

**NOW
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:
~~\$615,000~~ \$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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COMMERCIAL**
EBERHARDT & BARRY

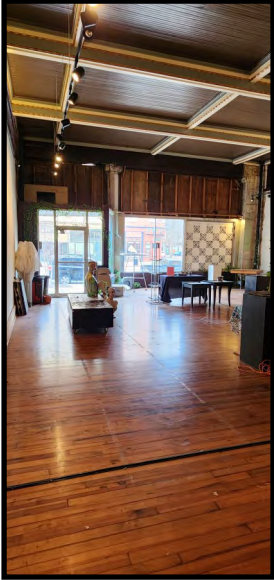
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Revised 10/24/24

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1st Floor



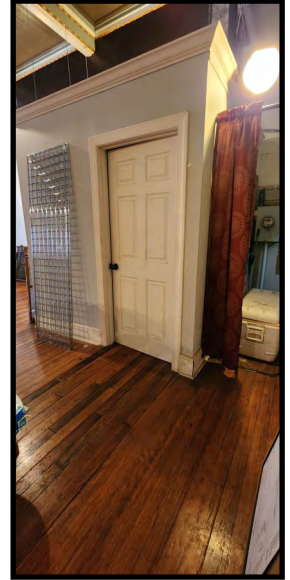
1st Floor



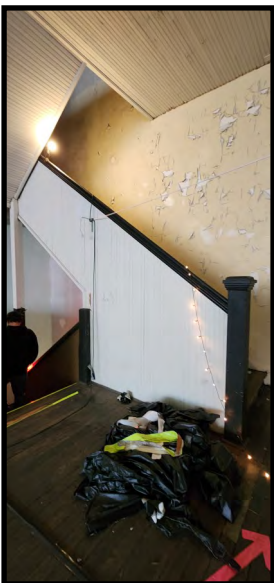
**Elevator
Shaft**



**1st Floor
Restroom**



**Rear Staircase
to all Floors**



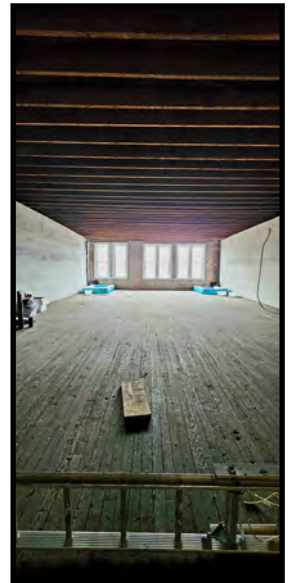
2nd Floor



2nd Floor



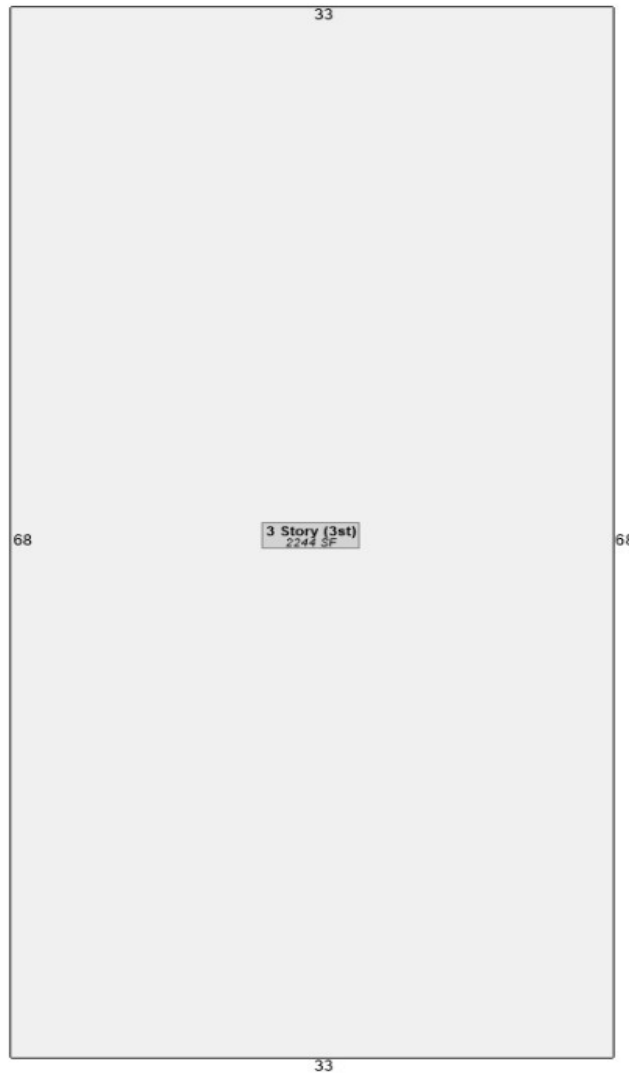
3rd Floor



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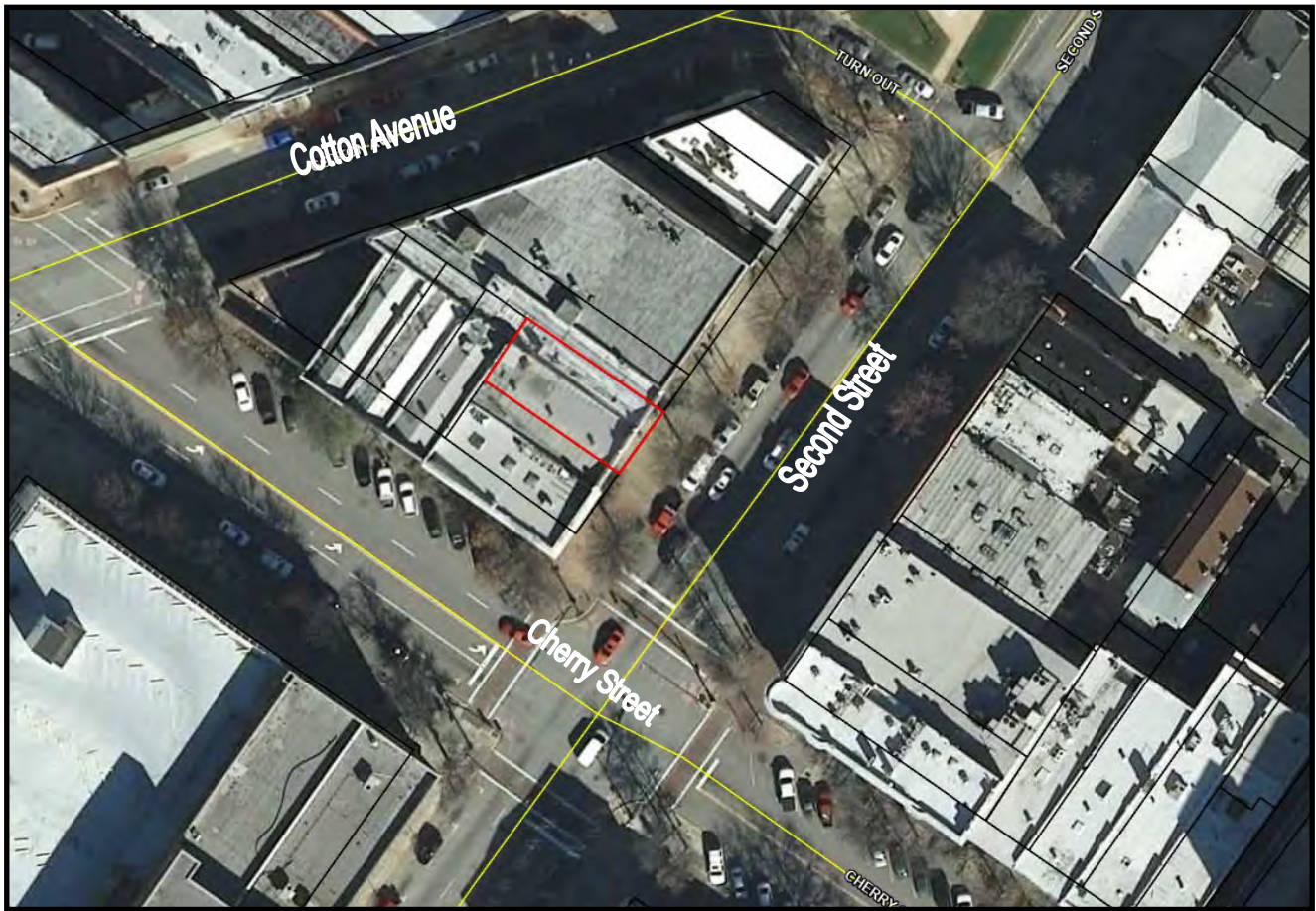
BUILDING SKETCH



