

**NEW**  
**IMPROVED PRICE**

**STOREFRONT RETAIL / OFFICE**  
**391 SECOND STREET - MACON, BIBB COUNTY, GA 31201**

**DOWNTOWN MACON PRIME LOCATION FOR REDEVELOPMENT OF MIXED USE**



**REDUCED SALES PRICE:**  
~~**\$645,000**~~ **\$539,000**

### LOCATION OVERVIEW

- Located in the heart of Downtown Macon near the intersection of Cherry Street & Second Street
- Atrium Health Medical Center blocks away with 4,600± employees
- Piedmont Hospital less than one mile away with 1,430± employees
- Mercer University less than two miles with 9,000± students enrolled
- Residential lofts, Bibb & Federal Courthouse, government offices, financial institutions, shopping, entertainment and worship within walking distance
- Served by public transportation

### PROPERTY OVERVIEW

- 6,732± SF Storefront Retail / Office - 3-Story
  - 2,244± SF First Floor
  - 2,244± SF Second Floor (Unfinished)
  - 2,244± SF Third Floor (Unfinished)
- Covered front entry
- Built in 1892; effective year 1970
- .05± Acres
- On-street parking
- Zoned CBD-1
- 2024 Property Tax Bill: \$4,050

**DEIDRA STEWART**  
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**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**

