

# SALE

## MIXED USE (RETAIL / LOFT)

442 SECOND STREET, MACON, BIBB COUNTY, GEORGIA 31201



**REDUCED SALES PRICE:**  
~~\$475,000~~ **\$375,000**

### PROPERTY OVERVIEW

- 4,948± SF Multi-Use Commercial Building
  - Main Floor: Wide open space
  - Second Floor: Front half of building is a loft apartment with closet and restroom (no kitchen). Rear half is a large open room and one restroom
  - Third Floor: Access to roof
- Former Roasted Coffee
- 0.06± Acres
- 27'± Frontage on Second Street
- Actual year built 1927; effective year built 1970

### LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District
- Highly visible location between Cherry Street and Poplar Street
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than one mile 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
- Zoned CBD-1

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**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

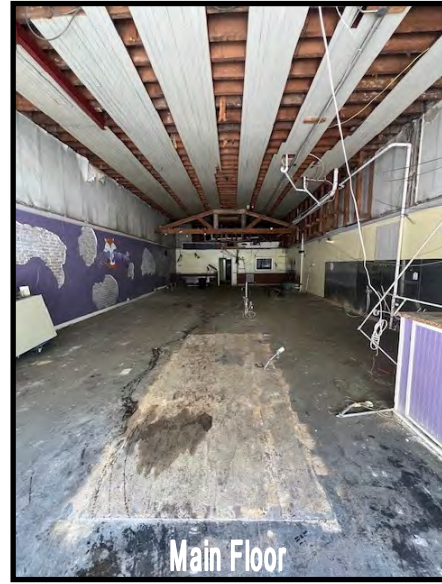
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Revised 6/17/24

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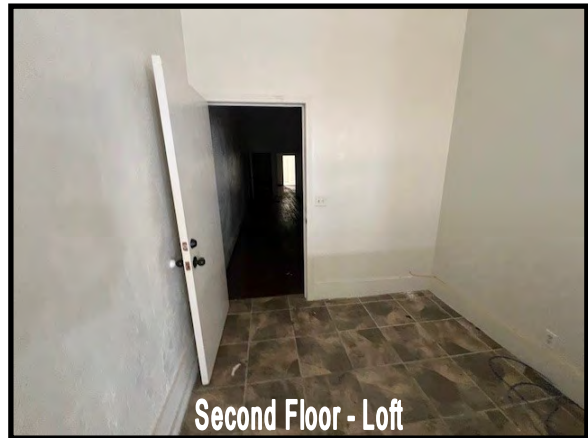
**Second Floor - Loft**



