



PROPERTY VIDEO: <https://youtu.be/T6tm8SZhTZQ>

SALE

1510 Bass Road @ Providence Boulevard  
Macon, Bibb County, Georgia 31210



**3.3± ACRES (DIVISIBLE)  
COMMERCIAL DEVELOPMENT SITE**

**SALES PRICE: \$3,015,000 (\$900,000/ACRE)**

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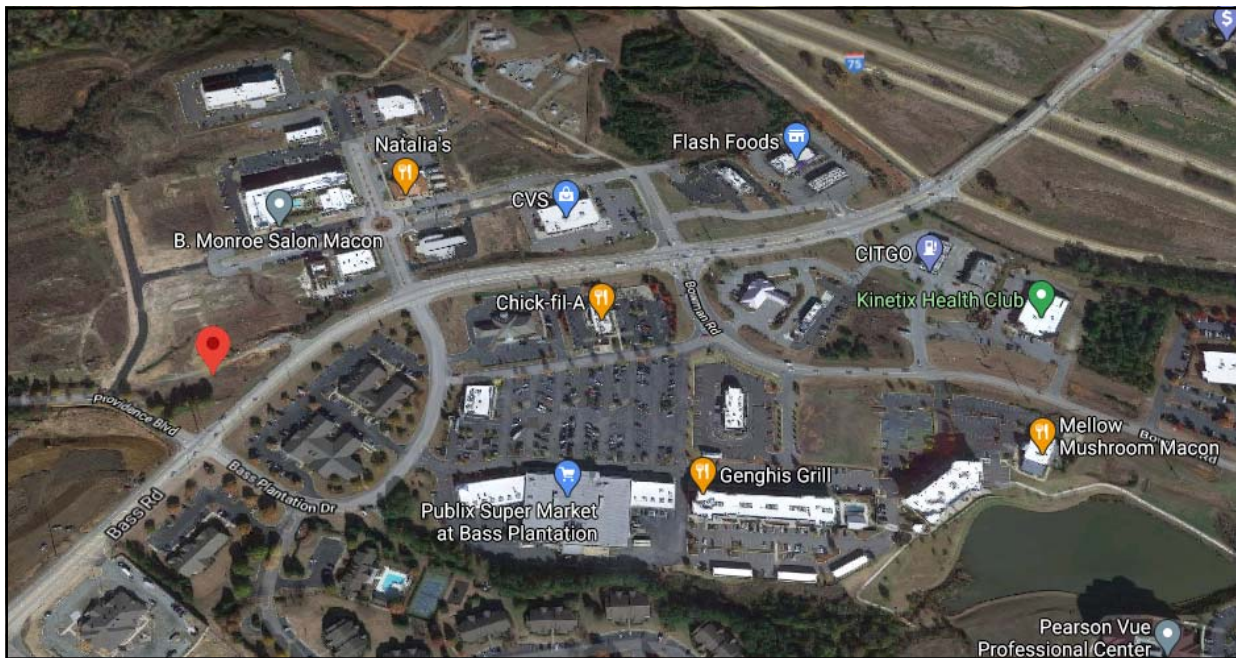
Created 11/12/20



