

FOR LEASE



EBERHARDT & BARRY INC.



Multi-Tenant Retail Strip Center

4930 Bloomfield Road
Macon, Bibb County, GA 31206

LEASE RATE: \$5 PSF/YEAR

FOR MORE DETAILS CONTACT:

Revised 6/19/17

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-718-1806
www.coldwellbankercommercialeb.com

990 Riverside Drive
Macon, GA 31201

© 2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information contained herein has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

LOCATION:	Subject property is located at the intersection of Chambers Road & Bloomfield Road.
AVAILABLE SUITES:	• Suite 100: 1,500± SF (\$625/Month) • Suite 200: 1,500± SF (\$625/Month) • Suite 300: 1,500± SF (\$625/Month) • Suite 400: 1,500± SF (\$625/Month) LEASED • Suite 500/600: 3,000± SF (\$1,250/Month) • Suite 700: 1,500± SF (\$625/Month) • Suite 800: Leased
AVERAGE DAILY TRAFFIC COUNT:	11,600 vehicles per day
YEAR BUILT:	2006
HVAC:	Central air & heat
PLUMBING:	One restroom per suite
ZONING:	PDE
PARKING:	Asphalt paved parking
UTILITIES:	All public utilities serve the site.
LEASE RATE:	\$5 PSF/YEAR



