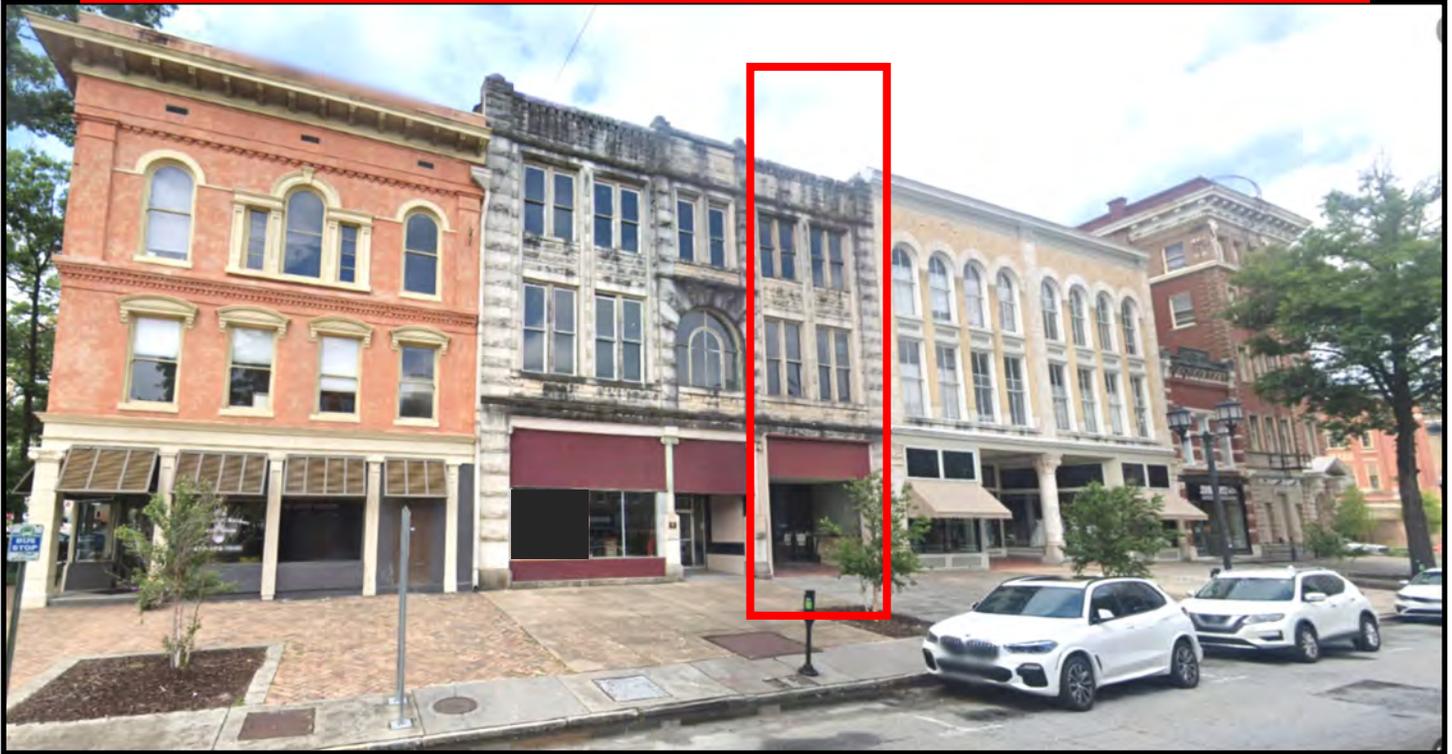


**NEW**  
**IMPROVED PRICE**

**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**  
**478.508.2652 Cell**  
**deidra@cbcgeorgia.com**

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**COMMERCIAL**  
EBERHARDT & BARRY

Revised 3/24/25

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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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385 SECOND STREET - MACON, BIBB COUNTY, GA 31201**



