

**INVESTMENT OPPORTUNITY**

**DOWNTOWN HISTORIC MACON**

**RETAIL / RESIDENTIAL**



**362-378 SECOND STREET**

**MACON-BIBB COUNTY, GEORGIA 31201**

**STEPHANIE FOLSOM, CCIM**  
**ASSOCIATE BROKER / PARTNER**

**478.361.8259 CELL**  
**STEPHANIE@CBCGEORGIA.COM**  
**CBCMACON.COM**

**990 RIVERSIDE DRIVE**  
**MACON, GA 31201**  
**478.746.8171 OFFICE**

**SALES PRICE: \$1,850,000**

**CAP RATE: 8%**



**COLDWELL BANKER**  
**COMMERCIAL**  
**EBERHARDT & BARRY**

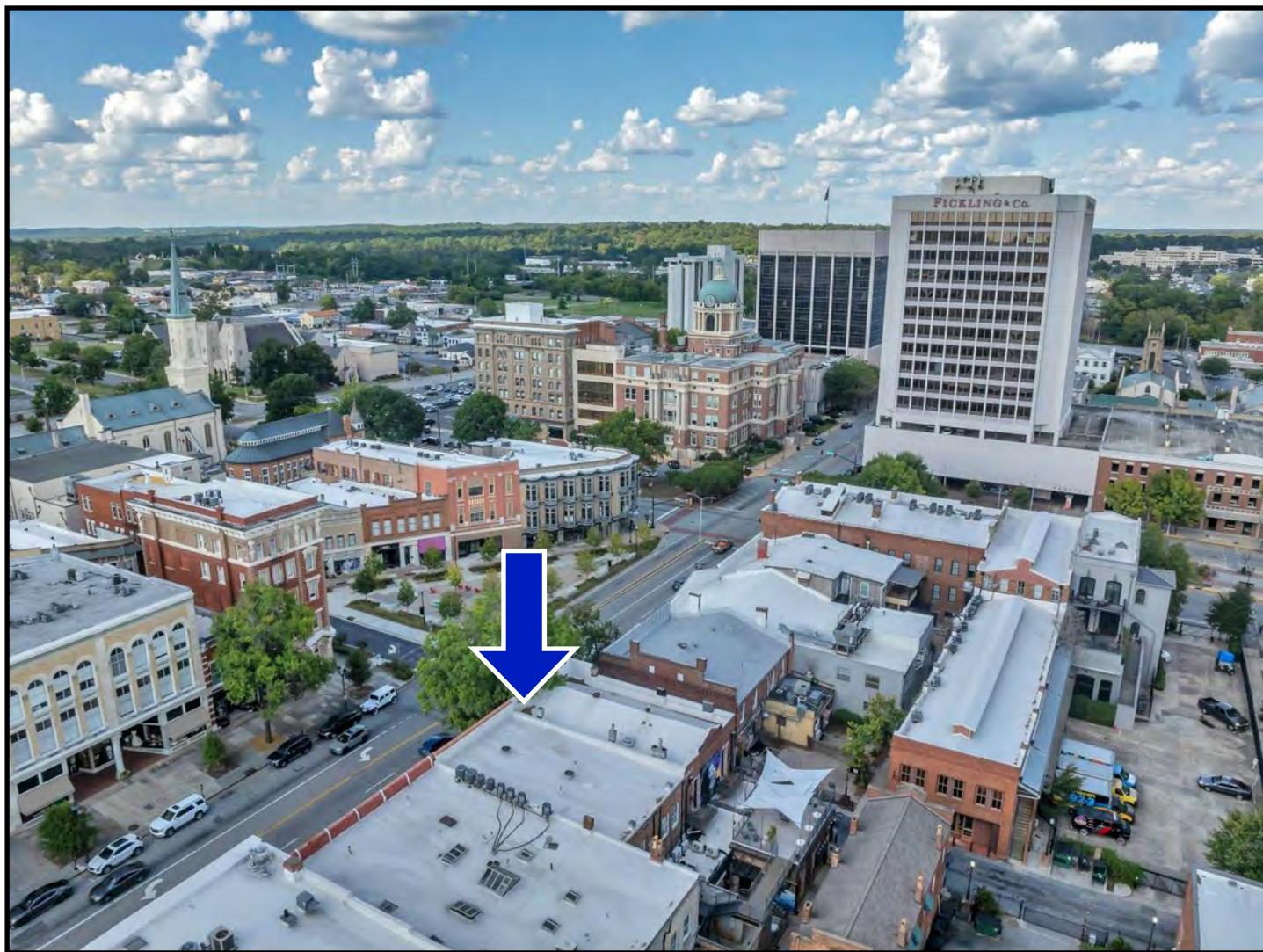
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Revised 12/2/25



