



PRICE BELOW TAX ASSESSED VALUE

**532 544 Cherry Street
Downtown Macon, Bibb County, Georgia 31201**

SALE



PRIME DOWNTOWN REDEVELOPMENT OPPORTUNITY

MULTI-FLOOR • 21,516± TOTAL SQ FT

REDUCED SALES PRICE:

~~\$1,100,000~~ ~~\$890,000~~ \$741,000 (\$34.44 PSF)

CBCMACON.COM

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EBERHARDT & BARRY

CBCWORLDWIDE.COM

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Revised 7/16/21



PROPERTY OVERVIEW

532 544 Cherry Street
Macon, Bibb County, Georgia 31201

LOCATION:	<ul style="list-style-type: none">• Subject property is located in the heart of Downtown Macon between Second & Third Street• Adjoining buildings: Lamar Lofts (38 Lofts) and Travis Jean Emporium (artisans and artists showcase locally made goods)• Convenient to Interstate 75 and Interstate 16
BUILDING INFORMATION:	<u>532 Cherry Street</u> <ul style="list-style-type: none">• 7,492± SF Two-Story Storefront Building <u>544 Cherry Street</u> <ul style="list-style-type: none">• 14,024± SF Three-Story Storefront Building
LAND AREA:	<ul style="list-style-type: none">• .21± Acres• 53' Frontage; 340± Depth
YEAR BUILT:	1920
ZONING:	CBD-1, Central Business District
PARKING:	On-street parking
UTILITIES:	All public utilities serve the property.
PROPERTY TAX:	\$8,673.99 (2020)
NEIGHBORS:	The Rookery, Travis Jean, Lamar Lofts, Hargray Capitol Theatre, Parish on Cherry, Cadence Bank, Carries Bridal Collection, Dove Tail, Downtown Grill, Michael's on Mulberry, Fatty's Pizza, Robins Federal Credit Union, City Auditorium, Bibb County Courthouse, Grand Opera House, Lawrence Mayer Florist
REDUCED SALES PRICE:	\$1,100,000 —\$890,000 \$741,000 (\$34.44/PSF)



PHOTOS

532 544 Cherry Street
Macon, Bibb County, Georgia 31201





PHOTO - CIRCA 1870

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PHOTOS - ROOFTOP

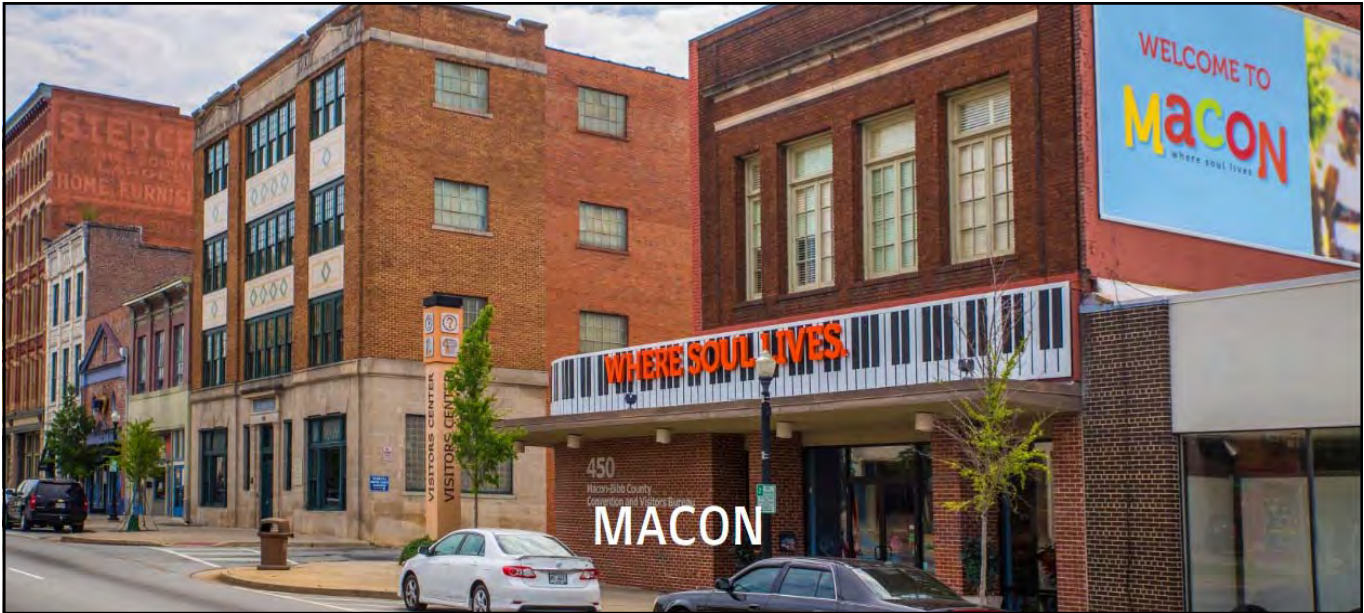
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DOWNTOWN MACON

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Rich history, incredible architecture, stunning southern charm, and a soulful music heritage have branded Macon **“Where Soul Lives”**.

Downtown Macon hosts 212 active businesses in almost all sectors, where over 25,000 people work each day. Approximately 850 residents live in 650 market-rate rental lofts in **Downtown Macon**.

