



4611 Ivey Drive, Building 5, Suite 500
Macon, Bibb County, Georgia 31206

LEASE



10,000± SF Warehouse / Office

LEASE RATE: \$7.00/PSF, NNN

CBCMACON.COM

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Created 6/30/21



PROPERTY OVERVIEW

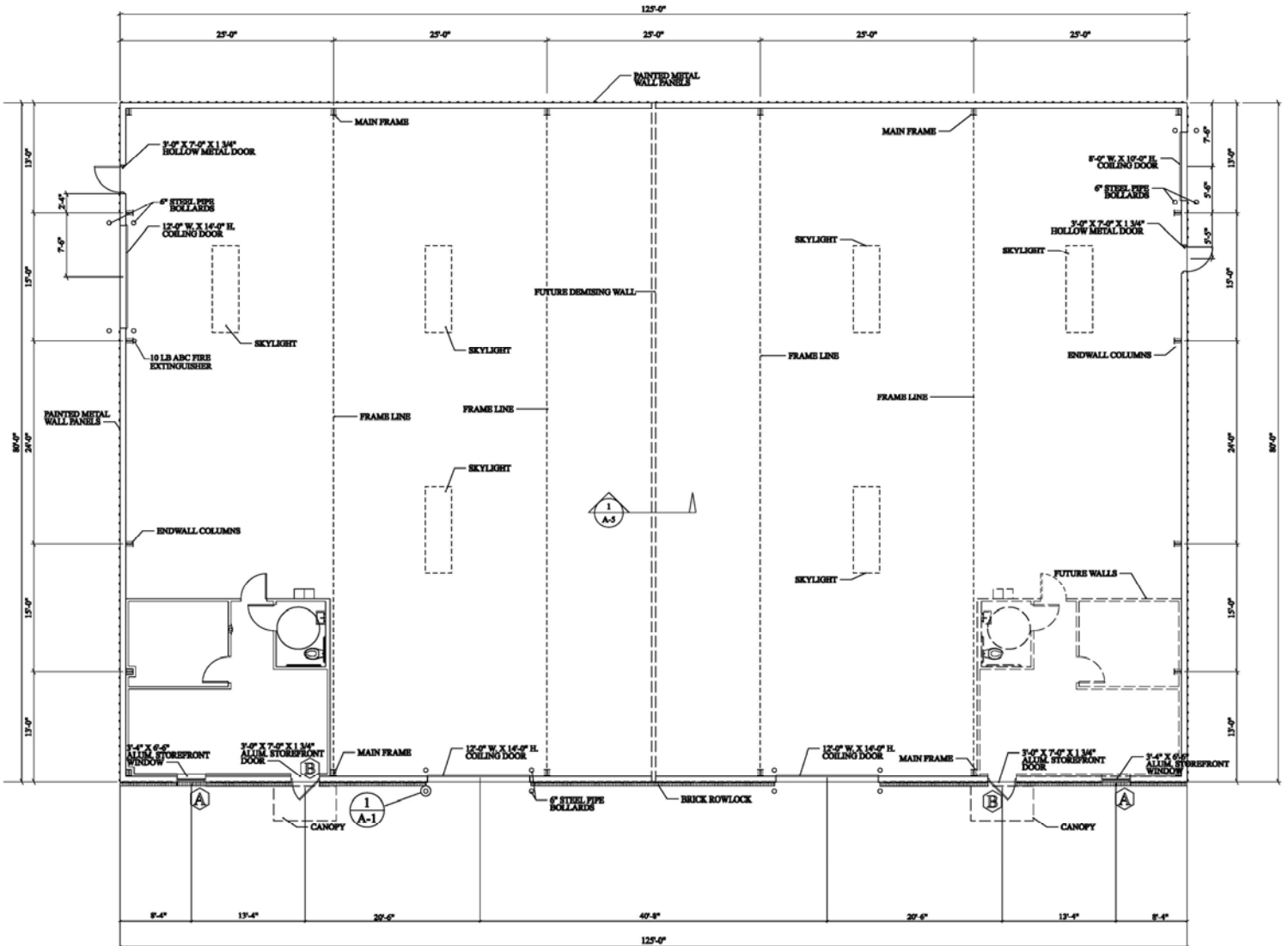
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LOCATION:	Subject property located off Eisenhower Parkway (US 80), two blocks west of Interstate 475.
BUILDING INFORMATION:	<ul style="list-style-type: none">• 10,000± SF Warehouse / Office Building• Divisible into two 5,000± SF spaces. Each containing:<ul style="list-style-type: none">- 400± SF Office- One unisex restroom- 6" thick concrete floor slab
CEILING HEIGHT:	18' eave height
TRUCK LOADING:	<ul style="list-style-type: none">• Three 12' X 14' overhead drive-in doors• One 8' X 10' dock high door
FIRE PROTECTION:	Fully sprinkled
HVAC:	Central heat and air in office area
PARKING:	Asphalt paved parking for 12 vehicles
UTILITIES:	All utilities serve the site.
ZONING:	PDC (Planned Development Commercial)
LEASE RATE:	\$7.00 PSF, NNN



