

SALE

SHOWROOM / WAREHOUSE

4661 CHAMBERS RD

MACON, GA 31206

REDUCED SALE PRICE: \$870,000



PATRICK BARRY

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990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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OFFERING SUMMARY

Available SF:	7,980± SF Total
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Lot Size:	.78 Acres
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Year Built:	1977
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Parking:	40 parking spaces
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2024 Property Taxes:	\$4,387
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Zoning:	C-4
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Utilities:	All public utilities service the site.
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PROPERTY OVERVIEW:

- ±7,980 Total SF (6,180 SF Showroom & 1,800 SF Warehouse)
- High visibility from I-475 North & South with easy on/off access
 - Over-sized Interstate-facing Signage
 - 10' x 10' Roll-top Door (Warehouse)
 - 10 Studios / Offices
- Built in 1977 ; Roof replaced in 1997
 - 12.5' ceilings
- New energy efficient LED lighting by GA Power inside & outside
- ~2 miles from Atrium Health Amphitheater and Rhythm & Rally Pickle Ball Courts
 - 40 Parking Spaces
- Neighbors include: Walmart, Subway, Waffle House, Wendy's, CookOut, Chick-fil-A, Quality Inn & Suites, La Quinta Inn, Best Western, Econo Lodge, Country Inn & Suites, McDonald's, Burger King, and more!

