

FOR SALE OR LEASE

Office Building

3920 Ridge Avenue
Macon, Bibb County, Georgia 31210



EBERHARDT & BARRY INC



- 2,300± Square Foot Brick Office Building
 - Floor plan consists of: Reception area, conference room, eight private offices, break room/kitchen, restroom
 - 24' X 24' detached storage building
- Located at the intersection of Ridge Avenue and Forest Hill Road
- .27± Acres
- Built in 1962; renovated in 2005
- Eight concrete paved parking spaces; 4 front / 4 rear (Expandable)
- All public utilities serve this site
- Zoned PDE

SALES PRICE: \$169,500

LEASE RATE: \$1,400 PER MONTH

FOR MORE DETAILS CONTACT:

Created 6/12/17

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

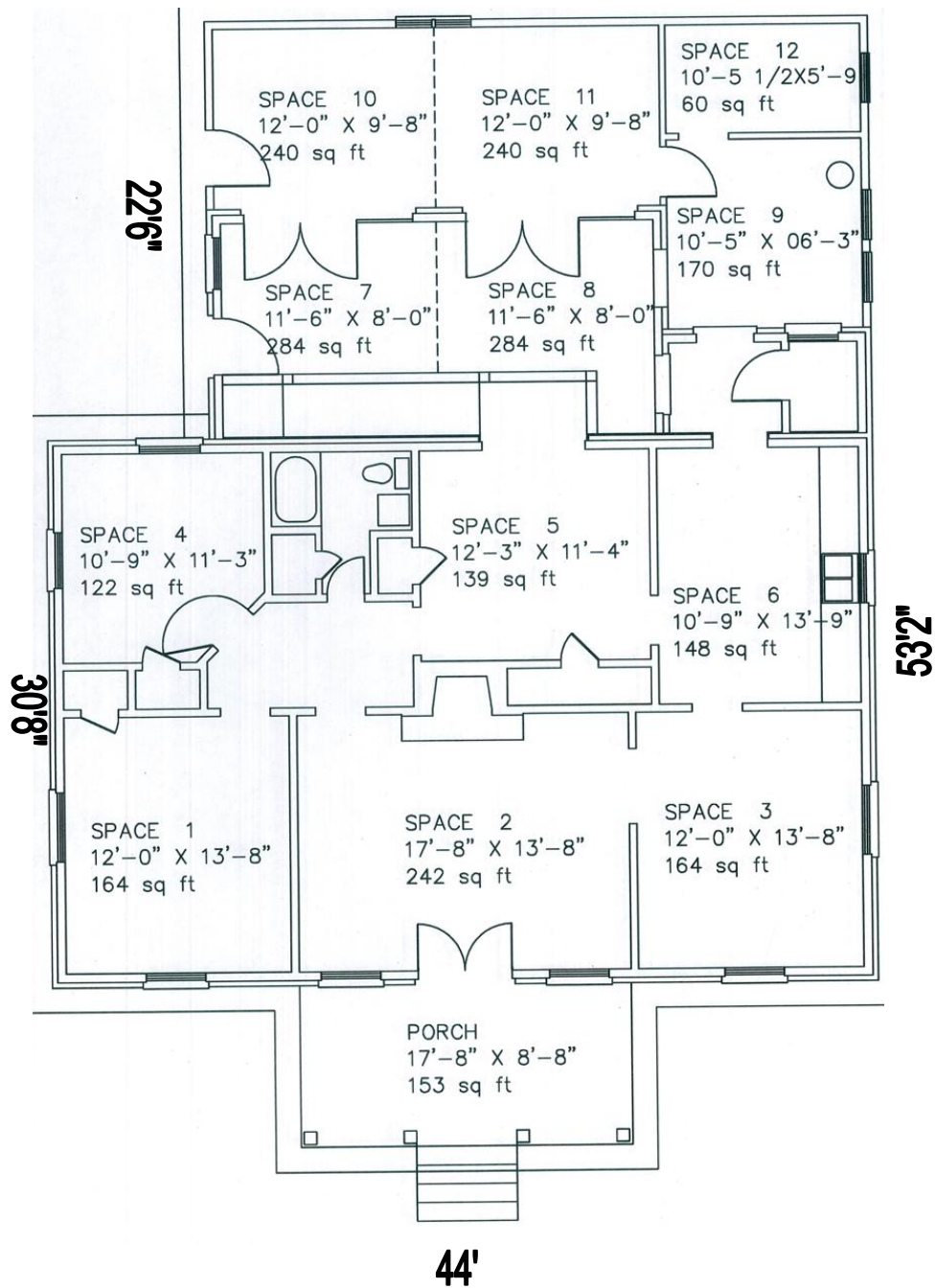
Main 478-746-8171 **Toll Free** 800-926-0990
Fax 478-746-1362 **Cell** 478-731-8000

