

FOR SALE

Commercial Building / Redevelopment Site

727 Gray Highway
Macon, Bibb County, Georgia 31211



EBERHARDT & BARRY



- Located at the signalized intersection of Gray Highway, North Avenue and Nottingham Drive; across from Kroger
- 1,730± SF Commercial Building - Former liquor store
- Average Daily Traffic Count: 43,900 vehicles per day
- Three (3) existing curbcuts onto Gray Highway
- Built in 1963
- 260' frontage
- .86± Acres
- All public utilities serve this site.
- Zoned C4
- Ad Valorem Tax Bill: \$2,520

SALES PRICE: \$395,000

FOR MORE DETAILS CONTACT:

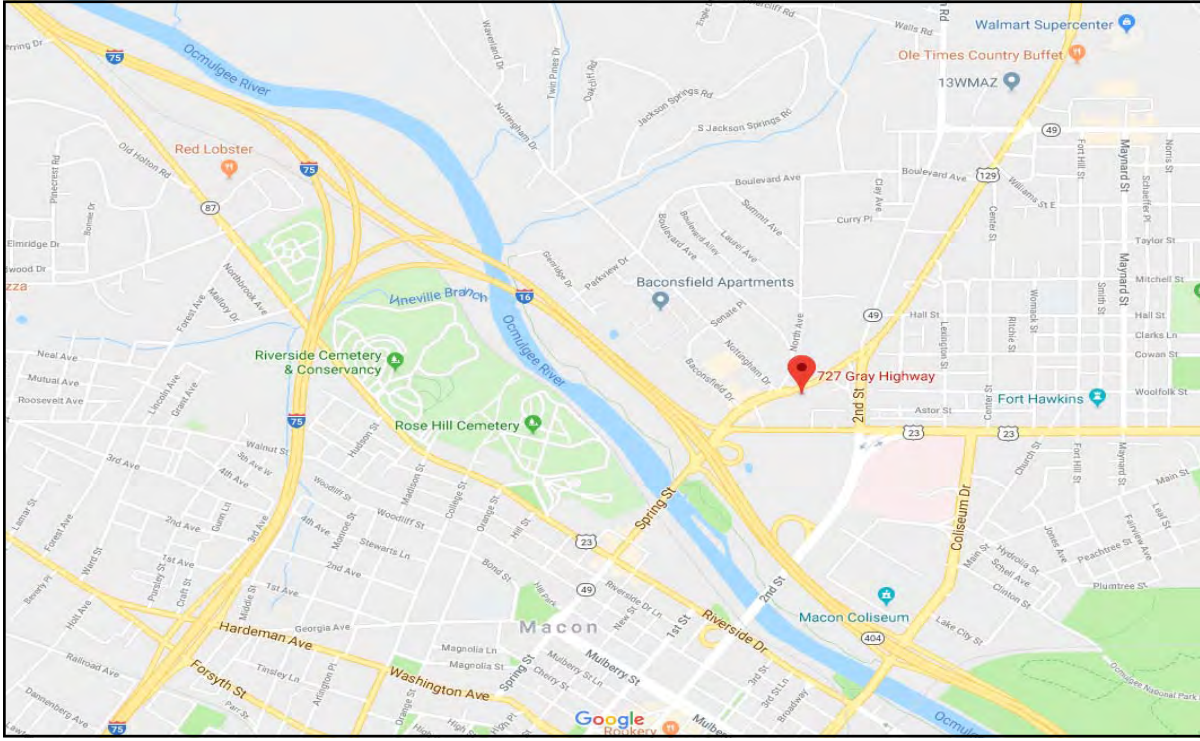
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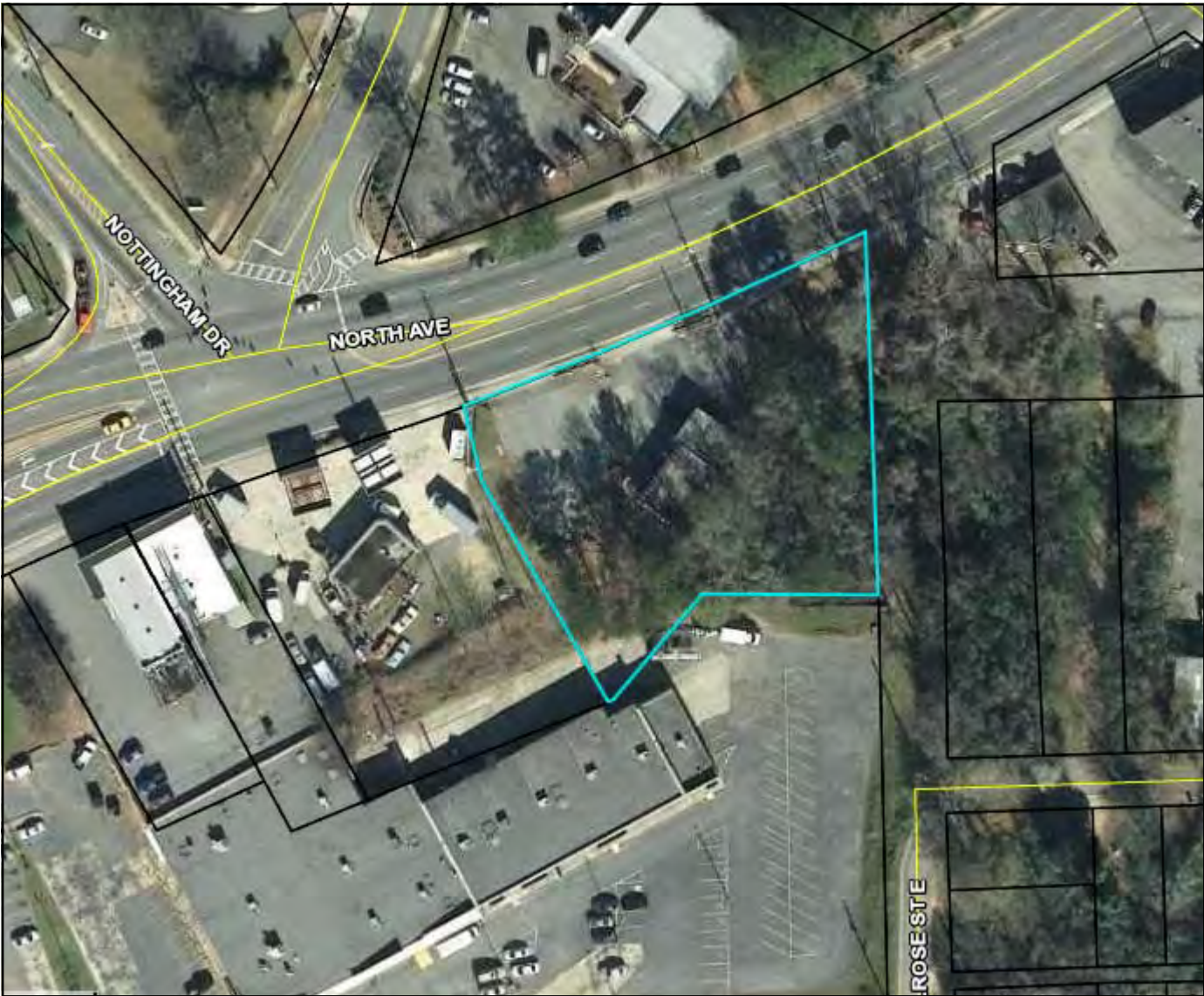
ARTHUR P. BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