# PROPERTY OVERVIEW / AERIAL

1510 Bass Road  
Macon, Bibb County, Georgia 31210

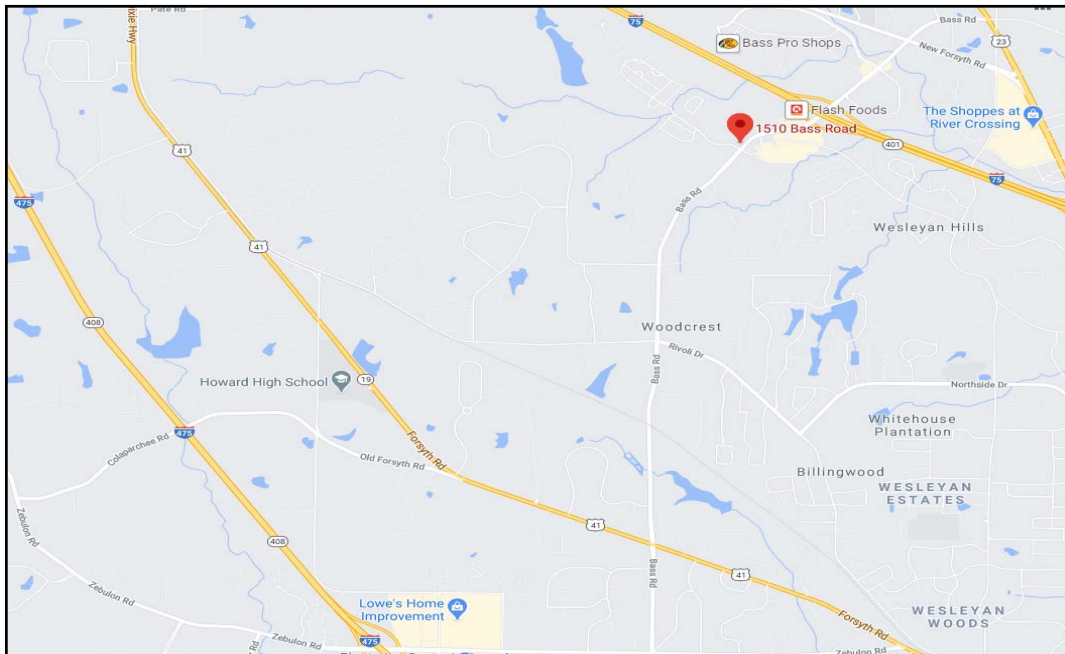
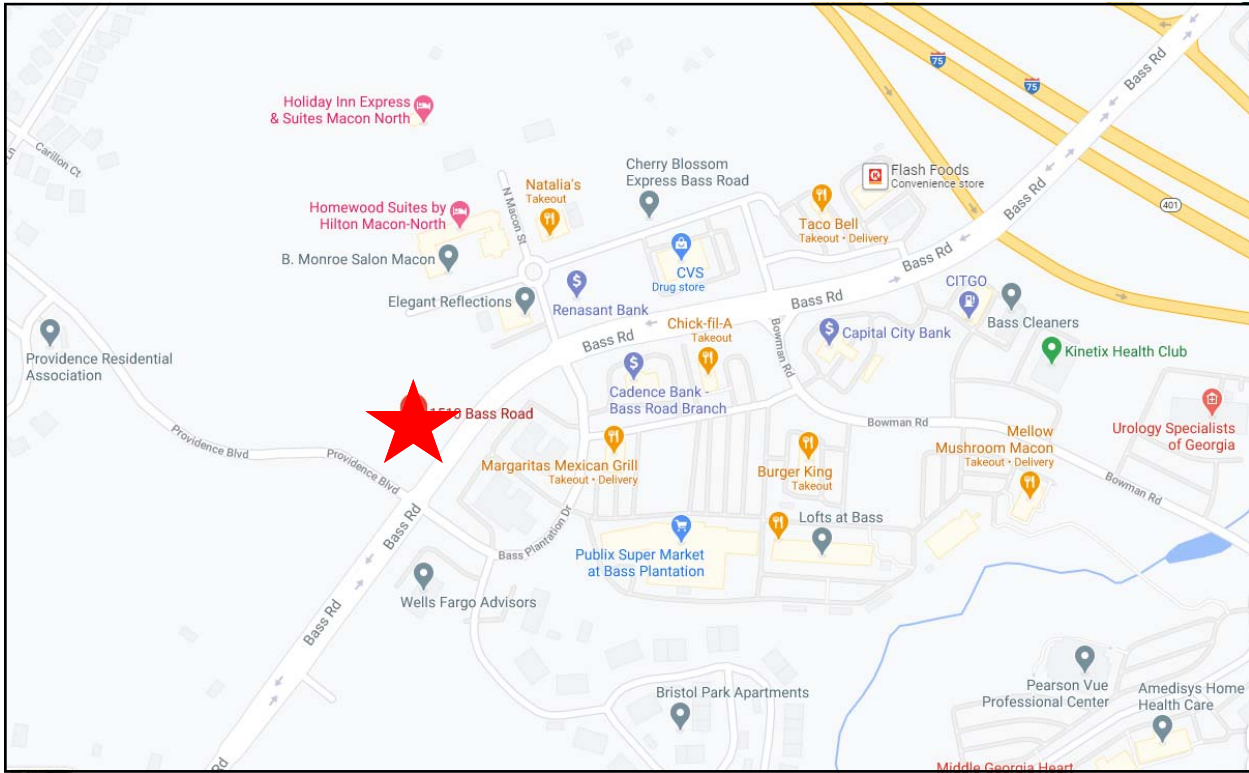
<b>PROPERTY VIDEO:</b>	<a href="https://youtu.be/T6tm8SZhTZQ">https://youtu.be/T6tm8SZhTZQ</a>
<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>• Subject property located at the signalized intersection of Bass Road and Providence Boulevard; just off Interstate 75..</li> <li>• Fastest growing area in Macon/Bibb</li> <li>• Excellent location for restaurant</li> <li>• Several new developments in the area.</li> </ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>• 3.3± Acres (Divisible)</li> <li>• Master detention in place</li> </ul>
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	13,200 Vehicles Per Day
<b>ZONED:</b>	PDE
<b>UTILITIES:</b>	Water/Sewer on site.
<b>NEIGHBORS:</b>	Publix, Watercrest Senior Living, Snow's Memorial Chapel, Margaritas Mexican Grill, Chick-Fil-A, Taco Bell, Burger King, Mellow Mushroom, Cadence Bank, Renasant Bank, Capital City Bank, Natalia's, CVS, TRU Hotel, Homewood Suites by Hilton, Holiday Inn Express & Suites, Lofts @ Bass
<b>SALES PRICE: \$3,015,000 (\$900,000/ACRE)</b>	





