

.19± Acre Commercial Site
1934 Forsyth Street
Macon, Bibb County, Georgia 31201

FOR SALE



ACREAGE:	.19± Acres; 38.5' frontage X 220' depth
TOPOGRAPHY:	Level at road grade; wooded
ZONING:	C2
AVERAGE DAILY TRAFFIC COUNT:	23,790 vehicles per day
UTILITIES:	All utilities available to site
NEIGHBORS:	Professional Offices, Fountain Car Wash, Goodwill Industries
SALES PRICE:	\$35,000 (Owner Financing Available)

Contact Information :

PATRICK BARRY - EXCLUSIVE AGENT

pbarry@cbcworldwide.com

Phone : (478) 746-8171

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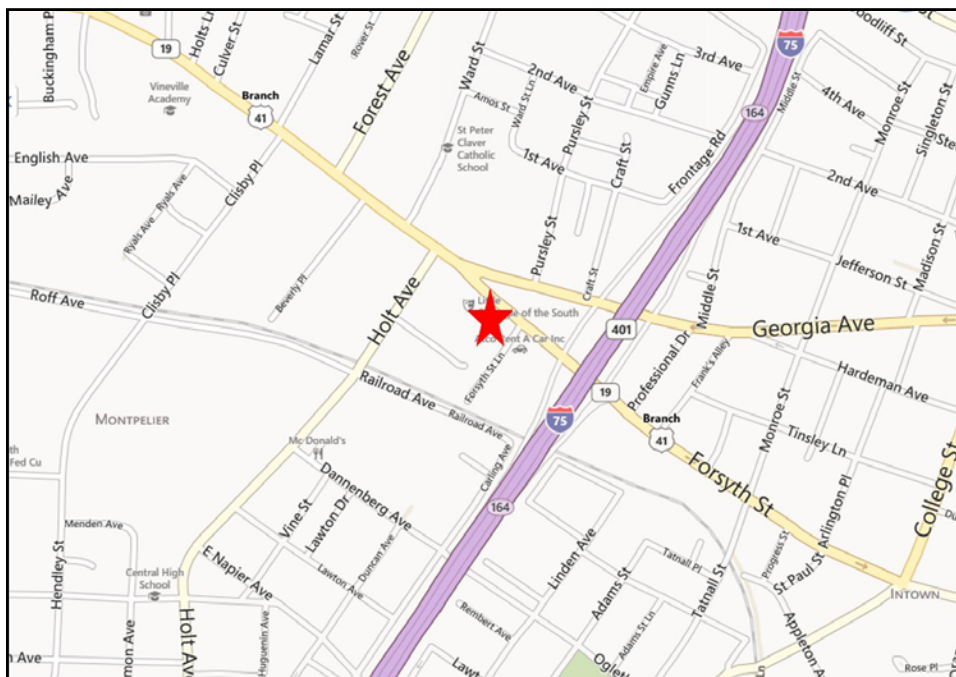
EBERHARDT & BARRY INC.

Created 8/27/13

www.coldwellbankercommercialeb.com

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Demographic and Income Profile