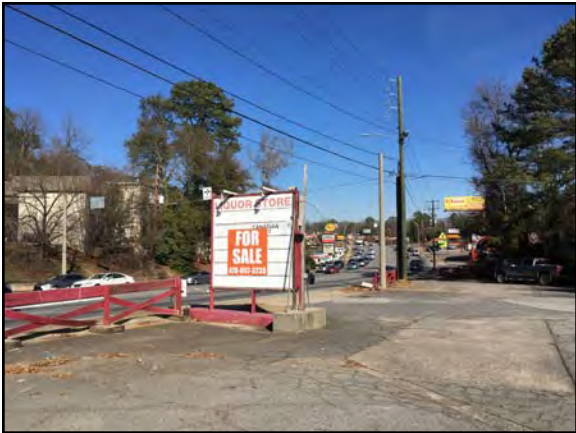
Main 478-746-8171 **Toll Free** 800-926-0990
Fax 478-746-1362 **Cell** 478-731-8000

990 Riverside Drive
Macon, GA 31201

727 Gray Highway - Macon, GA 31211 / **MAPS**









Demographic and Income Profile

Macon-Bibb County, GA
 Macon-Bibb County, GA (1349008)
 Geography: Place

Prepared by Esri

Summary	Census 2010	2017	2022			
Population	155,333	155,247	153,685			
Households	60,215	59,662	58,863			
Families	38,669	37,830	37,091			
Average Household Size	2.48	2.50	2.50			
Owner Occupied Housing Units	33,527	30,685	30,143			
Renter Occupied Housing Units	26,688	28,977	28,720			
Median Age	35.6	36.7	37.5			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	-0.20%	1.03%	0.83%			
Households	-0.27%	1.01%	0.79%			
Families	-0.39%	0.92%	0.71%			
Owner HHs	-0.36%	0.99%	0.72%			
Median Household Income	1.71%	2.05%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	11,667	19.6%	11,415	19.4%		
\$15,000 - \$24,999	8,103	13.6%	7,556	12.8%		
\$25,000 - \$34,999	6,324	10.6%	5,673	9.6%		
\$35,000 - \$49,999	7,660	12.8%	6,687	11.4%		
\$50,000 - \$74,999	10,350	17.3%	9,650	16.4%		
\$75,000 - \$99,999	5,576	9.3%	6,347	10.8%		
\$100,000 - \$149,999	6,115	10.2%	7,123	12.1%		
\$150,000 - \$199,999	1,917	3.2%	2,199	3.7%		
\$200,000+	1,949	3.3%	2,214	3.8%		
Median Household Income	\$41,176		\$44,818			
Average Household Income	\$60,800		\$68,364			
Per Capita Income	\$24,320		\$27,148			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,439	7.4%	10,521	6.8%	10,353	6.7%
5 - 9	10,915	7.0%	10,426	6.7%	9,903	6.4%
10 - 14	10,812	7.0%	10,467	6.7%	10,245	6.7%
15 - 19	11,749	7.6%	10,823	7.0%	10,615	6.9%
20 - 24	11,524	7.4%	11,322	7.3%	10,529	6.9%
25 - 34	20,158	13.0%	20,807	13.4%	20,148	13.1%
35 - 44	19,020	12.2%	18,613	12.0%	19,196	12.5%
45 - 54	21,618	13.9%	18,837	12.1%	17,704	11.5%
55 - 64	18,430	11.9%	19,577	12.6%	18,381	12.0%
65 - 74	10,447	6.7%	14,010	9.0%	15,585	10.1%
75 - 84	6,600	4.2%	6,798	4.4%	7,990	5.2%
85+	2,621	1.7%	3,047	2.0%	3,036	2.0%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,130	43.2%	62,182	40.1%	57,951	37.7%
Black Alone	80,976	52.1%	84,577	54.5%	86,131	56.0%
American Indian Alone	332	0.2%	339	0.2%	348	0.2%
Asian Alone	2,531	1.6%	3,120	2.0%	3,599	2.3%
Pacific Islander Alone	120	0.1%	133	0.1%	147	0.1%
Some Other Race Alone	2,012	1.3%	2,232	1.4%	2,451	1.6%
Two or More Races	2,232	1.4%	2,664	1.7%	3,058	2.0%
Hispanic Origin (Any Race)	4,386	2.8%	5,138	3.3%	5,810	3.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