**Second Floor - Loft**



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**Second Floor - Loft**



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Second Floor - Loft



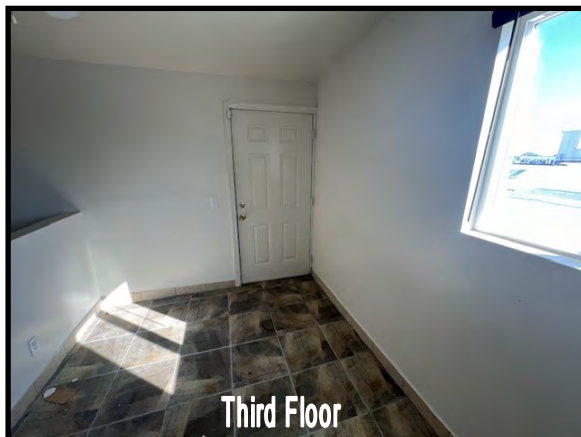
Second Floor - Hallway



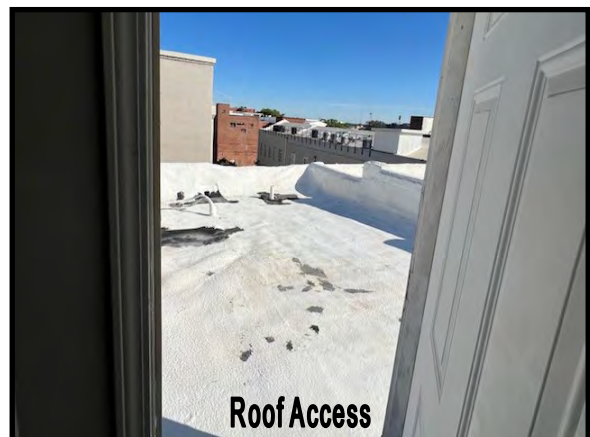
Second Floor-Rear



Second Floor-Rear



Third Floor



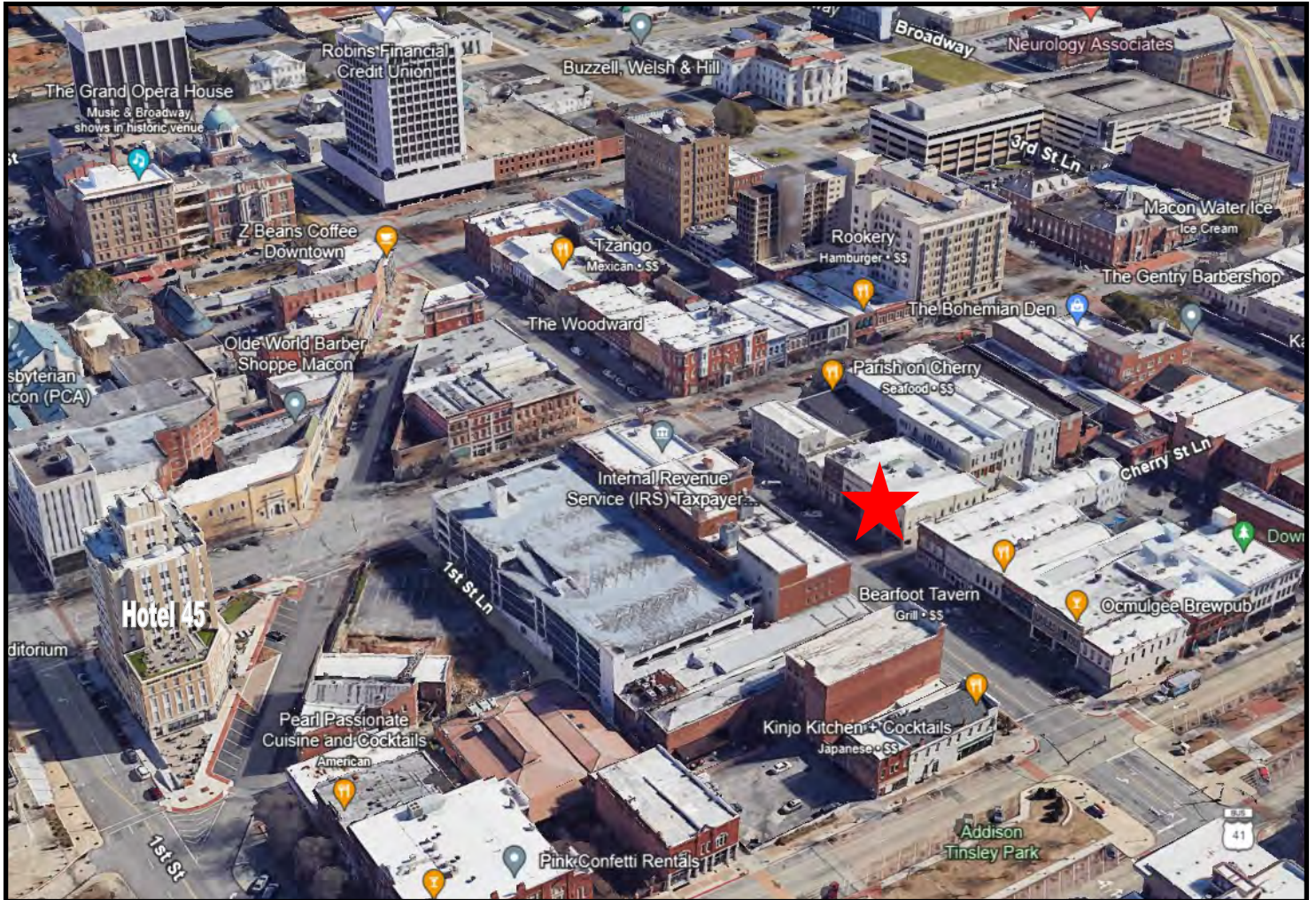
Roof Access



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## AERIAL VIEW



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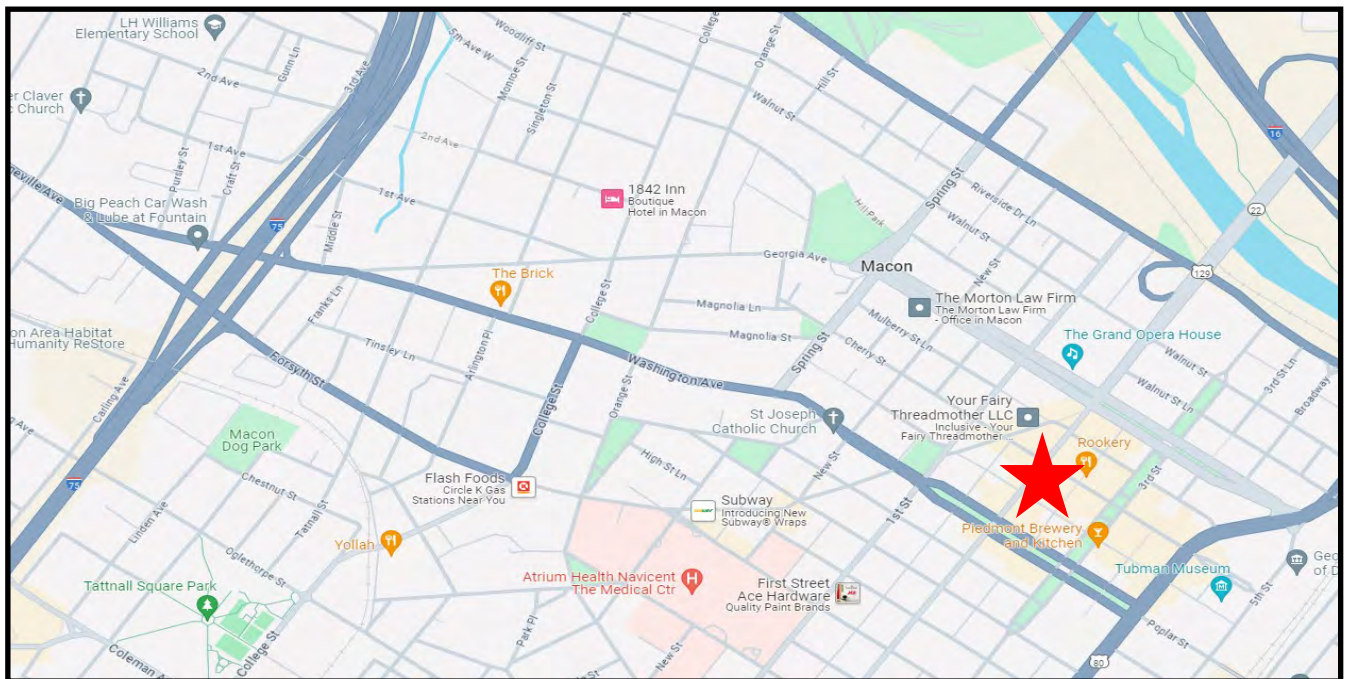
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### DEMOGRAPHICS - BIBB COUNTY