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



**3rd Floor  
Second Street View**



**1st Floor  
Rear Exit Cotton Avenue**

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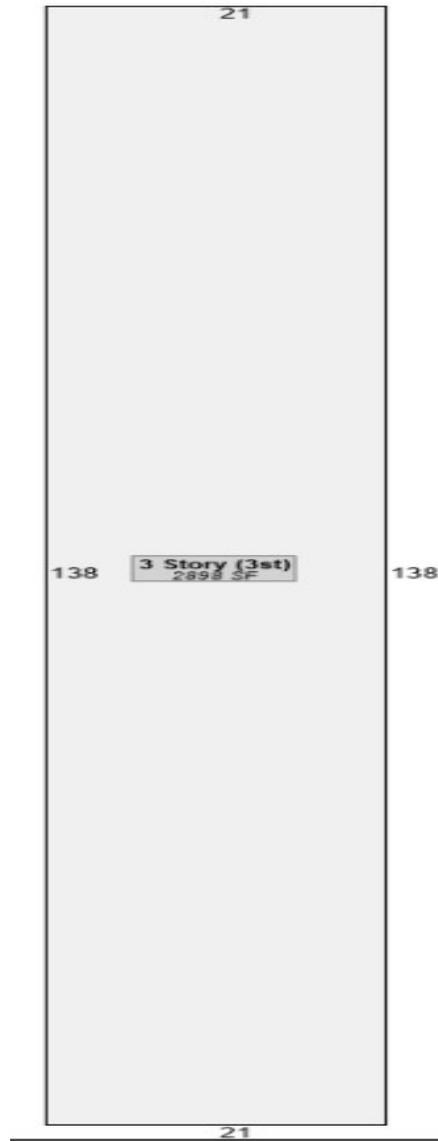
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**BUILDING SKETCH**



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**PARCEL MAP**



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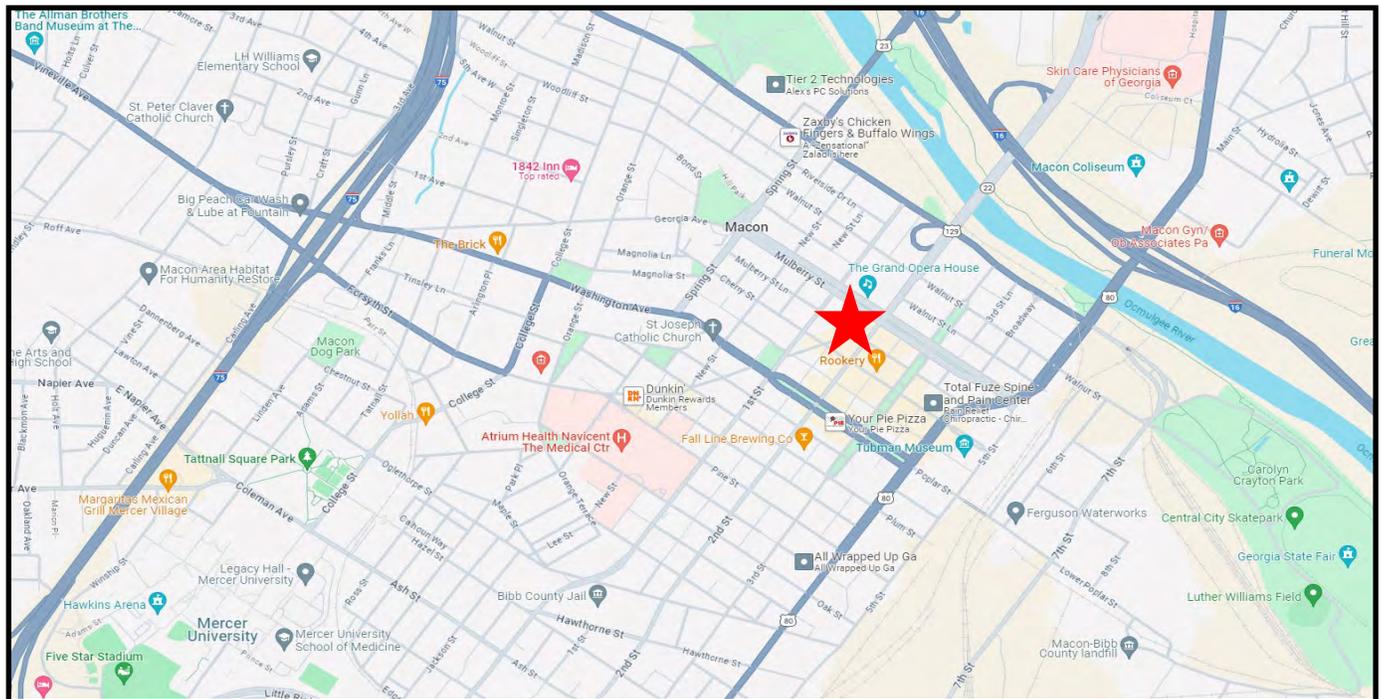


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**DEMOGRAPHICS - BIBB COUNTY**