Downtown Macon is a vibrant hub of activity. It is home to fine dining, shopping and many museums ranging from the **Georgia Sports Hall of Fame** to the **Tubman African American Museum**. The entertainment district consists of the historic **Douglas Theatre**, **Hargray Capitol Theatre**, **Grand Opera House**, **Macon Auditorium** and **Macon Centreplex**. Numerous Ante-bellum homes are located in Downtown Macon, including the **Woodruff House**, the **Hay House**, and the **Cannonball House**. One of the most notable churches in downtown Macon is **Mulberry Street United Methodist Church**, the oldest Methodist Church in the state of Georgia.

Macon-Bibb County’s consolidated government and the local business community work together to attract new businesses and visitors, expand existing industry and recruit new residents.

Major employers within Macon include Atrium Health Navicent (formerly the Medical Center of Central Georgia), Bibb County Board of Education, Coliseum Health System, Mercer University, Macon-Bibb Government, GEICO and YKK. Macon has three full service and two psychiatric hospitals with more than 1,150 beds.

The aerospace, manufacturing, lodging and food service industries provide a large number of well-paid jobs. Robins Air Force Base, located in adjacent Houston County, favorably impacts the Macon-Bibb County economy.

For More Information About Downtown Macon, Visit: <https://www.newtownmacon.com/>

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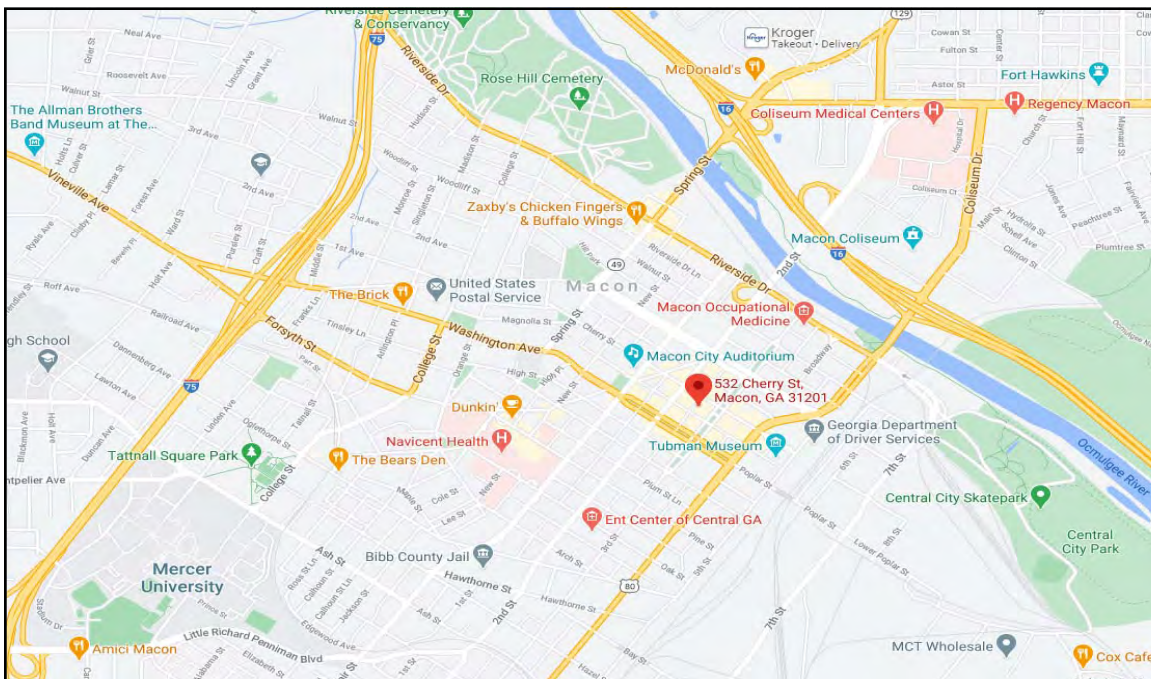
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MAPS

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DEMOGRAPHICS - BIBB COUNTY

532 544 Cherry Street
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KEY FACTS

156,171

Population



2.5

Average Household Size

37.2

Median Age

\$40,970

Median Household Income

EDUCATION

13%

No High School Diploma



31%
High School Graduate



28%
Some College



28%
Bachelor's/Grad/Prof Degree

BUSINESS



6,494

Total Businesses



87,592

Total Employees

EMPLOYMENT



65%

White Collar



18%

Blue Collar



16%

Services

16.1%

Unemployment Rate

INCOME



\$40,970

Median Household Income



\$24,379

Per Capita Income



\$24,540

Median Net Worth

Households By Income

The largest group: <\$15,000 (19.3%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Difference	
<\$15,000	19.3%	+8.5%	<div style="width: 100%;"></div>
\$15,000 - \$24,999	12.8%	+3.6%	<div style="width: 100%;"></div>
\$25,000 - \$34,999	11.7%	+2.4%	<div style="width: 100%;"></div>
\$35,000 - \$49,999	13.0%	+0.3%	<div style="width: 100%;"></div>
\$50,000 - \$74,999	14.8%	-2.9%	<div style="width: 100%;"></div>
\$75,000 - \$99,999	12.2%	-0.3%	<div style="width: 100%;"></div>
\$100,000 - \$149,999	9.1%	-5.5%	<div style="width: 100%;"></div>
\$150,000 - \$199,999	3.3%	-2.9%	<div style="width: 100%;"></div>
\$200,000+	3.8%	-3.3%	<div style="width: 100%;"></div>