Revised 3/24/25

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**1st Floor**



**1st Floor**



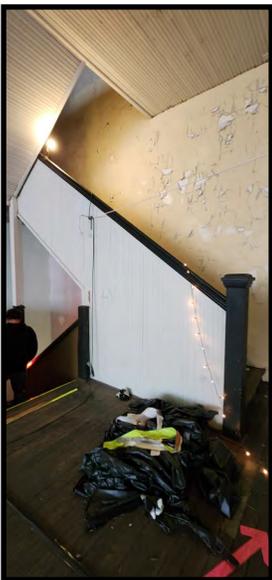
**Elevator  
Shaft**



**1st Floor  
Restroom**



**Rear Staircase  
to all Floors**



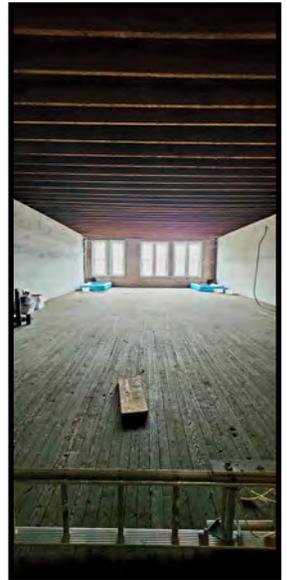
**2nd Floor**



**2nd Floor**



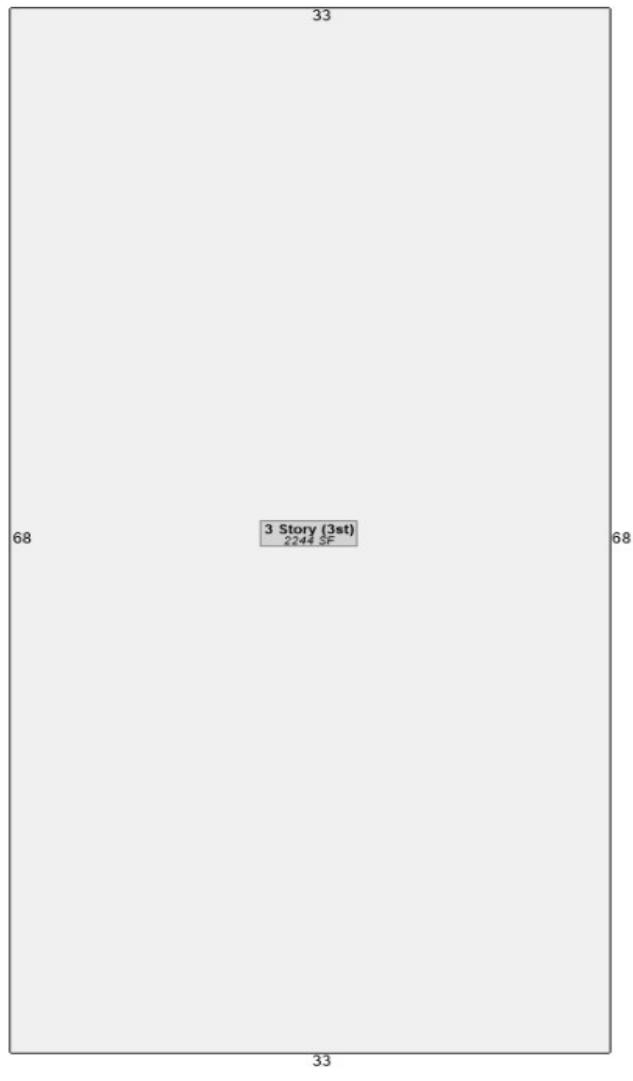
**3rd Floor**



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**BUILDING SKETCH**



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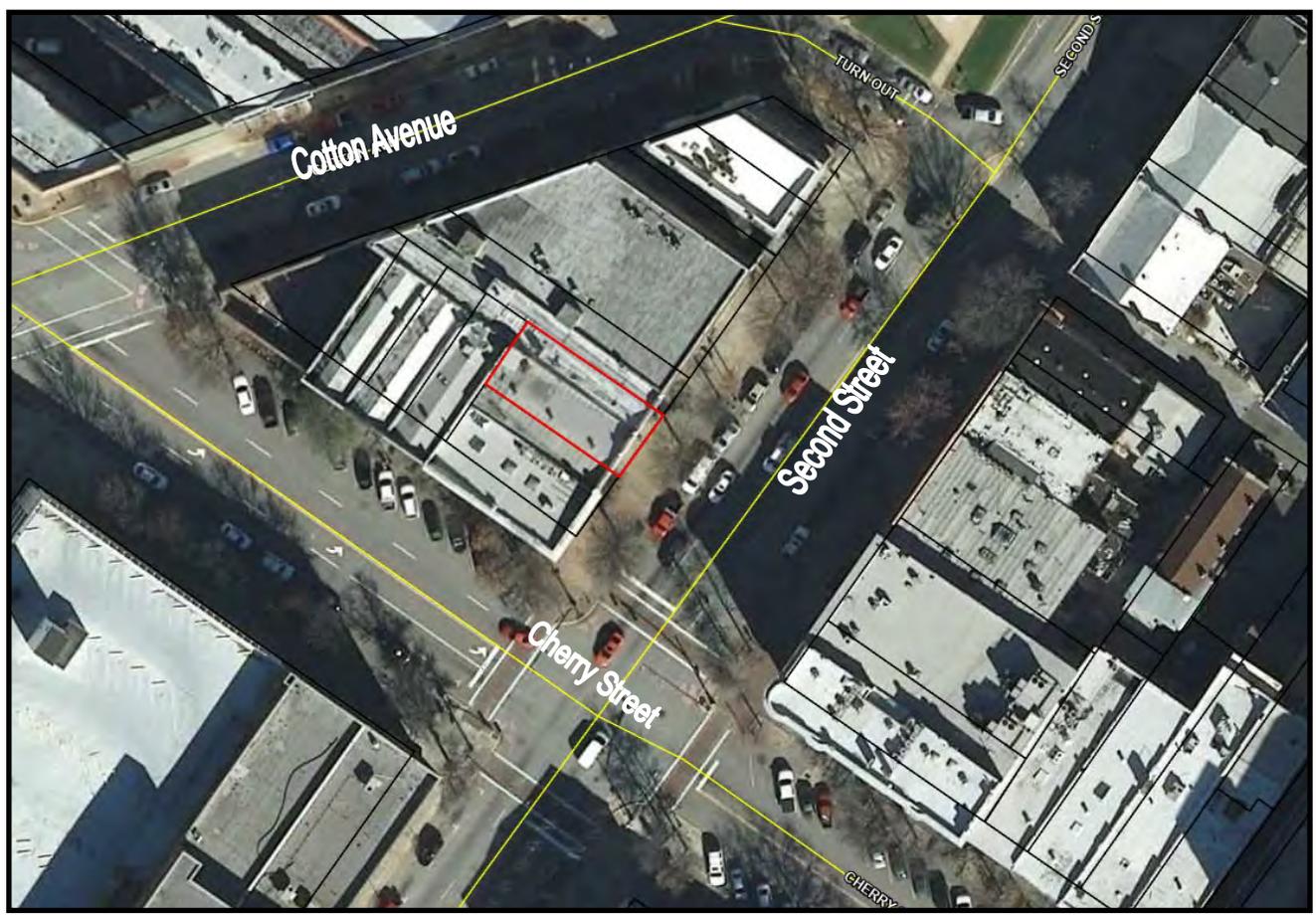


