

DENTAL OFFICE FOR SALE

151 PIERCE AVENUE
MACON, GA 31204
BIBB COUNTY

±2,677 SF
±0.59 ACRE

ASKING PRICE:
\$1,000,000



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PROPERTY INFORMATION

- $\pm 2,677$ SF building with additional ± 800 SF storage building situated on a ± 0.59 -acre lot
- This building features two (2) doctors offices, nine (9) dental units with chairs, reception area, waiting room, breakroom, two (2) x-ray machines and dental laboratory equipment
- Built in 1981
- Paved and lined parking spaces
- 2025 Real Estate Property Taxes: \$3,504.25
- Traffic Count (GDOT 2023):
Pierce Avenue - 14,100 VPD
Pio Nono Avenue - 15,100 VPD
Vineville Avenue - 21,800 VPD
- Great location surrounded by many business professionals including attorney offices, medical users, insurance agencies, and more.

151 Pierce Avenue - Macon, GA

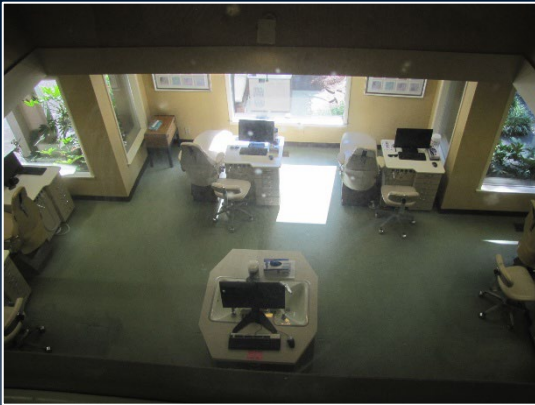
POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	7,569	52,080	93,167
2030 ESTIMATED POPULATION	7,469	51,914	92,894
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	3,647	22,182	38,557
2030 HOUSEHOLD ESTIMATES	3,625	22,308	38,754
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$71,645	\$66,953	\$67,849
2030 HH INCOME ESTIMATE	\$82,800	\$75,154	\$75,957

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$66,953	52,080	22,182	5.5%	168,512

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PROPERTY PHOTOS



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