Bibb County
Bibb County, GA (13021)
Geography: County

Summary	Census 2010	2012	2017
Population	155,547	156,637	158,969
Households	60,295	60,704	61,739
Families	38,714	38,598	39,233
Average Household Size	2.48	2.48	2.48
Owner Occupied Housing Units	33,537	33,196	34,122
Renter Occupied Housing Units	26,758	27,508	27,617
Median Age	35.5	35.8	36.4
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.30%	0.90%	0.68%
Households	0.34%	1.00%	0.74%
Families	0.33%	0.98%	0.72%
Owner HHs	0.55%	1.16%	0.91%
Median Household Income	3.83%	3.42%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	13,838	22.8%	13,589	22.0%
\$15,000 - \$24,999	8,900	14.7%	6,938	11.2%
\$25,000 - \$34,999	6,949	11.4%	5,609	9.1%
\$35,000 - \$49,999	8,074	13.3%	7,541	12.2%
\$50,000 - \$74,999	9,266	15.3%	9,915	16.1%
\$75,000 - \$99,999	5,470	9.0%	7,940	12.9%
\$100,000 - \$149,999	5,252	8.7%	6,574	10.6%
\$150,000 - \$199,999	1,098	1.8%	1,501	2.4%
\$200,000+	1,857	3.1%	2,132	3.5%
Median Household Income	\$35,909		\$43,342	
Average Household Income	\$52,915		\$61,570	
Per Capita Income	\$21,801		\$25,230	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	11,495	7.3%	11,645	7.3%
5 - 9	10,931	7.0%	10,923	7.0%	11,006	6.9%
10 - 14	10,833	7.0%	10,716	6.8%	10,925	6.9%
15 - 19	11,777	7.6%	11,340	7.2%	10,996	6.9%
20 - 24	11,537	7.4%	11,789	7.5%	11,090	7.0%
25 - 34	20,188	13.0%	20,622	13.2%	21,031	13.2%
35 - 44	19,047	12.2%	18,640	11.9%	18,460	11.6%
45 - 54	21,631	13.9%	21,138	13.5%	19,813	12.5%
55 - 64	18,449	11.9%	19,377	12.4%	20,485	12.9%
65 - 74	10,462	6.7%	11,226	7.2%	13,604	8.6%
75 - 84	6,602	4.2%	6,605	4.2%	6,985	4.4%
85+	2,625	1.7%	2,766	1.8%	2,929	1.8%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	66,932	42.7%	65,493	41.2%
Black Alone	81,116	52.1%	81,719	52.2%	83,368	52.4%
American Indian Alone	332	0.2%	348	0.2%	394	0.2%
Asian Alone	2,531	1.6%	2,594	1.7%	2,821	1.8%
Pacific Islander Alone	120	0.1%	119	0.1%	126	0.1%
Some Other Race Alone	2,014	1.3%	2,363	1.5%	3,442	2.2%
Two or More Races	2,235	1.4%	2,562	1.6%	3,325	2.1%
Hispanic Origin (Any Race)	4,389	2.8%	5,223	3.3%	7,590	4.8%

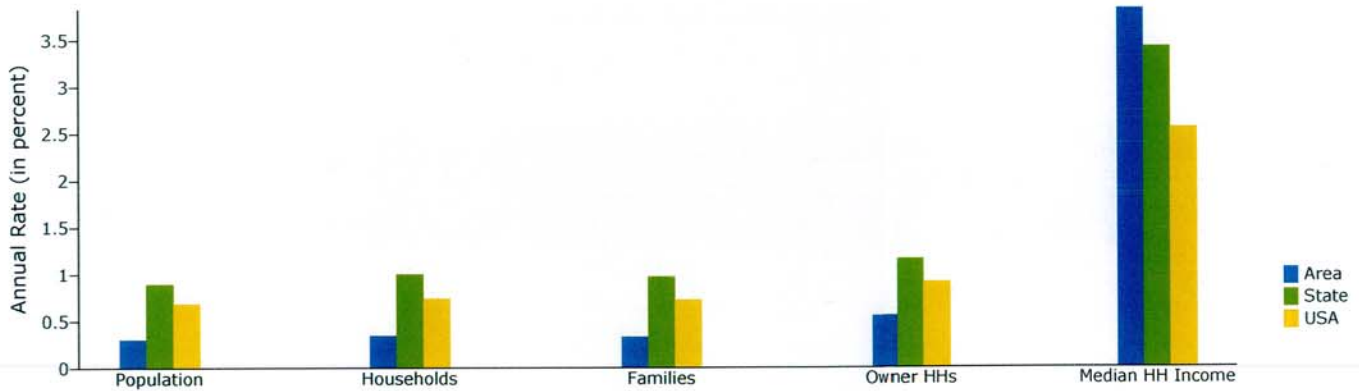
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