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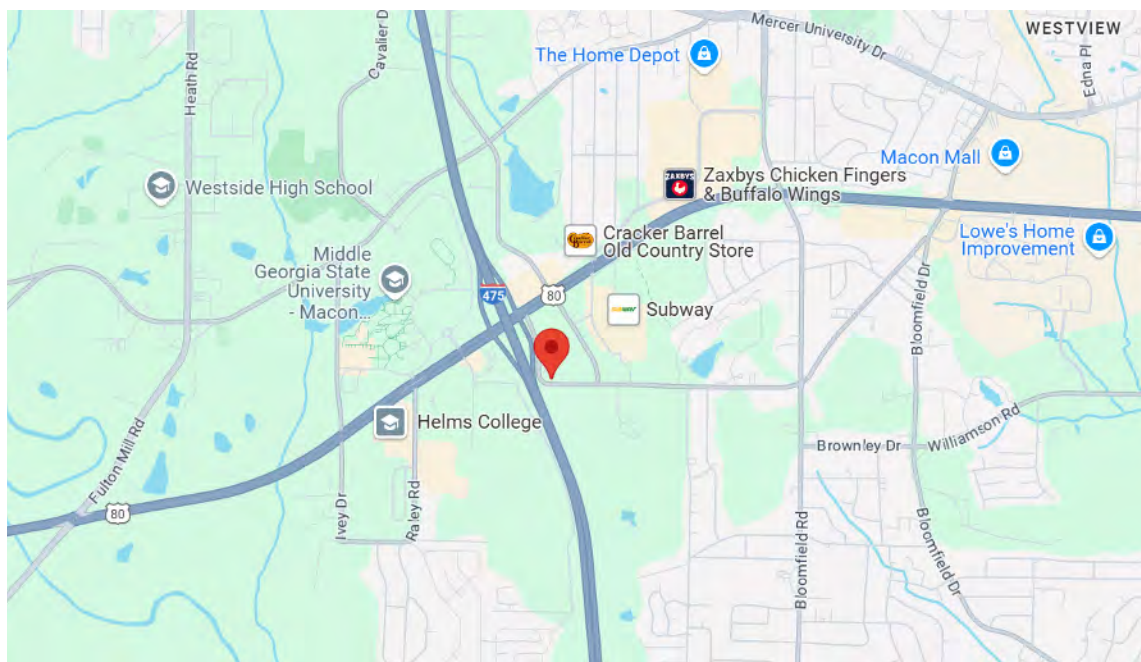
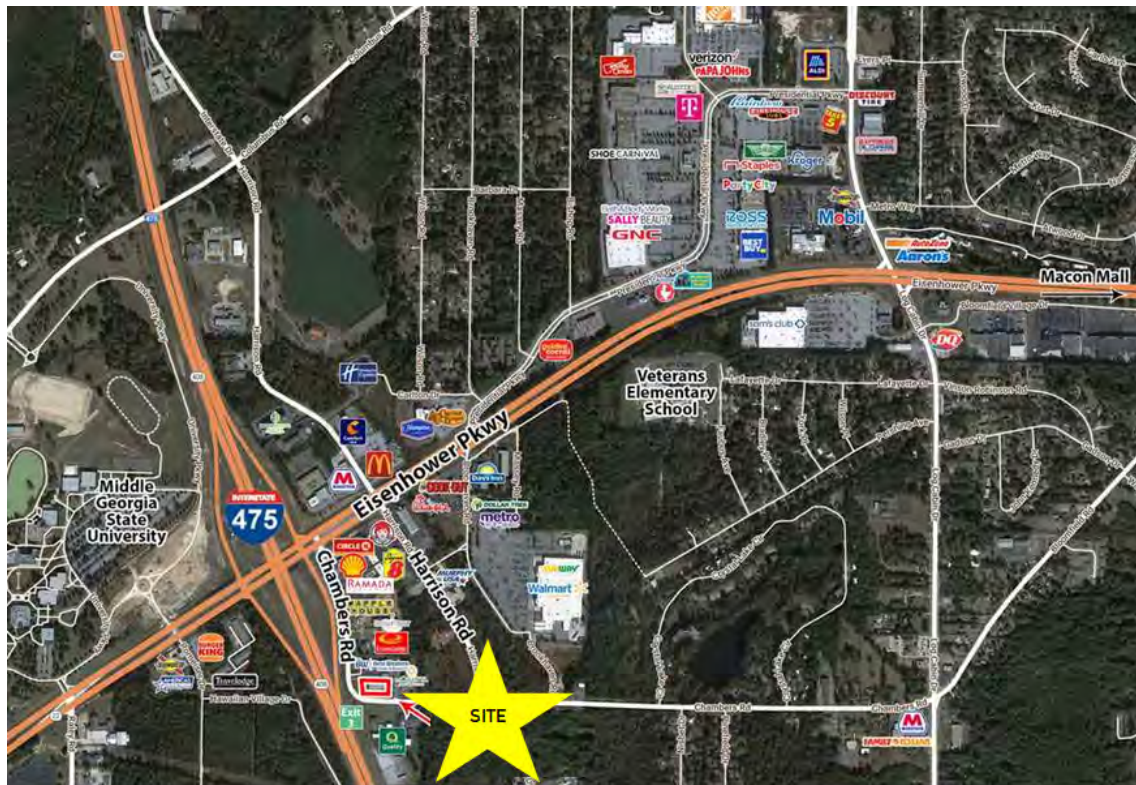
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5 MILE RADIUS

KEY FACTS

79,812

Population



Average
Household Size

36.6

Median Age

\$42,310

Median Household
Income

EDUCATION

14%

No High
School
Diploma



36%

High School
Graduate



29%

Some College



21%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,608

Total Businesses



27,428

Total Employees

EMPLOYMENT



58%

White Collar



23%

Blue Collar



19%

Services



Unemployment
Rate

INCOME



\$42,310

Median Household
Income



\$26,142

Per Capita Income



\$39,567

Median Net Worth

2024 Households By Income (Esri)

The largest group: <\$15,000 (19.4%)

The smallest group: \$150,000 - \$199,999 (2.5%)

Indicator ▲	Value	Diff	
<\$15,000	19.4%	+3.4%	
\$15,000 - \$24,999	11.6%	+2.0%	
\$25,000 - \$34,999	12.2%	+1.1%	
\$35,000 - \$49,999	11.9%	-0.1%	
\$50,000 - \$74,999	15.7%	-1.0%	
\$75,000 - \$99,999	9.4%	-1.2%	
\$100,000 - \$149,999	12.3%	-2.0%	
\$150,000 - \$199,999	2.5%	-0.8%	

Bars show deviation from

Bibb County ▾