FLOOR PLAN

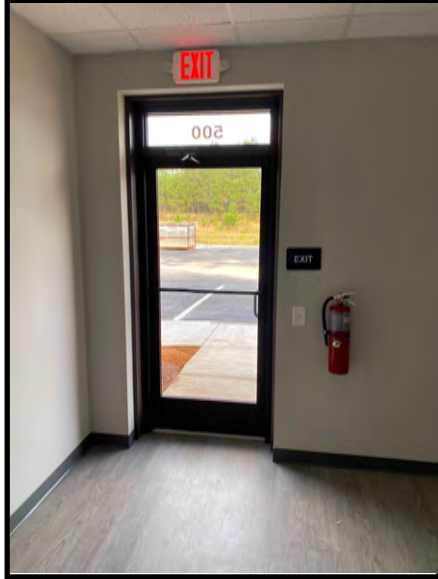
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PHOTOS

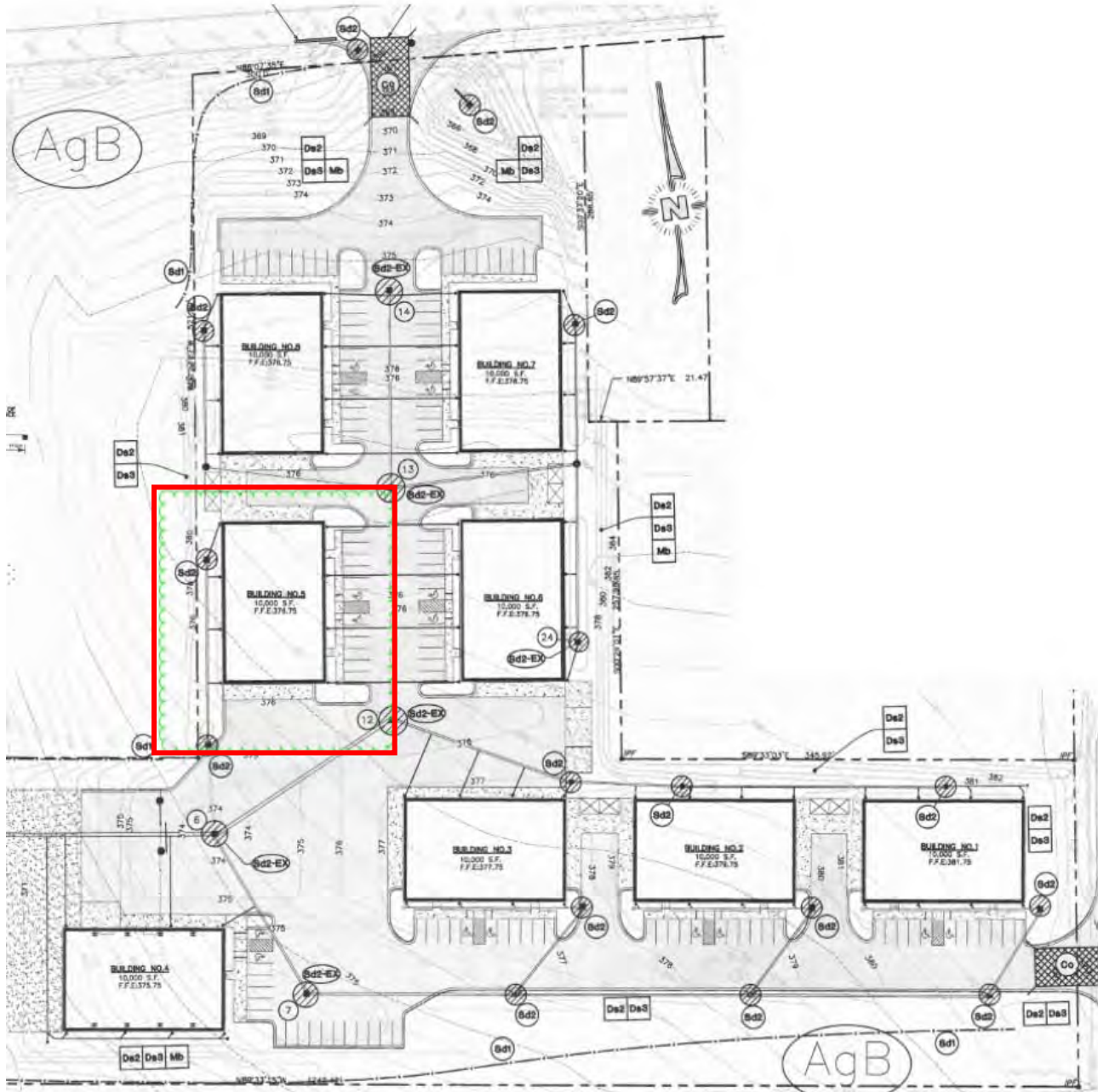
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SITE PLAN

