

SALE

LAND - ± 10.77 ACRES

4324 SHERATON DR.

MACON GA 31210

SALE PRICE \$1,949,000



PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806
Office: (478) 746-8171
990 Riverside Drive
Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

4324 SHERATON DR
MACON GA 31210

OFFERING SUMMARY

Sales Price:	\$1,949,000
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Lot Size:	10.77 acres - Can be Subdivided
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Zoning:	PDC
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Class:	C-4
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Utilities:	All public utilities available to site.
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Traffic Count:	~2,010 Vehicles per Day (Sheraton Drive) ~62,100 Vehicles per Day (I-75)
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2023 Estimated Property Taxes:	~\$9,857.79
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Frontage:	~1,500 ft.of frontage
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Neighbors:	Pinstrikes Bowling, Outback Steakhouse, Carrabba's, Butler Toyota, Starbucks, McDonald's, Buffalo Wild Wings, Chick-fil-A, Panera, Dunkin', Five Guys, Panda Express, Kroger, Tropical Cafe, Cracker Barrel, Taco Bell, and more!
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KEY FACTS

51,779

Population



2.3
Average Household Size

39.7

Median Age

\$73,949

Median Household Income

EDUCATION

6%

No High School Diploma



23%
High School Graduate



26%
Some College



46%
Bachelor's/Grad/Prof Degree

BUSINESS



2,232

Total Businesses



26,309

Total Employees

EMPLOYMENT



White Collar

74%



Blue Collar

15%



Services

12%

3.6%

Unemployment Rate

INCOME



\$73,949

Median Household Income



\$46,607

Per Capita Income



\$188,792

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$150,000 - \$199,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	7.7%	-8.3%	<div style="width: 8.3%;"></div>
\$15,000 - \$24,999	6.0%	-3.6%	<div style="width: 3.6%;"></div>
\$25,000 - \$34,999	8.4%	-2.7%	<div style="width: 2.7%;"></div>
\$35,000 - \$49,999	9.7%	-2.3%	<div style="width: 2.3%;"></div>
\$50,000 - \$74,999	18.9%	+2.2%	<div style="width: 2.2%;"></div>
\$75,000 - \$99,999	13.3%	+2.7%	<div style="width: 2.7%;"></div>
\$100,000 - \$149,999	18.2%	+3.9%	<div style="width: 3.9%;"></div>
\$150,000 - \$199,999	4.9%	+1.6%	<div style="width: 1.6%;"></div>

Bars show deviation from

Bibb County ▾