



PRICE FURTHER REDUCED

PROPERTY VIDEO: <https://vimeo.com/570100714/960811eebc>



**9,372± SF Professional Office Building
1.33 ACRES**

**101 Gateway Drive
Macon, Bibb County, Georgia 31210**

**REDUCED SALES PRICE: ~~\$1,200,000~~ \$999,999 \$937,000
LEASE RATE: ~~\$42.50~~ \$11.50/PSF, NNN (\$1.81/PSF)
(MONTHLY RATE: \$10,395.11)**

CBCMACON.COM

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 **COLDWELL
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PROPERTY OVERVIEW

101 Gateway Drive
Macon, Bibb County, Georgia 31210

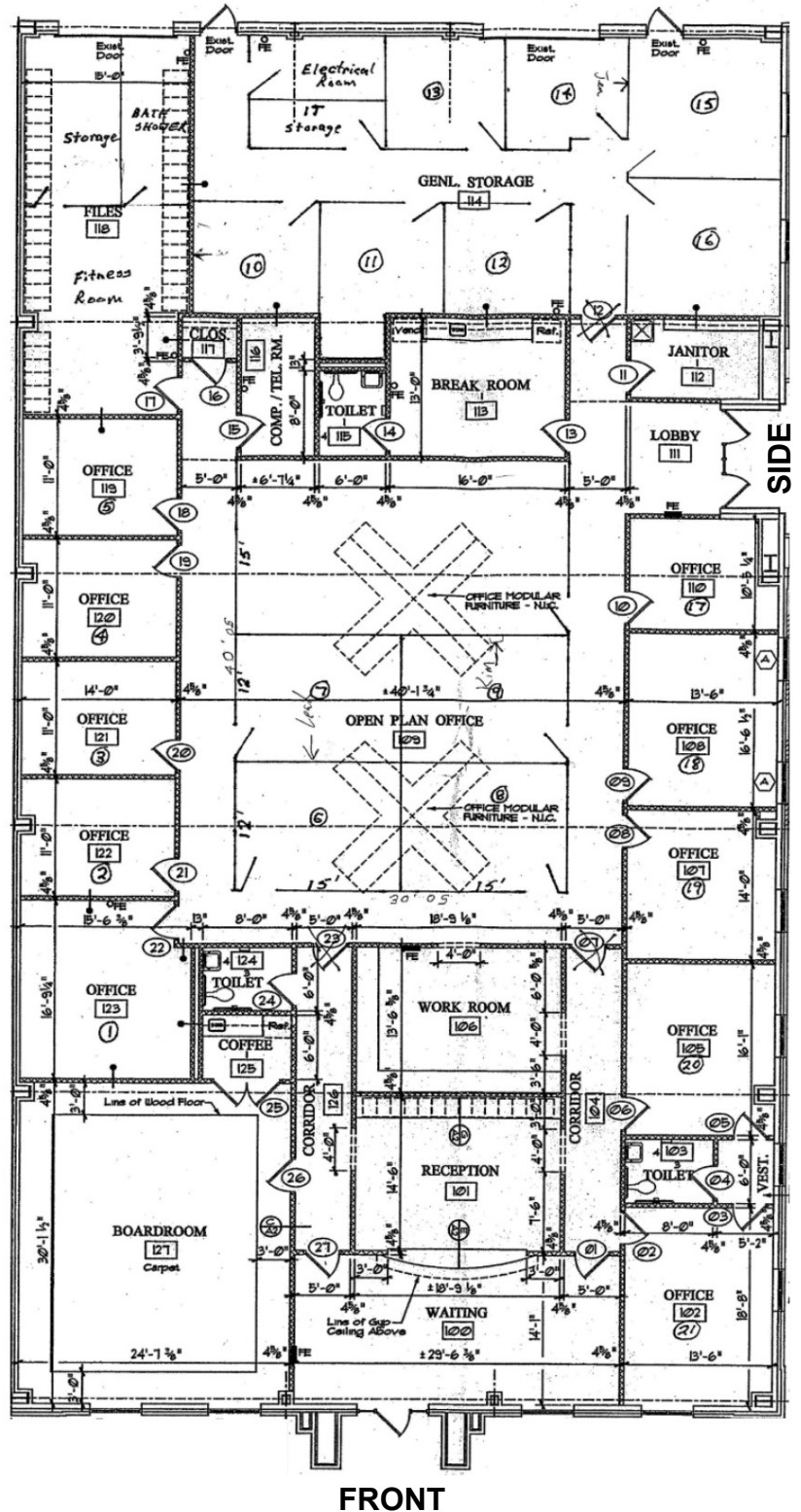
PROPERTY VIDEO:	https://vimeo.com/570100714/960811eebc
LOCATION:	North Macon, one mile off Interstate 75, Exit 171, near The Shoppes at River Crossing
BUILDING INFORMATION:	9,372± SF Office Building (Masonry construction) <ul style="list-style-type: none">• Waiting room• Large receptionist office with built-in cabinets• Large conference room with pull down projector screen and built-in kitchenette• 21 Private offices• Large copy/file room• Break room• Fitness room with shower & restroom• Four (4) restrooms• IT room• Janitor closet• Side lobby entrance
LAND AREA:	1.33 Acres
YEAR BUILT:	2003
HVAC:	Seven (7) heat and air conditioning units
ROOF:	Original roof. Inspected by LE Schwartz three (3) years ago with no issues noted.
ZONING:	PDI, Planned Development Industrial
PARKING:	32± paved parking spaces
UTILITIES:	All public utilities serve the property.
PROPERTY TAX:	\$12,970.88 (2021)
REDUCED SALES PRICE:	\$1,200,000 \$999,999 \$937,000
LEASE RATE:	\$12.50 \$11.50/PSF, NNN (\$1.81/PSF) Total Monthly Rent: \$10,395.11