**SALE**

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DOWNTOWN MACON-BIBB COUNTY, GA 31201**



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## LOCATION OVERVIEW

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- Located in the middle of Macon's Central Business District
  - Situated between Cherry Street and Mulberry Street
  - Atrium Health Medical Center blocks away with 4,600± employees
  - Mercer University less than a mile away with 9,000± students enrolled
  - Walking distance to shopping, entertainment, religious organizations and banks
  - Two major highways - Interstate 75 & 16
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**PRICE**

**\$1,850,000**

**CAP RATE**

**8%**



**NOI**

**\$144,306**



**PRICE SF**

**\$134.83**

**BUILDING SF**

**13,721 SF**

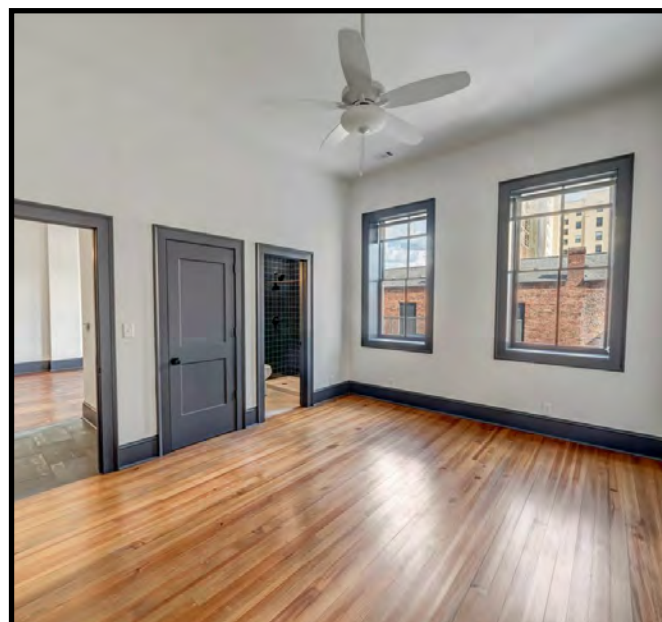
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### BUILDING INFORMATION

Building Size	13,721± SF Two-Story Mixed-Use Building
	• Five (5) Street-Level Retail Units - One Vacant
	• Eight (8) Upper-Level Loft Units - One Vacant
Lot Size	0.21 Acres
Parcel	R073-0253
Built/ Renovated	1900 / 2024
Parking	On-Street
Ceiling Height	12'
Roof	TPO (Replaced 2015)
Utilities	All public utilities serve the site
HVAC	Central heat and air conditioning
Zoning	CBD-1, Central Business District



## RENT ROLL

UNIT	TENANT	LEASE EXPIRATION	SIZE (SF)	MONTHLY LEASE RATE 100%
<b>STREET LEVEL: RETAIL</b>				
362	Bennett & Shipp	October 2028	1,020±	\$1,300.00
<b>368</b>	<b>Vacant</b>		<b>1,696±</b>	<b>\$1,300.00</b>
370	Hairitage	December 2028	1,296±	\$1,300.00
374	Silvaback Tattoo	June 2027	1,418±	\$1,300.00
378	Rose Room	December 2028	1,659±	\$2,300.00
<b>TOTAL</b>			<b>7,089±</b>	<b>\$7,500.00</b>
UNIT	TENANT	BEDS/ BATHS	SIZE (SF)	MONTHLY LEASE RATE 100%
<b>UPPER LEVEL: LOFTS</b>				
1	Leased	1 / 1	823±	\$1,475.00
2	Leased	1 / 1	758±	\$1,375.00
3	Leased	1 / 1	518±	\$ 975.00
4	Leased	1 / 1	598±	\$1,200.00
<b>5</b>	<b>Vacant</b>	<b>1 / 1</b>	<b>545±</b>	<b>\$1,150.00</b>
6	Leased	1 / 1	568±	\$1,175.00
7	Leased	1 / 1	663±	\$1,250.00
8	Leased	1 / 1	602±	\$1,150.00
<b>TOTAL</b>			<b>5,075±</b>	<b>\$9,750.00</b>
<b>TOTAL MONTHLY @ 100% OCCUPANCY:</b>				<b>\$17,250.00</b>
<b>TOTAL ANNUALLY @ 100% OCCUPANCY:</b>				<b>\$207,000.00</b>

## INCOME / EXPENSES

## INCOME

Rental Income @ 100% Occupancy	<b>\$207,000</b>
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## EXPENSES

Property Taxes	12,614
Insurance	7,000
Repairs/Maintenance (4%)	8,196
Utilities (Water / Pest Control)	2,100
Vacancy (8%)	16,392
Management (8%)	16,392
<b>TOTAL EXPENSES</b>	<b>\$62,694</b>
<b>NOI</b>	<b>\$144,306</b>





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# Here's why we Macon

## Macon is ...

### Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

### The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

### A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

### Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

### Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon — and growing!

### Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

### Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

## F U N F A C T S

### Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

### Business & Industry

More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

### Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.



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**AERIAL MAP**



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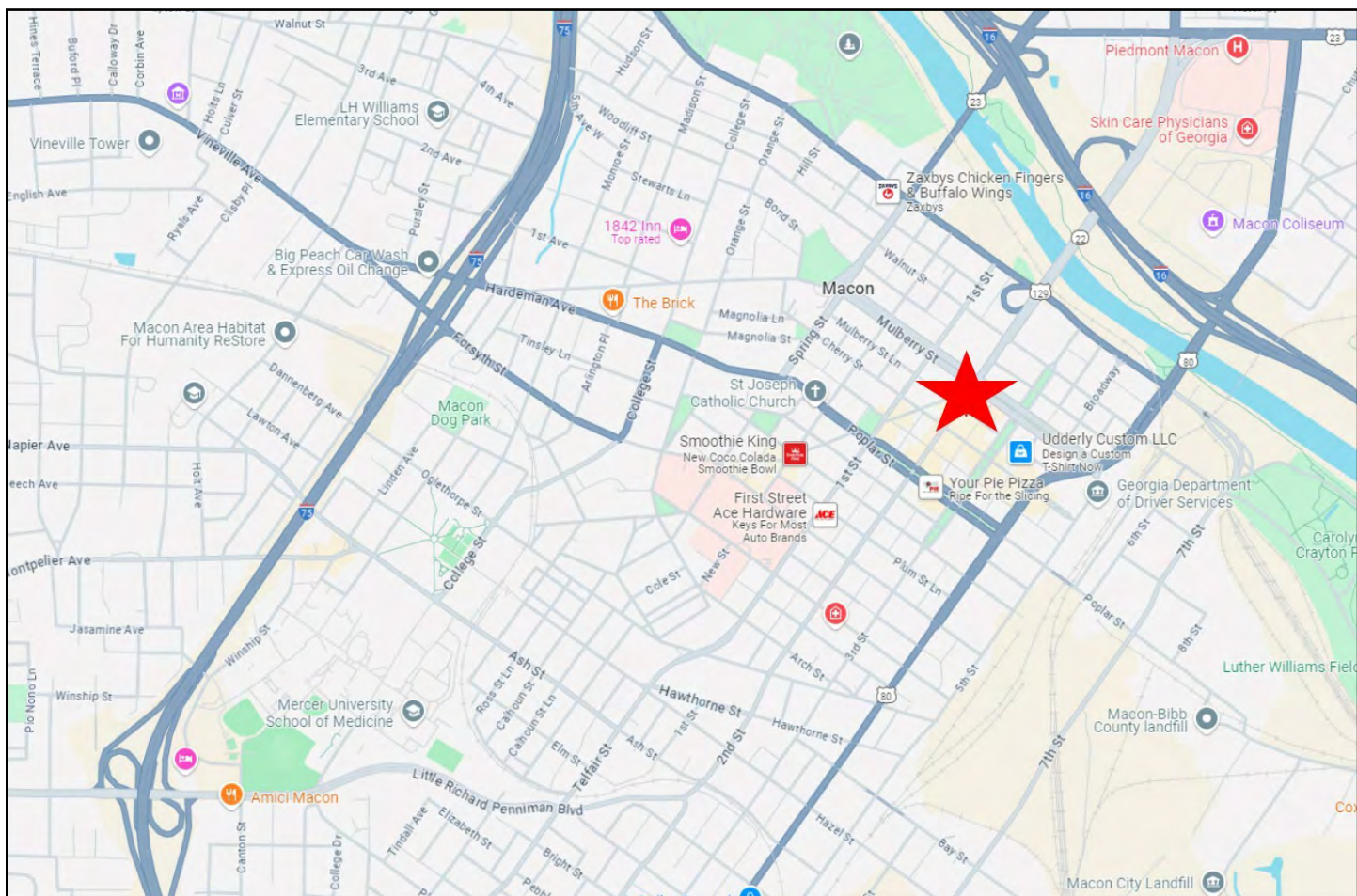
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### DEMOGRAPHICS - BIBB COUNTY