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**PARCEL MAP**



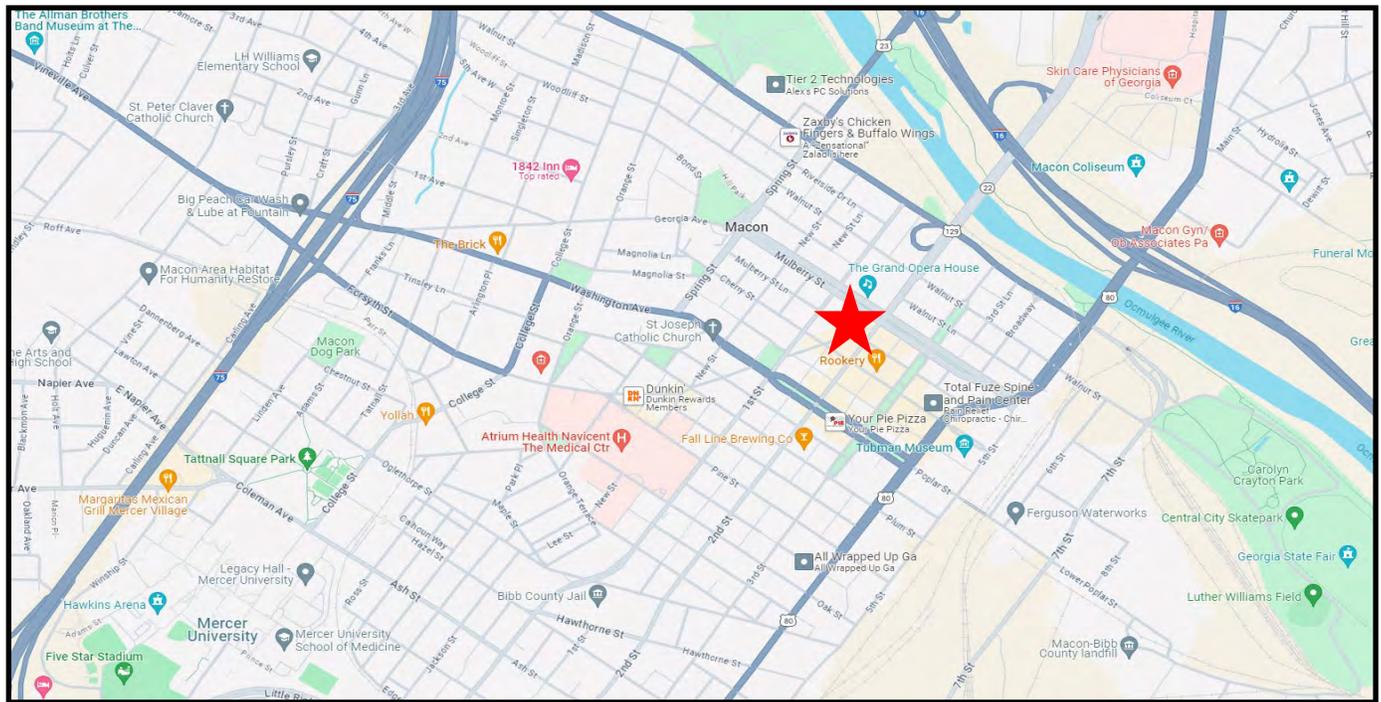
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**DEMOGRAPHICS - BIBB COUNTY**