990 Riverside Drive
Macon, GA 31201



3920 Ridge Avenue - Macon, GA 31210

FLOOR PLAN





3920 Ridge Avenue - Macon, GA 31210

PHOTOS





3920 Ridge Avenue - Macon, GA 31210

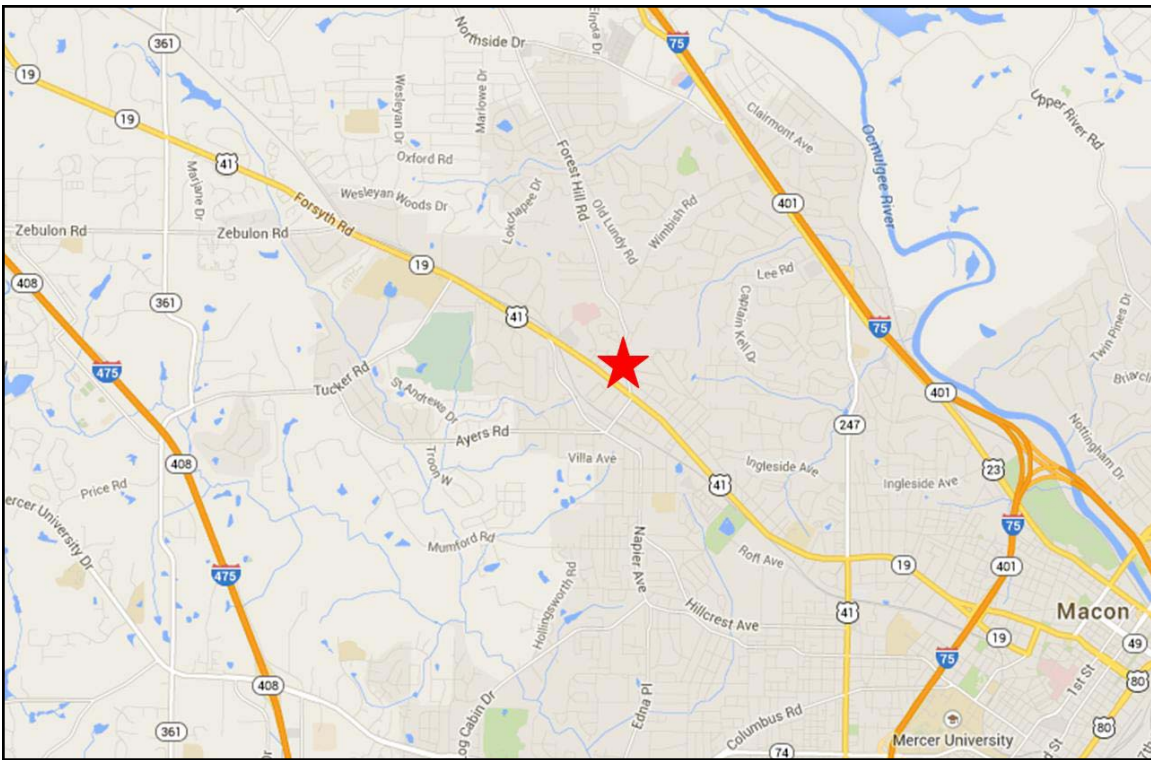
PHOTOS





3920 Ridge Avenue - Macon, GA 31210

MAPS





Demographic and Income Profile

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

Prepared by Esri

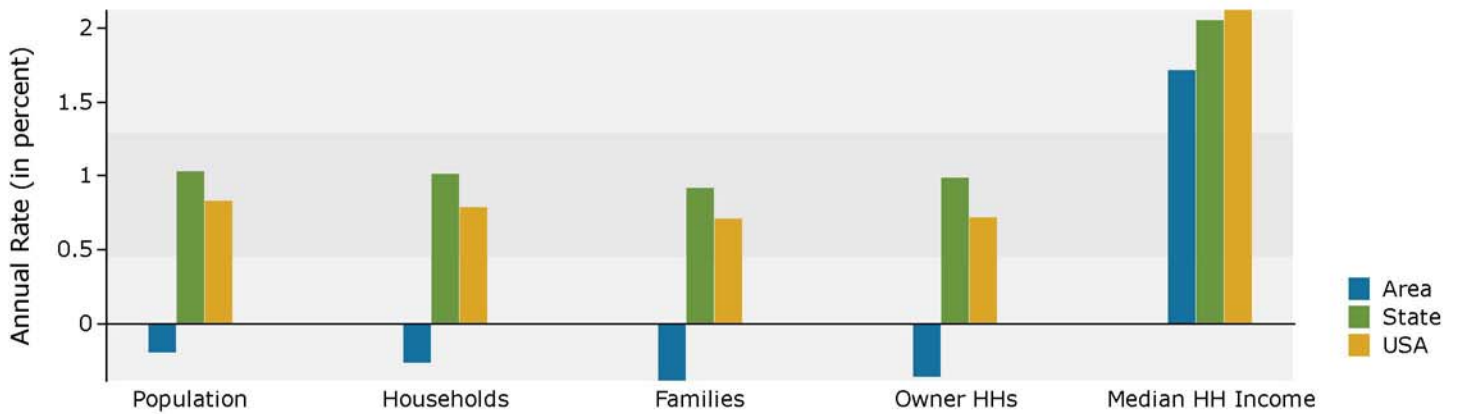
Summary	Census 2010		2017		2022			
Population	155,333		155,247		153,685			
Households	60,215		59,662		58,863			
Families	38,669		37,830		37,091			
Average Household Size	2.48		2.50		2.50			
Owner Occupied Housing Units	33,527		30,685		30,143			
Renter Occupied Housing Units	26,688		28,977		28,720			
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.