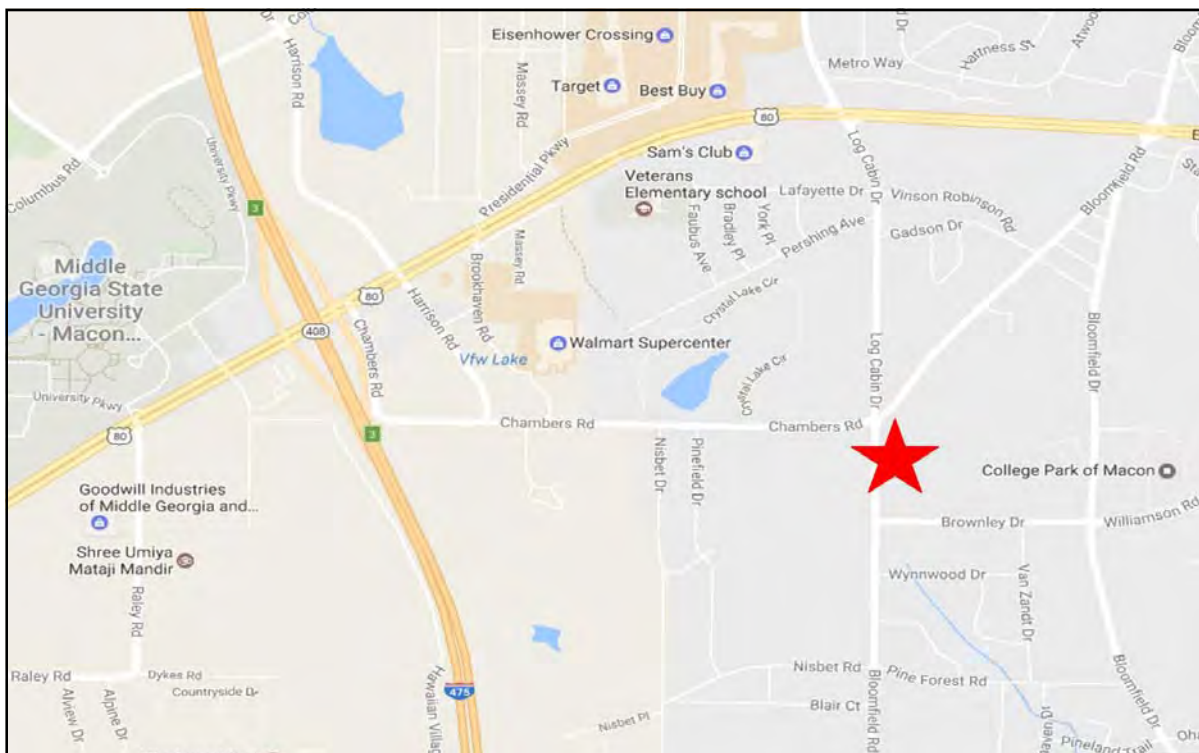
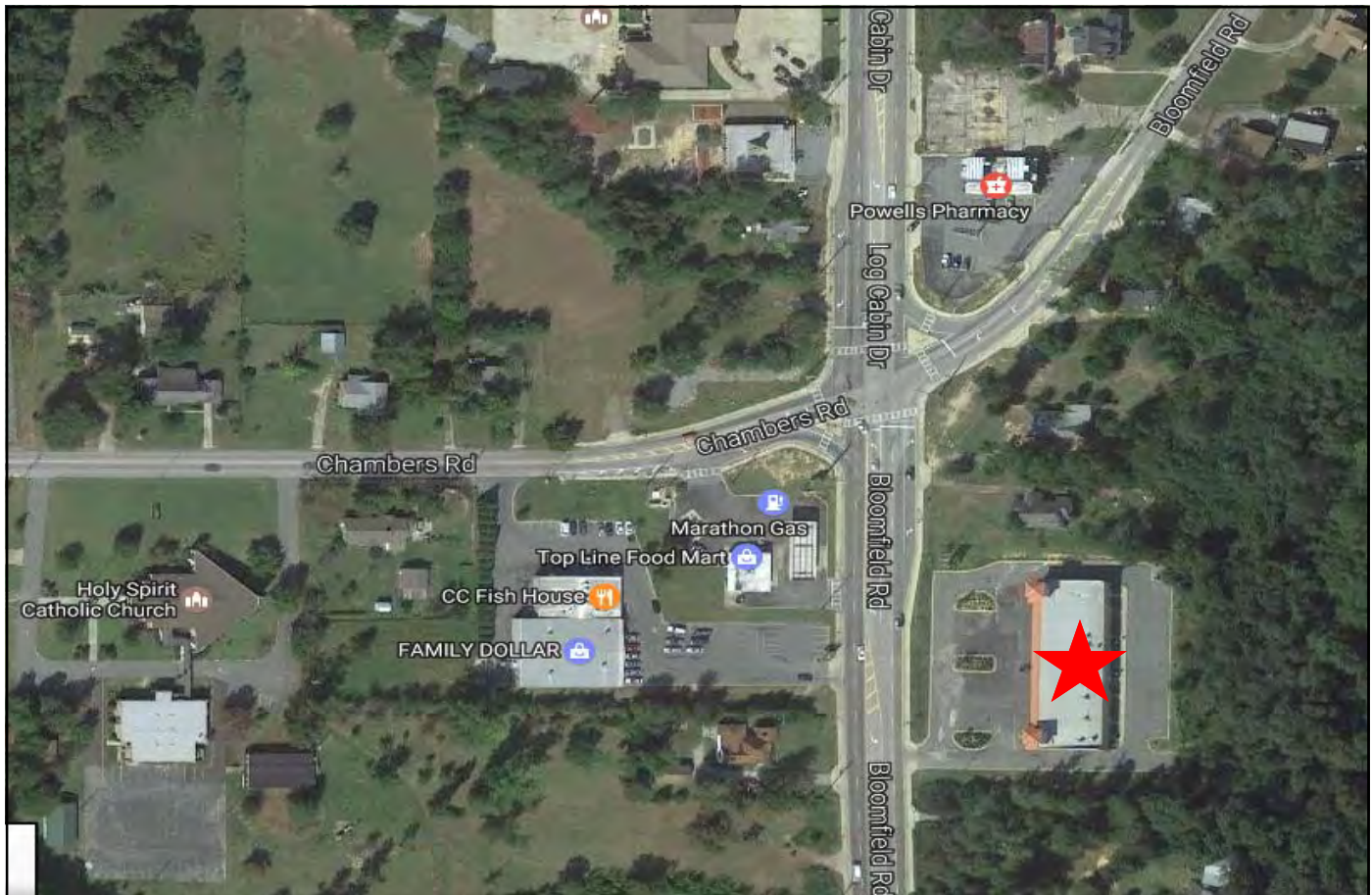
4930 Bloomfield Road - Macon, GA 31206

