

# POSITION YOUR BUSINESS FOR SUCCESS

## HIGH-TRAFFIC OFFICE OPPORTUNITY



**173 PIERCE AVENUE  
MACON-BIBB COUNTY, GEORGIA 31204**

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**HAL HARPER, CCIM  
BROKER / PARTNER**

**478.951.3991 CELL  
HHARPER@CBCGEORGIA.COM  
CBCMACON.COM**

**990 RIVERSIDE DRIVE  
MACON, GA 31201  
478.746.8171 OFFICE**

**SALES PRICE: \$335,000**



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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**PROPERTY OVERVIEW**

**2,200± SF Office situated on 0.34 Acres**

- Beautiful, recently renovated interior
- Welcoming **reception / waiting area**
- **Four (4) private offices**
- **Conference room**
- Flexible **work / storage room**
- Modern **kitchen / breakroom**
- **Two (2) restrooms**
- **Five (5) rear parking spaces**
- **Fenced rear yard**
- **Large front porch entry**
- 2025 Property Tax:\$1,558.43

**Perfect For:**

- Law firms
- Medical or wellness practices
- Accounting & financial services
- Consulting or creative firms
- Boutique office users



**LOCATION OVERVIEW**

- **Minutes to Downtown Macon** - convenient access to courthouses, financial institutions, and professional services
- **Close proximity to Mercer University** - strong daytime population and potential client base
- **Near Atrium Health Navicent** - ideal for medical, counseling, or healthcare-related office users
- **Easy access to major corridors** including Riverside Drive and Interstate 75
- **Centrally located** within an established in-town professional and residential corridor
- Nearby amenities include restaurants, coffee shops, and retail



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## PROPERTY ADVANTAGES

- Charming front porch entry creating a professional first impression
- Recently renovated with attractive, modern finishes throughout
- Ideal blend of functionality, style, and versatility - an excellent setting to elevate your business presence
- Efficient, professional layout ready for immediate occupancy
- Modern infrastructure upgrades supporting today's business needs
- Prime location along a high-visibility corridor with steady daily traffic
- Flexible zoning allowing for a variety of professional and commercial uses



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## UPGRADES & FEATURES

- Fiber optic internet capability
- Newer HVAC system
- Secure electric gate
- Historic architectural details complemented by high ceilings
- Decorative fireplaces



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