FLOOR PLAN

101 Gateway Drive
Macon, Bibb County, Georgia 31210

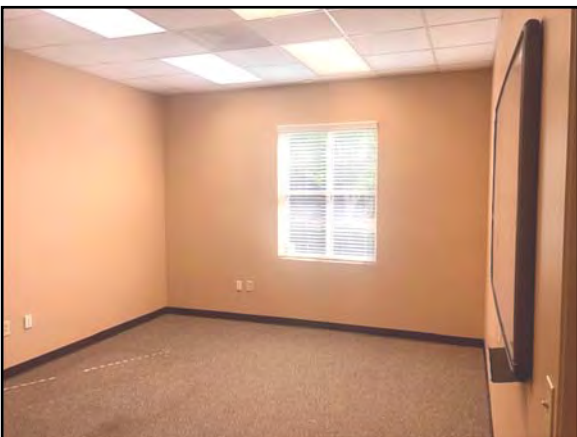
- Waiting room
- Large receptionist office with built-in cabinets
- Large conference room with pull down projector screen and built-in kitchenette
- 21 Private offices
- Large copy/file room
- Break room
- Fitness room with shower & restroom
- Four (4) restrooms
- IT room
- Janitor closet
- Side lobby entrance





PHOTOS

101 Gateway Drive
Macon, Bibb County, Georgia 31210





AERIAL PARCEL MAP / EXTERIOR PHOTO

101 Gateway Drive
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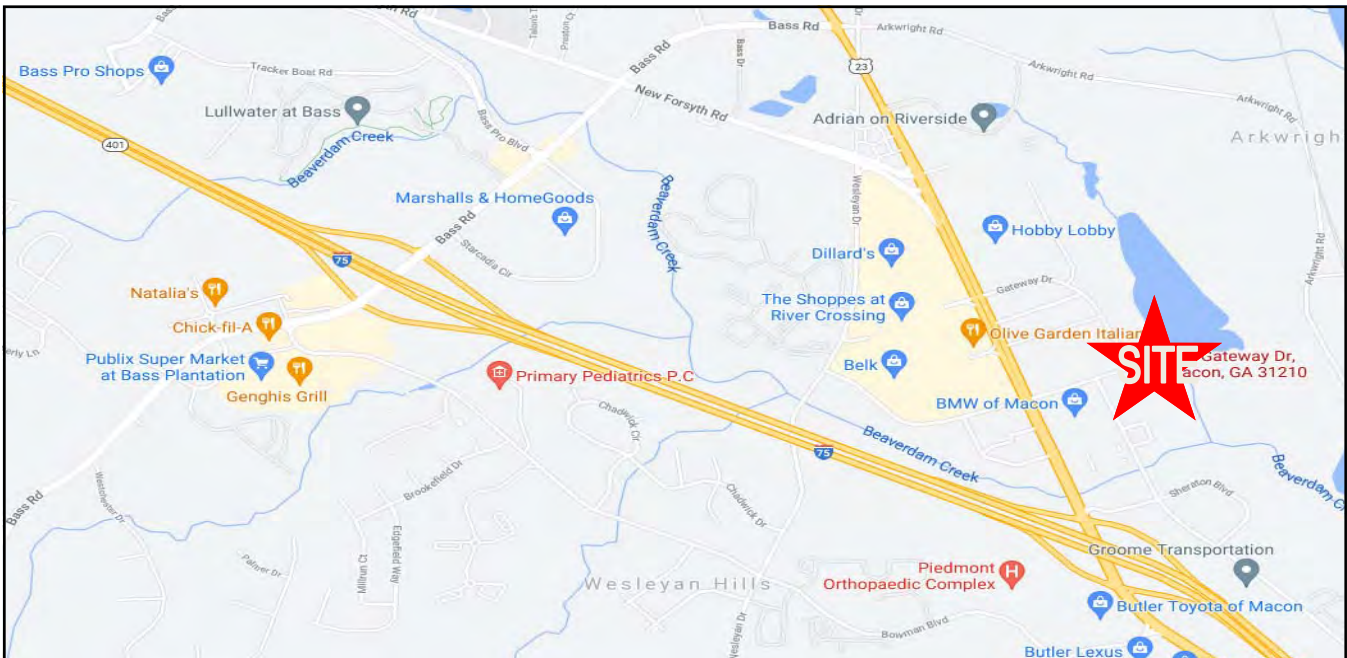


Side Lobby
Entrance



MAPS

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DEMOGRAPHICS - MACON/BIBB COUNTY

101 Gateway Drive
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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