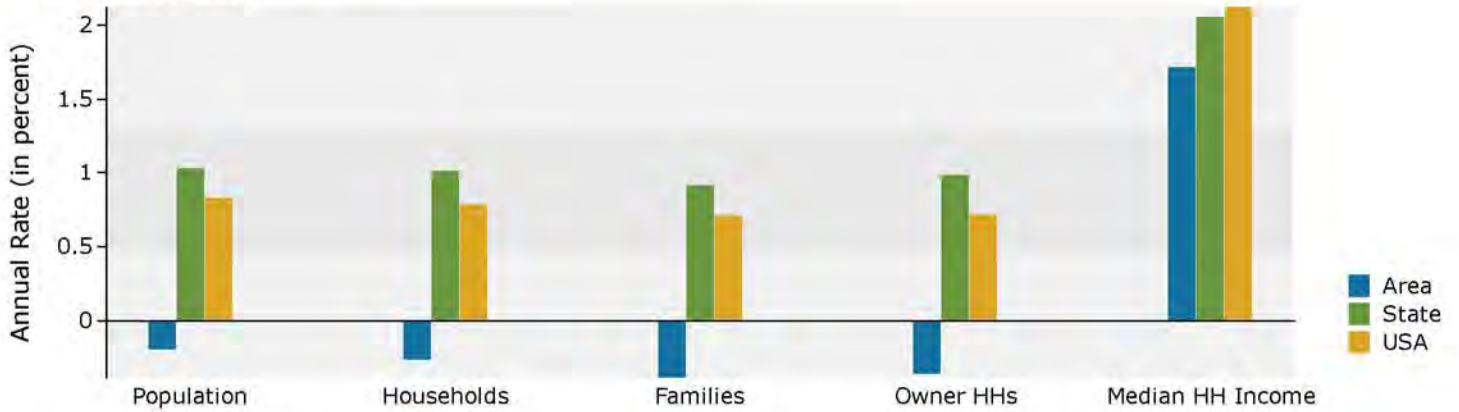


Demographic and Income Profile

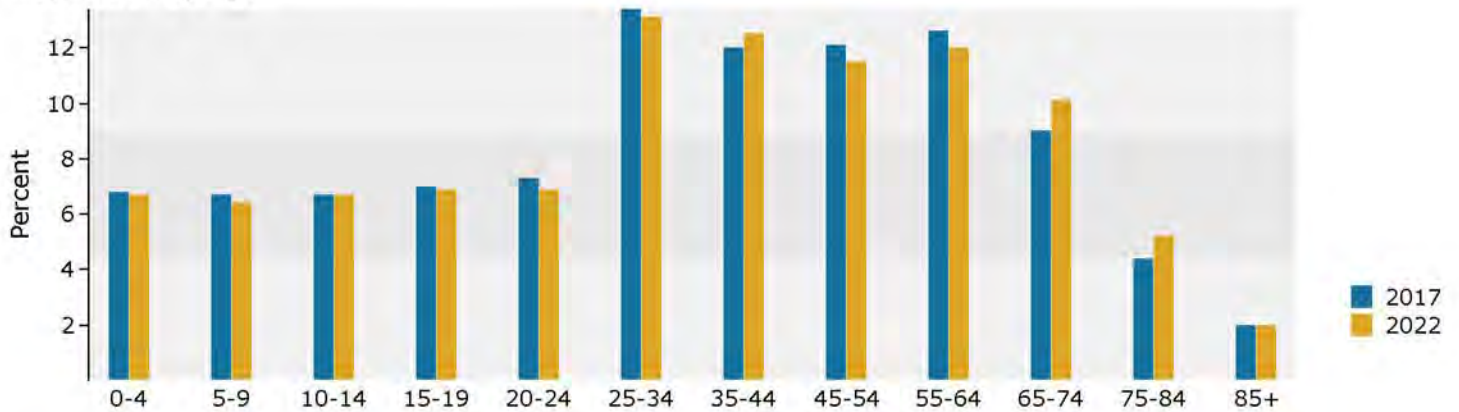
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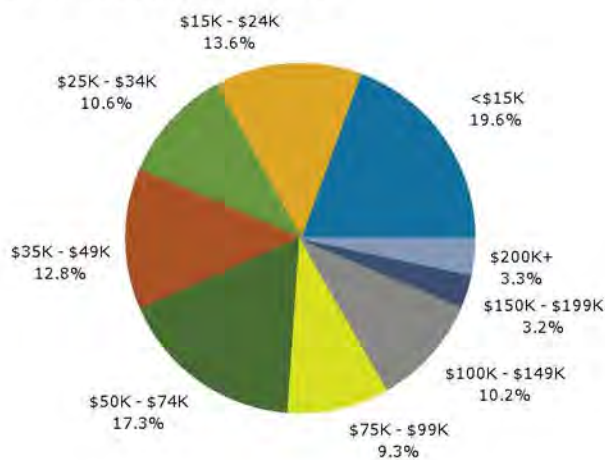
Trends 2017-2022



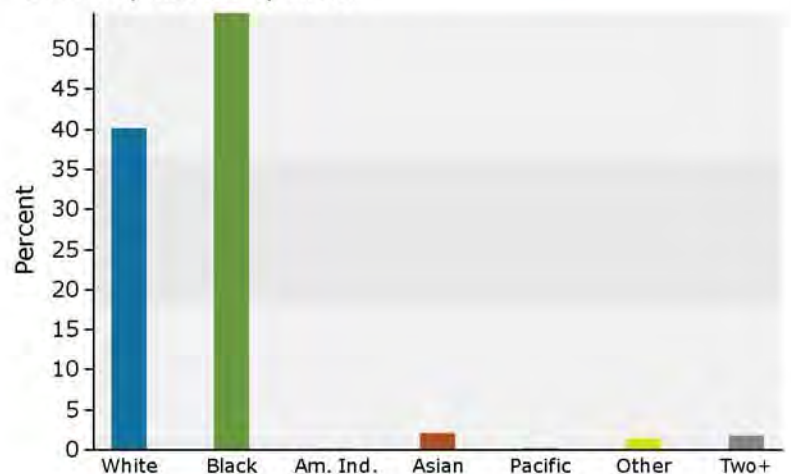
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.3%