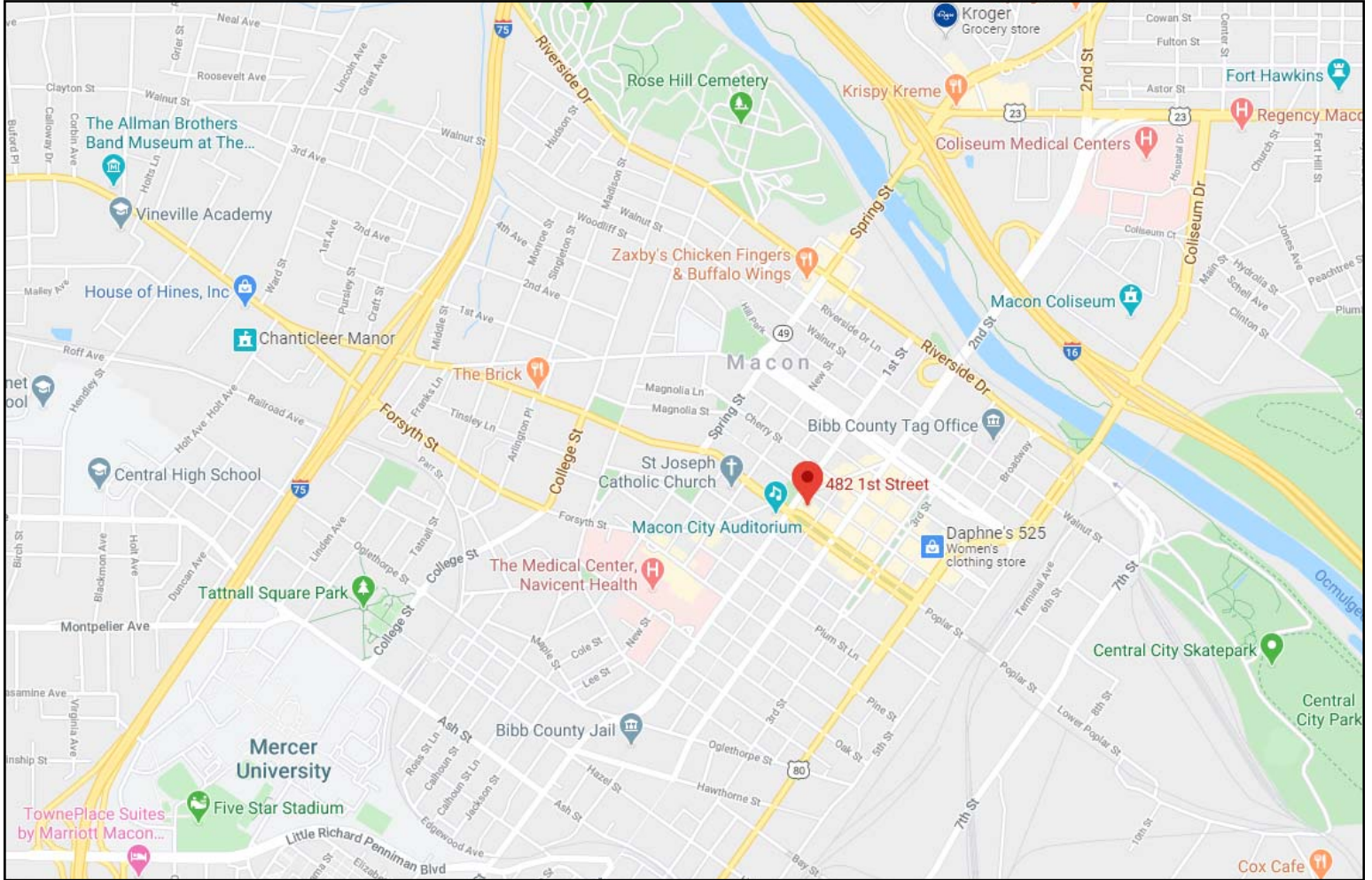
- Subject property located downtown Macon down from Just Tapped and Macon Arts Alliance.
- Great visibility to Cotton Avenue, Poplar Street and First Street.
- 2,000± SF Storefront Retail
 - Former clothing boutique
 - Fantastic condition with great finishes
 - Wide open space
 - One private office that could be used as stockroom or break room
 - Basement for additional storage
 - Restroom
- Fabulous window frontage on First Street
- On-street parking.
- Zoned CBD-1

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LOCATION MAP

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DEMOGRAPHICS - BIBB COUNTY

482 First Street
Macon, Bibb County, Georgia 31201

KEY FACTS

156,941

Population



2.5

Average Household Size

37.4

Median Age

\$43,020

Median Household Income

EDUCATION

13%

No High School Diploma



30%

High School Graduate



30%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



6,469

Total Businesses



87,677

Total Employees

EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services

7.5%

Unemployment Rate

INCOME



\$43,020

Median Household Income



\$25,626

Per Capita Income



\$47,025

Median Net Worth

Households By Income

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

The smallest group: \$200,000+ (4.1%)

Indicator ▲	Value	Diff		
<\$15,000	17.7%	0		
\$15,000 - \$24,999	10.7%	0		
\$25,000 - \$34,999	13%	0		
\$35,000 - \$49,999	14%	0		
\$50,000 - \$74,999	14.6%	0		
\$75,000 - \$99,999	10.8%	0		
\$100,000 - \$149,999	10.8%	0		
\$150,000 - \$199,999	4.2%	0		
\$200,000+	4.1%	0		

Bars show deviation from Bibb County