PHOTOS



4930 Bloomfield Road - Macon, GA 31206

MAPS





Demographic and Income Profile

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

Prepared by Esri

Summary		Census 2010		2016		2021	
Population		155,333		155,952		155,372	
Households		60,215		59,833		59,284	
Families		38,669		38,002		37,432	
Average Household Size		2.48		2.50		2.52	
Owner Occupied Housing Units		33,527		30,759		30,358	
Renter Occupied Housing Units		26,688		29,073		28,926	
Median Age		35.6		36.5		37.4	
Trends: 2016 - 2021 Annual Rate		Area		State		National	
Population		-0.07%		1.02%		0.84%	
Households		-0.18%		0.96%		0.79%	
Families		-0.30%		0.87%		0.72%	
Owner HHs		-0.26%		0.93%		0.73%	
Median Household Income		1.04%		2.34%		1.89%	
				2016		2021	
Households by Income				Number	Percent	Number	Percent
<\$15,000				12,065	20.2%	11,928	20.1%
\$15,000 - \$24,999				8,135	13.6%	7,597	12.8%
\$25,000 - \$34,999				7,046	11.8%	7,687	13.0%
\$35,000 - \$49,999				8,218	13.7%	5,260	8.9%
\$50,000 - \$74,999				9,579	16.0%	10,082	17.0%
\$75,000 - \$99,999				5,798	9.7%	6,338	10.7%
\$100,000 - \$149,999				5,403	9.0%	6,270	10.6%
\$150,000 - \$199,999				1,756	2.9%	2,101	3.5%
\$200,000+				1,834	3.1%	2,021	3.4%
Median Household Income				\$38,874		\$40,945	
Average Household Income				\$58,249		\$63,488	
Per Capita Income				\$23,153		\$25,031	
				2016		2021	
Population by Age				Number	Percent	Number	Percent
0 - 4				11,439	7.4%	10,778	6.9%
5 - 9				10,915	7.0%	10,579	6.8%
10 - 14				10,812	7.0%	10,591	6.8%
15 - 19				11,749	7.6%	11,097	7.1%
20 - 24				11,524	7.4%	11,485	7.4%
25 - 34				20,158	13.0%	20,680	13.3%
35 - 44				19,020	12.2%	18,730	12.0%
45 - 54				21,618	13.9%	19,293	12.4%
55 - 64				18,430	11.9%	19,687	12.6%
65 - 74				10,447	6.7%	13,364	8.6%
75 - 84				6,600	4.2%	6,750	4.3%
85+				2,621	1.7%	2,916	1.9%
				2016		2021	
Race and Ethnicity				Number	Percent	Number	Percent
White Alone				67,130	43.2%	63,151	40.5%
Black Alone				80,976	52.1%	84,338	54.1%
American Indian Alone				332	0.2%	340	0.2%
Asian Alone				2,531	1.6%	3,050	2.0%
Pacific Islander Alone				120	0.1%	128	0.1%
Some Other Race Alone				2,012	1.3%	2,364	1.5%
Two or More Races				2,232	1.4%	2,580	1.7%
Hispanic Origin (Any Race)				4,386	2.8%	5,246	3.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