# LOCATION MAPS

1510 Bass Road  
Macon, Bibb County, Georgia 31210





# DEMOGRAPHICS - ONE MILE

1510 Bass Road  
Macon, Bibb County, Georgia 31210

## Demographics - 1 Mile

1510 Bass Rd, Macon, Georgia, 31210 (1 mile)  
1510 Bass Rd, Macon, Georgia, 31210  
Ring of 1 mile

Prepared by Esri  
Latitude: 32.92534  
Longitude: -83.73816

### KEY FACTS

3,025

Population



2.5

Average Household Size

39.3

Median Age

\$93,410

Median Household Income

### EDUCATION

2%

No High School Diploma



14%

High School Graduate



22%

Some College



62%

Bachelor's/Grad/Prof Degree

### BUSINESS



138

Total Businesses



2,183

Total Employees

### EMPLOYMENT



91%

White Collar



3%

Blue Collar



6%

Services

11.8%

Unemployment Rate

### INCOME



\$93,410

Median Household Income



\$49,406

Per Capita Income



\$168,523

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (20.3%)

The smallest group: <\$15,000 (2.7%)

Indicator	Value	Difference	
<\$15,000	2.7%	-16.6%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	4.0%	-8.8%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	7.6%	-4.1%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	8.8%	-4.2%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	13.1%	-1.7%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$75,000 - \$99,999	17.3%	+5.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	20.3%	+11.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	10.6%	+7.3%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$200,000+	15.5%	+11.7%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from



# DEMOGRAPHICS - THREE MILE

1510 Bass Road  
Macon, Bibb County, Georgia 31210

## Demographics - 3 Mile

1510 Bass Rd, Macon, Georgia, 31210 (3 miles)  
1510 Bass Rd, Macon, Georgia, 31210  
Ring of 3 miles

Prepared by Esri  
Latitude: 32.92534  
Longitude: -83.73816

### KEY FACTS

18,460

Population



2.4

Average Household Size

39.9

Median Age

\$77,043

Median Household Income

### EDUCATION

3%

No High School Diploma



16%

High School Graduate



24%

Some College



57%

Bachelor's/Grad/Prof Degree

### BUSINESS



711

Total Businesses



9,868

Total Employees

### EMPLOYMENT



83%

White Collar



8%

Blue Collar



9%

Services

11.3%

Unemployment Rate

### INCOME



\$77,043

Median Household Income



\$41,283

Per Capita Income



\$126,773

Median Net Worth

### Households By Income

The largest group: \$75,000 - \$99,999 (17.1%)

The smallest group: <\$15,000 (5.6%)

Indicator	Value	Difference	
<\$15,000	5.6%	-13.7%	
\$15,000 - \$24,999	7.2%	-5.6%	
\$25,000 - \$34,999	9.7%	-2.0%	
\$35,000 - \$49,999	10.6%	-2.4%	
\$50,000 - \$74,999	14.9%	+0.1%	
\$75,000 - \$99,999	17.1%	+4.9%	
\$100,000 - \$149,999	16.8%	+7.7%	
\$150,000 - \$199,999	9.1%	+5.8%	
\$200,000+	8.9%	+5.1%	

Bars show deviation from



# DEMOGRAPHICS - FIVE MILE

1510 Bass Road  
Macon, Bibb County, Georgia 31210

## Demographics - 5 Mile

1510 Bass Rd, Macon, Georgia, 31210 (5 miles)  
1510 Bass Rd, Macon, Georgia, 31210  
Ring of 5 miles

Prepared by Esri  
Latitude: 32.92534  
Longitude: -83.73816

### KEY FACTS

40,956

Population



2.4

Average Household Size

40.5

Median Age

\$68,298

Median Household Income

### EDUCATION

5%

No High School Diploma



20%

High School Graduate



26%

Some College



49%

Bachelor's/Grad/Prof Degree

### BUSINESS



1,636

Total Businesses



21,566

Total Employees

### EMPLOYMENT



79%

White Collar



10%

Blue Collar



11%

Services

12.1%

Unemployment Rate

### INCOME



\$68,298

Median Household Income



\$38,474

Per Capita Income



\$121,885

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (16.3%)

The smallest group: <\$15,000 (5.8%)

Indicator	Value	Difference	
<\$15,000	5.8%	-13.5%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	8.5%	-4.3%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	9.5%	-2.2%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	13.2%	+0.2%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	16.3%	+1.5%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$75,000 - \$99,999	15.9%	+3.7%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	15.6%	+6.5%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	7.2%	+3.9%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
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Bars show deviation from