



**504 Second Street
Macon, Bibb County, Georgia 31201**

LEASE



- Centrally located in Downtown Macon corner of Second & Poplar, within blocks of Atrium Health Navicent; one mile from Mercer University.
- 680± SF Street Level Retail Space
- Renovations underway
- Zoned CBD-1
- Tenant pays all utilities.
- Neighbors: Kudzu Seafood, Famous Mikes, Your Pie, Oliver's Corner Bistro, Decadent (Coffee & Dessert Bar), Barefoot Tavern, Ocmulgee Brew Pub, Ambitious Graphics, Kin Jo

LEASE RATE: \$1,000 PER MONTH

CBCMACON.COM

DEIDRA STEWART
478.746.8171 Office • 478.508.2652 Cell
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CBCWORLDWIDE.COM

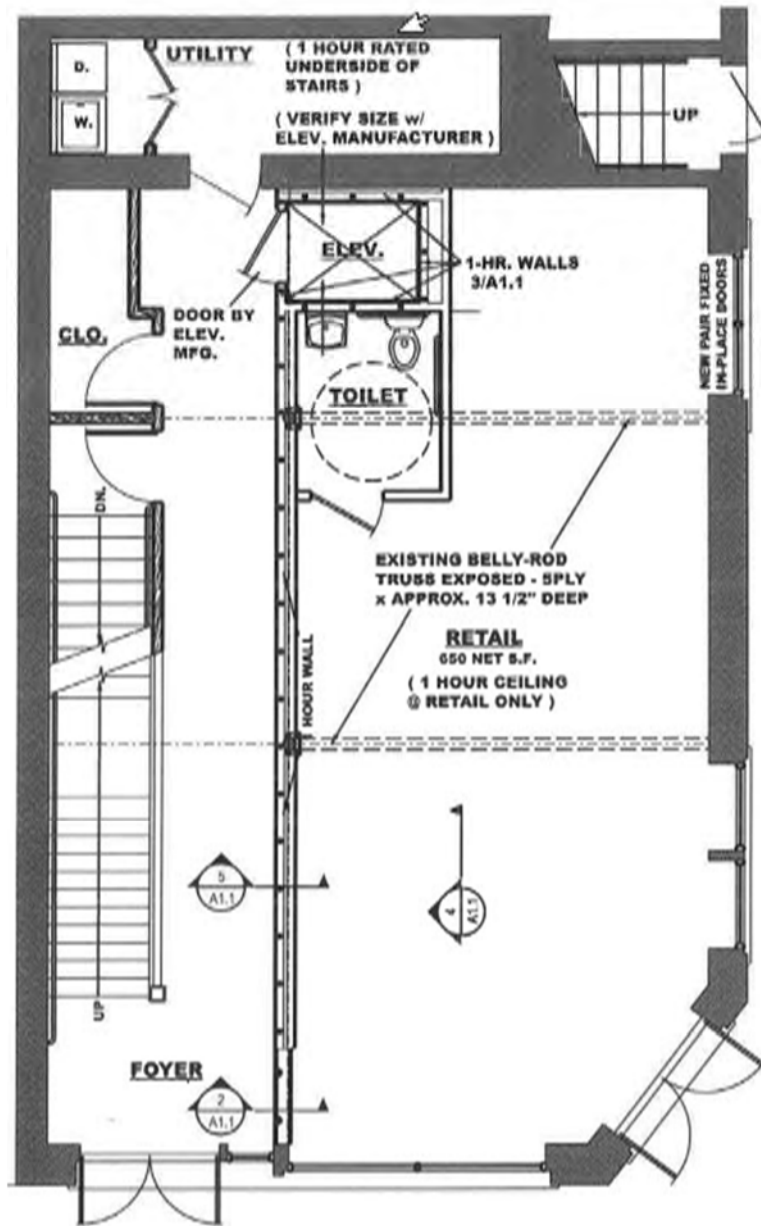
COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Revised 9/21/21



FLOOR PLAN

504 Second Street
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PHOTOS

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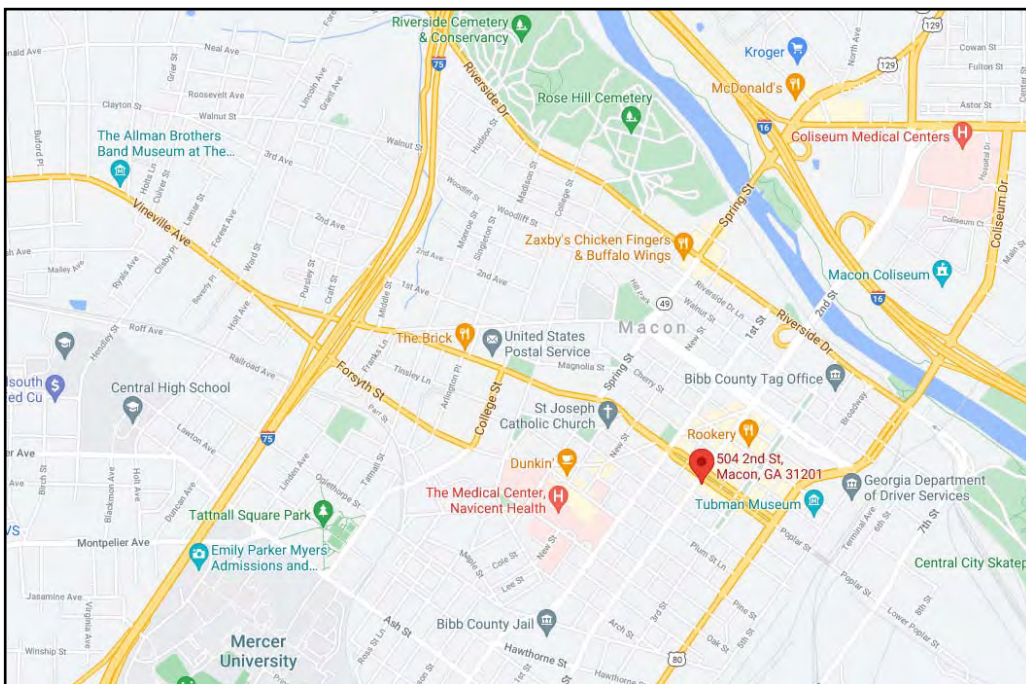
“RENOVATIONS UNDERWAY”





MAPS

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DEMOGRAPHICS - BIBB COUNTY

504 Second Street
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KEY FACTS

156,171

Population



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



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%	
\$15,000 - \$24,999	12.8%	+3.6%	
\$25,000 - \$34,999	11.7%	+2.4%	
\$35,000 - \$49,999	13.0%	+0.3%	
\$50,000 - \$74,999	14.8%	-2.9%	
\$75,000 - \$99,999	12.2%	-0.3%	
\$100,000 - \$149,999	9.1%	-5.5%	
\$150,000 - \$199,999	3.3%	-2.9%	
\$200,000+	3.8%	-3.3%	