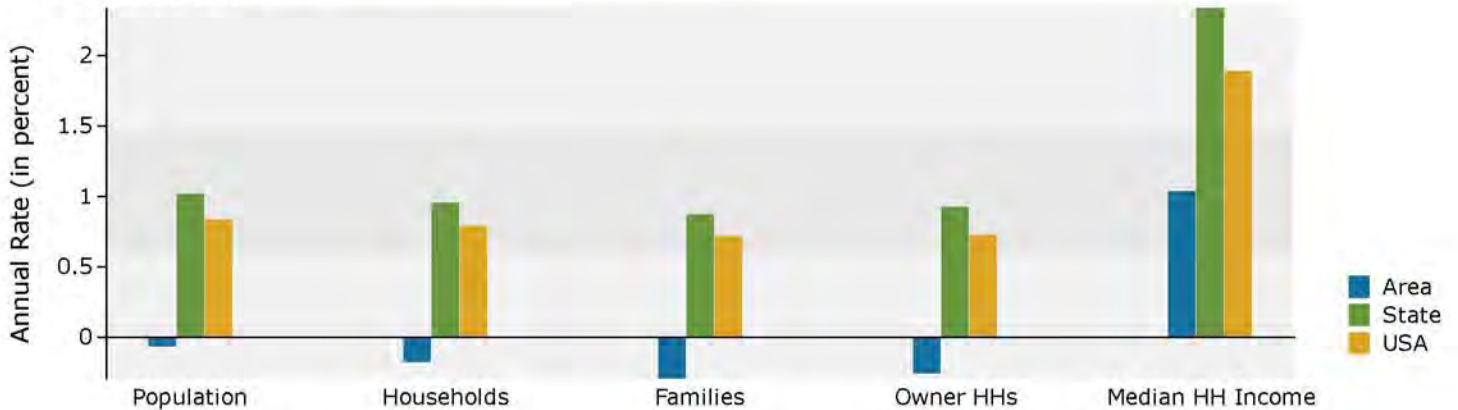


Demographic and Income Profile

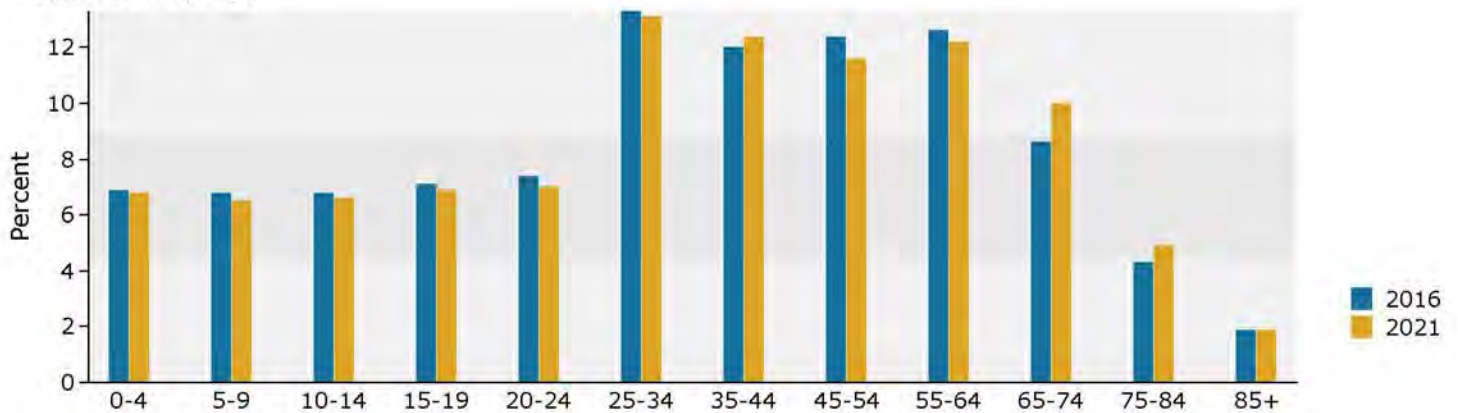
Macon-Bibb County, GA
Macon-Bibb County, GA (1349008)
Geography: Place

Prepared by Esri

Trends 2016-2021



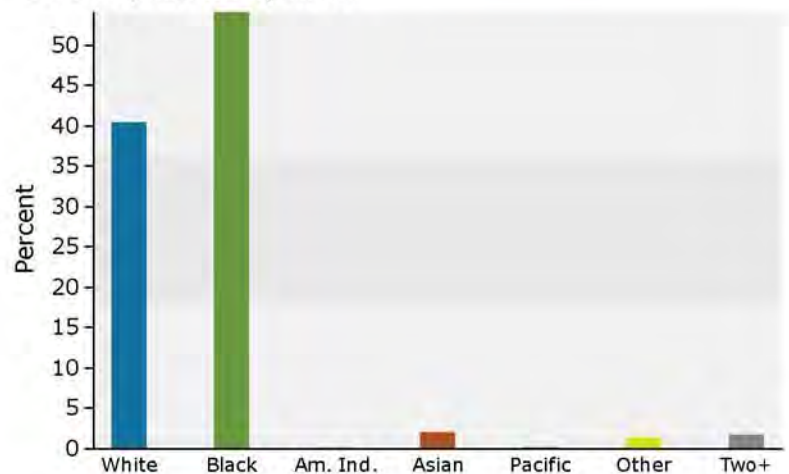
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 3.4%