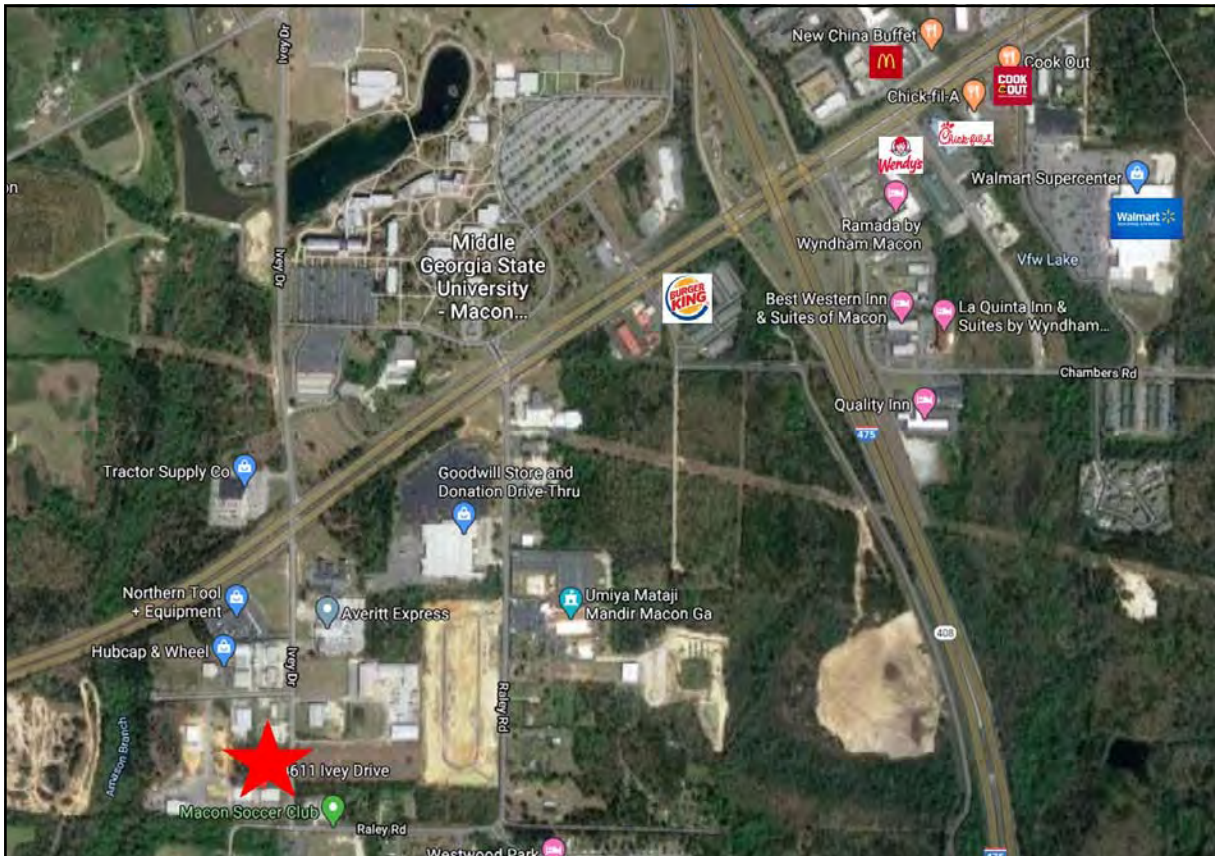
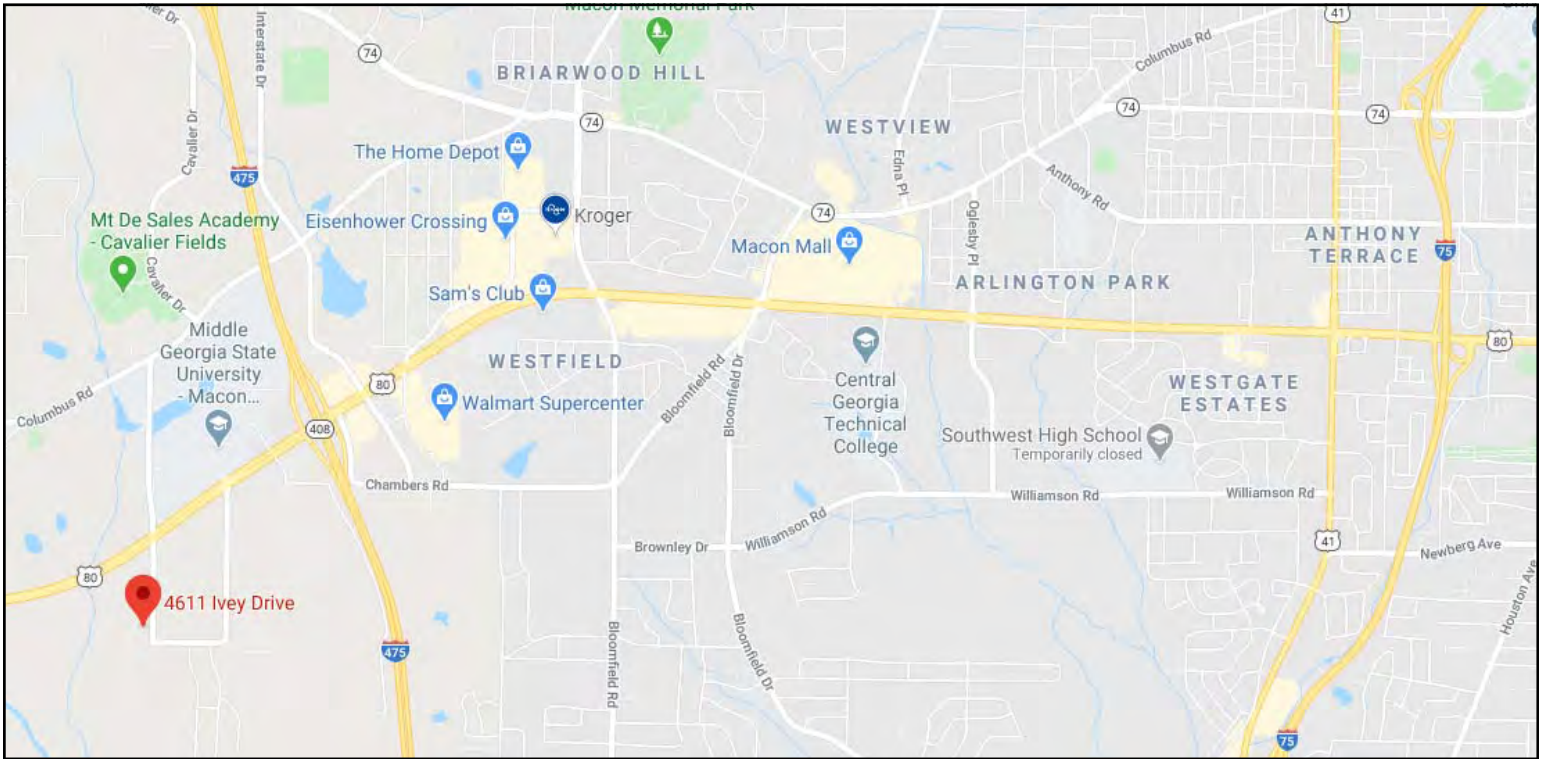
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MAPS

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DEMOGRAPHICS - BIBB COUNTY

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KEY FACTS

156,935

Population



2.5

Average Household Size

37.4

Median Age

\$43,016

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



\$43,016

Median Household Income



\$25,623

Per Capita Income



\$46,997

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%	+7.2%	
\$15,000 - \$24,999	10.7%	+1.9%	
\$25,000 - \$34,999	13%	+4.1%	
\$35,000 - \$49,999	14%	+1.7%	
\$50,000 - \$74,999	14.6%	-3.6%	
\$75,000 - \$99,999	10.8%	-1.9%	
\$100,000 - \$149,999	10.8%	-4.1%	
\$150,000 - \$199,999	4.2%	-2.1%	
\$200,000+	4.1%	-3.2%	

Bars show deviation from Georgia