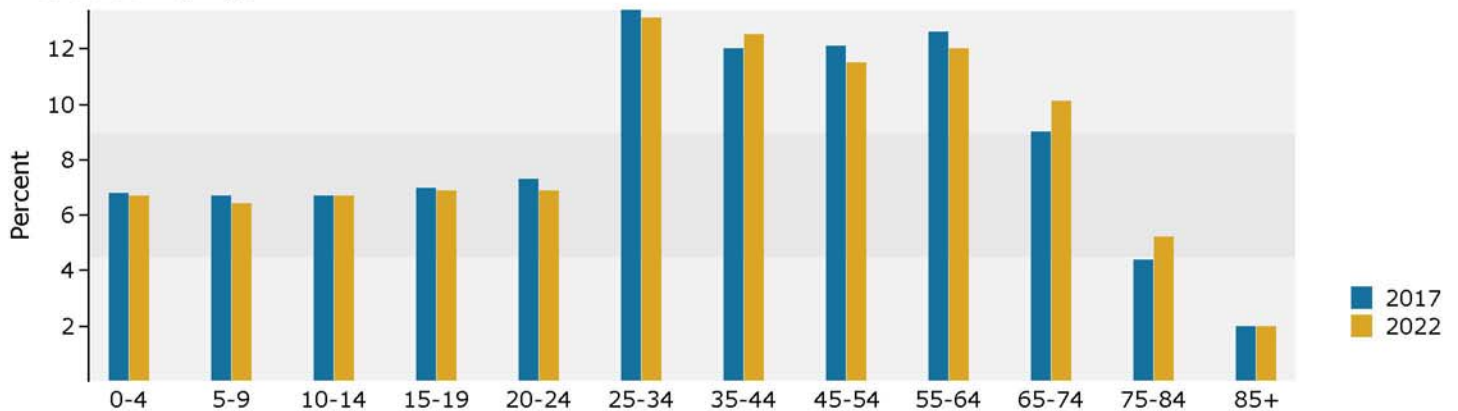
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

August 14, 2017

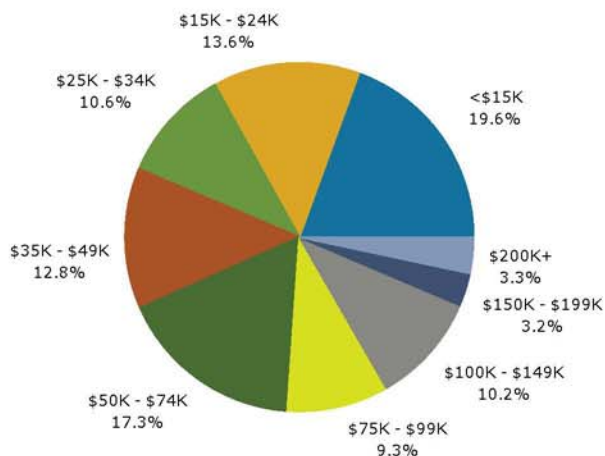
Trends 2017-2022



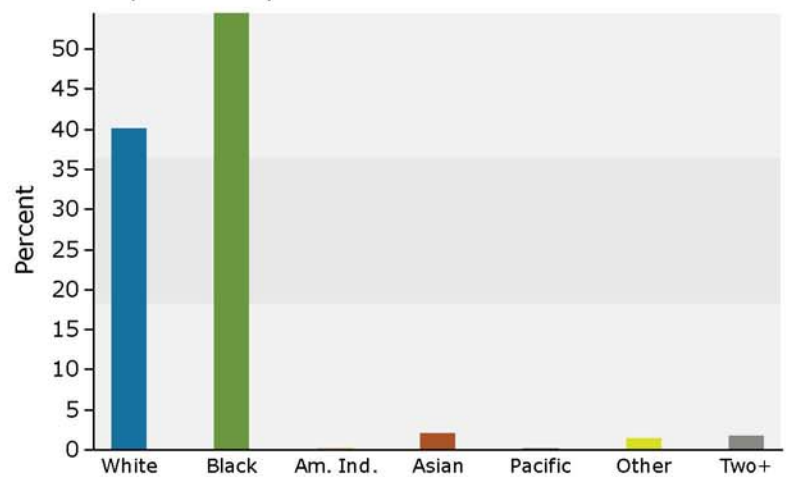
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.3%