

# OFFICE BUILDING FOR SALE

**363 PIERCE AVENUE  
MACON, GA 31204  
BIBB COUNTY**

**PRICE REDUCED:**

**~~\$485,000~~**

**\$455,000**



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## PROPERTY INFORMATION

- ± 4,842 SF office building situated on .34 acre
- Zoned: HR-3
- High traffic location near the intersection of Pierce Avenue and Vineville Avenue
- Convenient to Interstate 16, Interstate 75 and downtown Macon



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## DEMOGRAPHICS

Traffic Counts: (GDOT 2024)

Pierce Avenue- 9,070 VPD

Vineville Avenue- 21,800 VPD

### 363 Pierce Avenue - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	7,363	50,670	93,382
2030 ESTIMATED POPULATION	7,246	50,533	93,138
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	3,583	21,627	38,757
2030 HOUSEHOLD ESTIMATES	3,551	21,760	38,960
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$81,952	\$68,415	\$68,650
2030 HH INCOME ESTIMATE	\$94,552	\$76,846	\$76,876

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$68,415**



**50,670**



**21,627**



**3.2%**



**74,988**

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## ADDITIONAL PHOTOS



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