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PARCEL MAP



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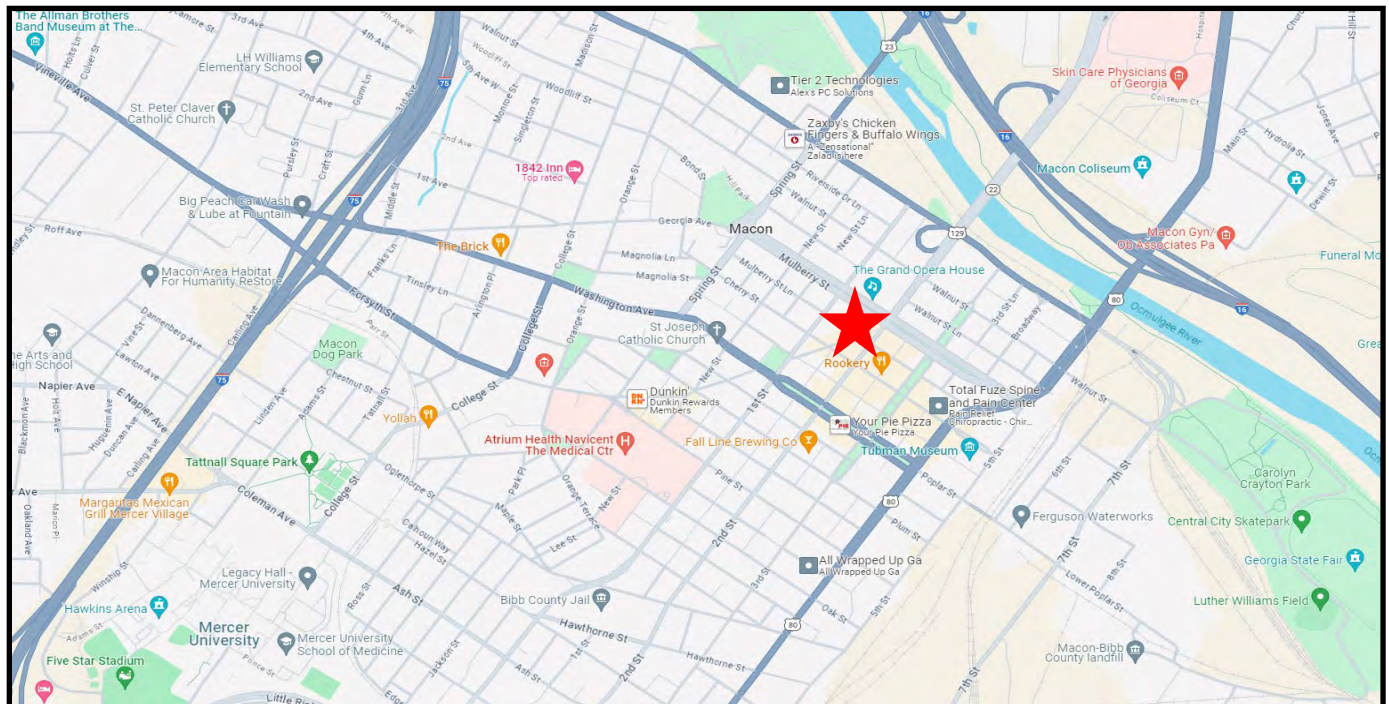


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DEMOGRAPHICS - BIBB COUNTY

