

**NOW
IMPROVED PRICE**

STOREFRONT RETAIL / OFFICE
385 SECOND STREET - MACON, BIBB COUNTY, GA 31201

DOWNTOWN MACON PRIME LOCATION FOR REDEVELOPMENT OF MIXED USE



REDUCED SALES PRICE:
~~\$795,000~~ \$699,999

LOCATION OVERVIEW

- Located in the heart of Downtown Macon near the intersection of Cherry Street & Second Street
- Atrium Health Medical Center blocks away with 4,600± employees
- Piedmont Hospital less than one mile away with 1,430± employees
- Mercer University less than two miles 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

PROPERTY OVERVIEW

- 8,694± SF Storefront Retail / Office - 3-Story
 - 2,898± SF First Floor
 - Leased - Tenant pays power and water
 - Two (2) restrooms
 - 2,898± SF Second Floor (Unfinished)
 - 2,898± SF Third Floor (Unfinished)
- Entrance and exit Second Street or Cotton Avenue
- Covered front entry
- Elevator shaft
- Built in 1892; effective year 1965
- .07± Acres
- On-street parking
- Zoned CBD-1
- 2024 Property Tax Bill: \$5,797

DEIDRA STEWART
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990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



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COMMERCIAL**
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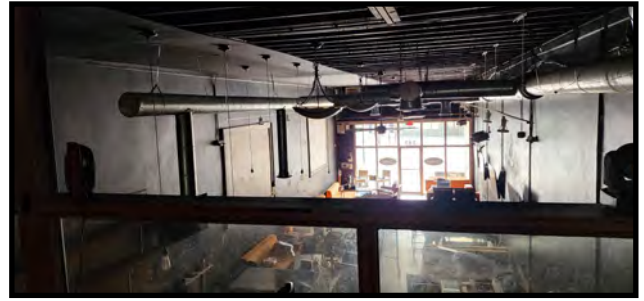
Revised 10/24/24

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**1st Floor
Cotton Avenue Entrance**



**1st Floor
Mezzanine View Second Street Entrance**



**2nd Floor
Cotton Avenue View**



**1st Floor
Second Street Entrance**



**2nd Floor
Cotton Ave View/Brick Elevator Shaft**



**1st Floor
Mezzanine**



**2nd Floor
Second Street View**

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**3rd Floor
Cotton Ave View/Brick Elevator Shaft**



**3rd Floor
Second Street View**



**1st Floor
Rear Exit Cotton Avenue**

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BUILDING SKETCH



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PARCEL MAP



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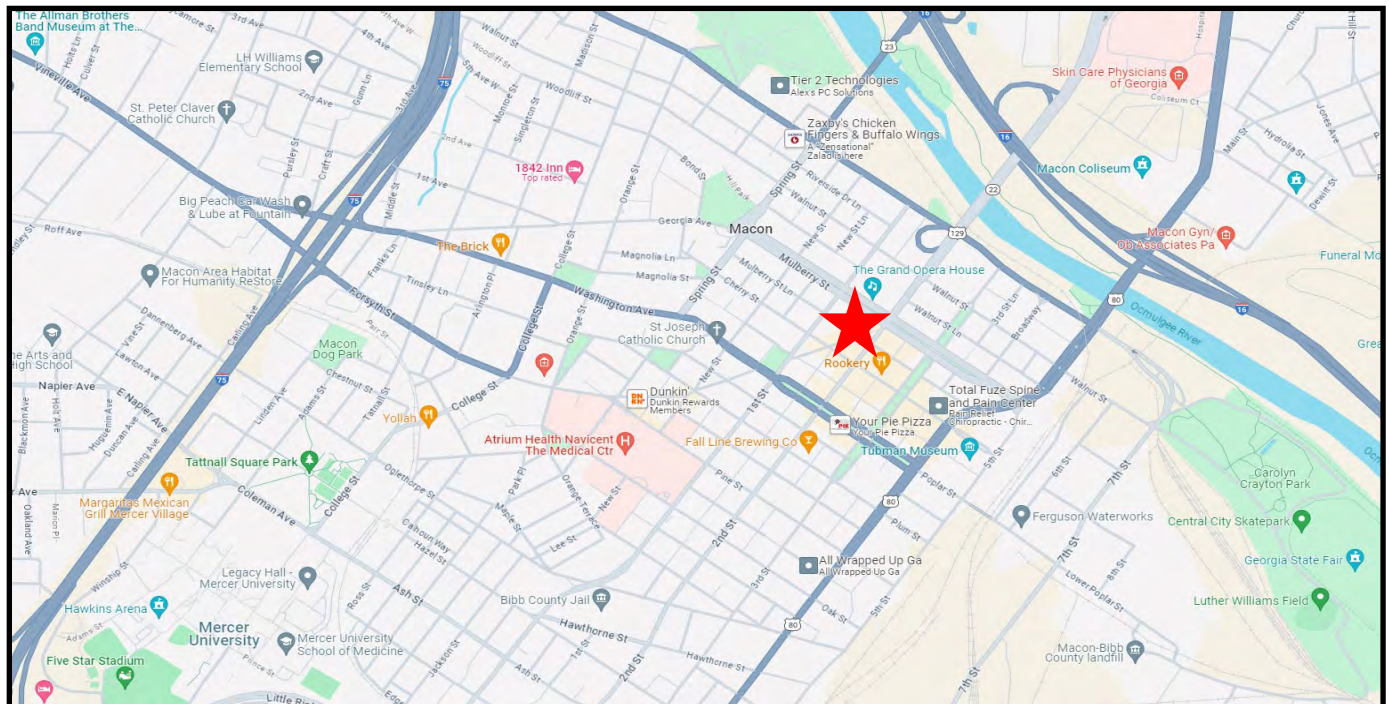


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DEMOGRAPHICS - BIBB COUNTY