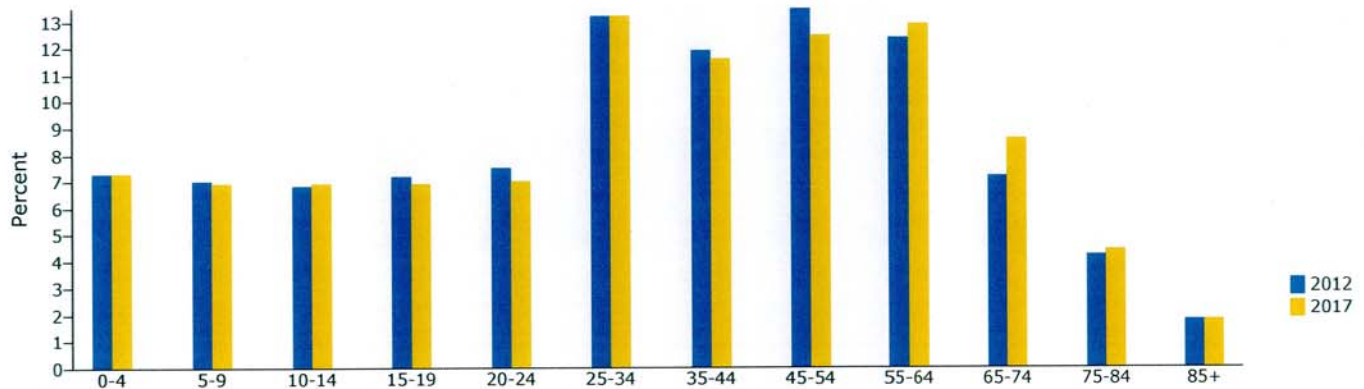
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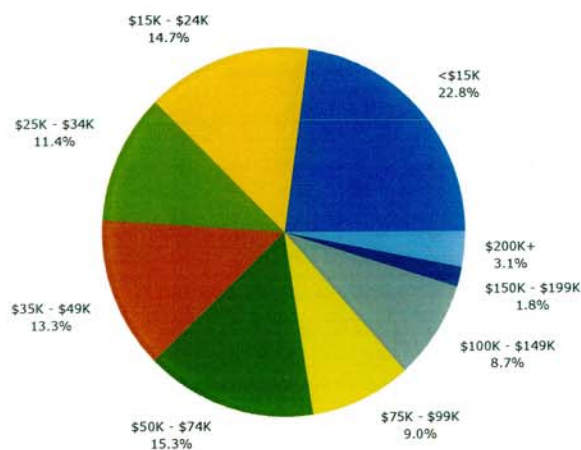
Trends 2012-2017



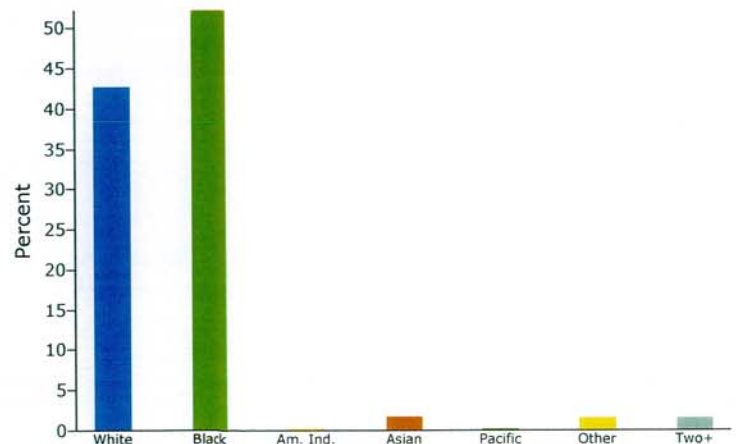
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 3.3%