

PRICE FURTHER
REDUCED

PRIME MIXED-USE REDEVELOPMENT OPPORTUNITY

391 SECOND STREET

DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31201



REDUCED SALES PRICE:
~~-\$645,000~~ \$455,000

LOCATION OVERVIEW

- **Prime Downtown Location** in the heart of Downtown Macon near the intersection of Cherry Street and Second Street
- **Near Atrium Health Navicent Medical Center** only blocks away with approximately **4,600 employees**
- **Close to Piedmont Macon Hospital** located **less than one mile away** with approximately 1,430 employees
- **Near Mercer University** less than **two miles away** with approximately 9,000 enrolled students
- **Walkable Urban Environment** - Surrounded by residential lofts, banks, restaurants, shopping, entertainment, places of worship, Bibb County Courthouse, Federal Courthouse, and government offices
- **Public Transportation Access**

PROPERTY OVERVIEW

Downtown Macon | 3-Story Storefront Retail / Office
Transform This Downtown Gem

6,732± SF Total | 2,244± SF Per Floor

- **First Floor:** Finished retail / office space, ready for immediate use
- **Second & Third Floors:** Unfinished, ideal for custom build-out (additional office, expanded retail, or residential conversion)
- **Covered front entry** for added street appeal
- **Historic Charm:** Built 1892, effective year 1970
- **Lot Size:** 0.05± Acres, compact urban lot typical for downtown storefronts
- **Parking:** On-street available, common in dense downtown areas
- **Zoning:** **CBD-1 (Central Business District)** which generally supports mixed-use retail, office, and residential lofts on upper floors
- **2025 Property Taxes:** \$4,072

DEIDRA STEWART
478.508.2652 CELL
DEIDRA@CBCGEORGIA.COM

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



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Revised 8/11/26

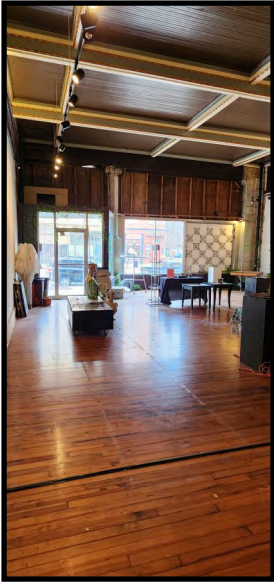
**PRICE FURTHER
REDUCED**

PRIME MIXED-USE REDEVELOPMENT OPPORTUNITY

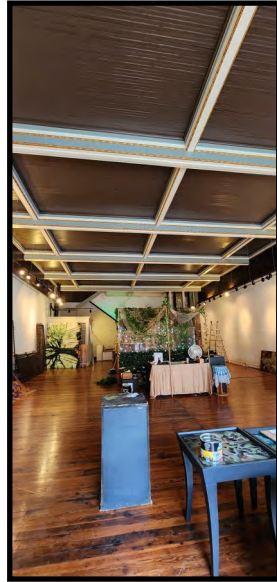
391 SECOND STREET

DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31201

1st Floor



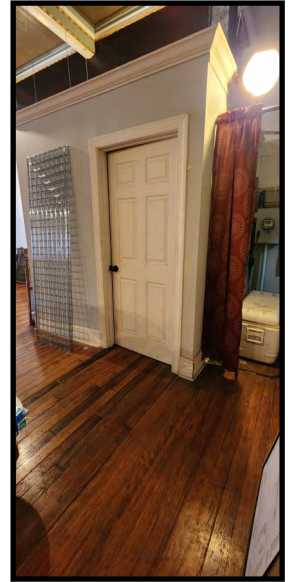
1st Floor



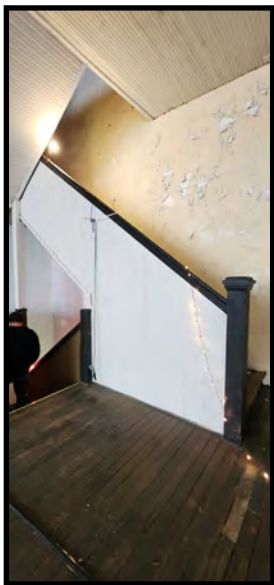
**Elevator
Shaft**



**1st Floor
Restroom**



**Rear Staircase
to all Floors**



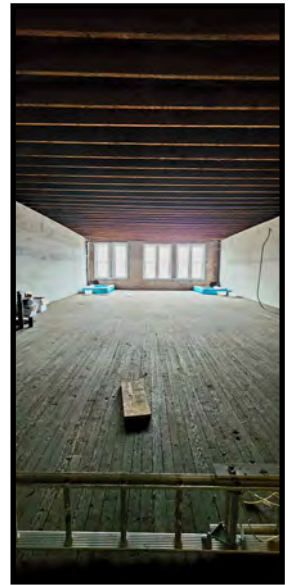
2nd Floor



2nd Floor



3rd Floor



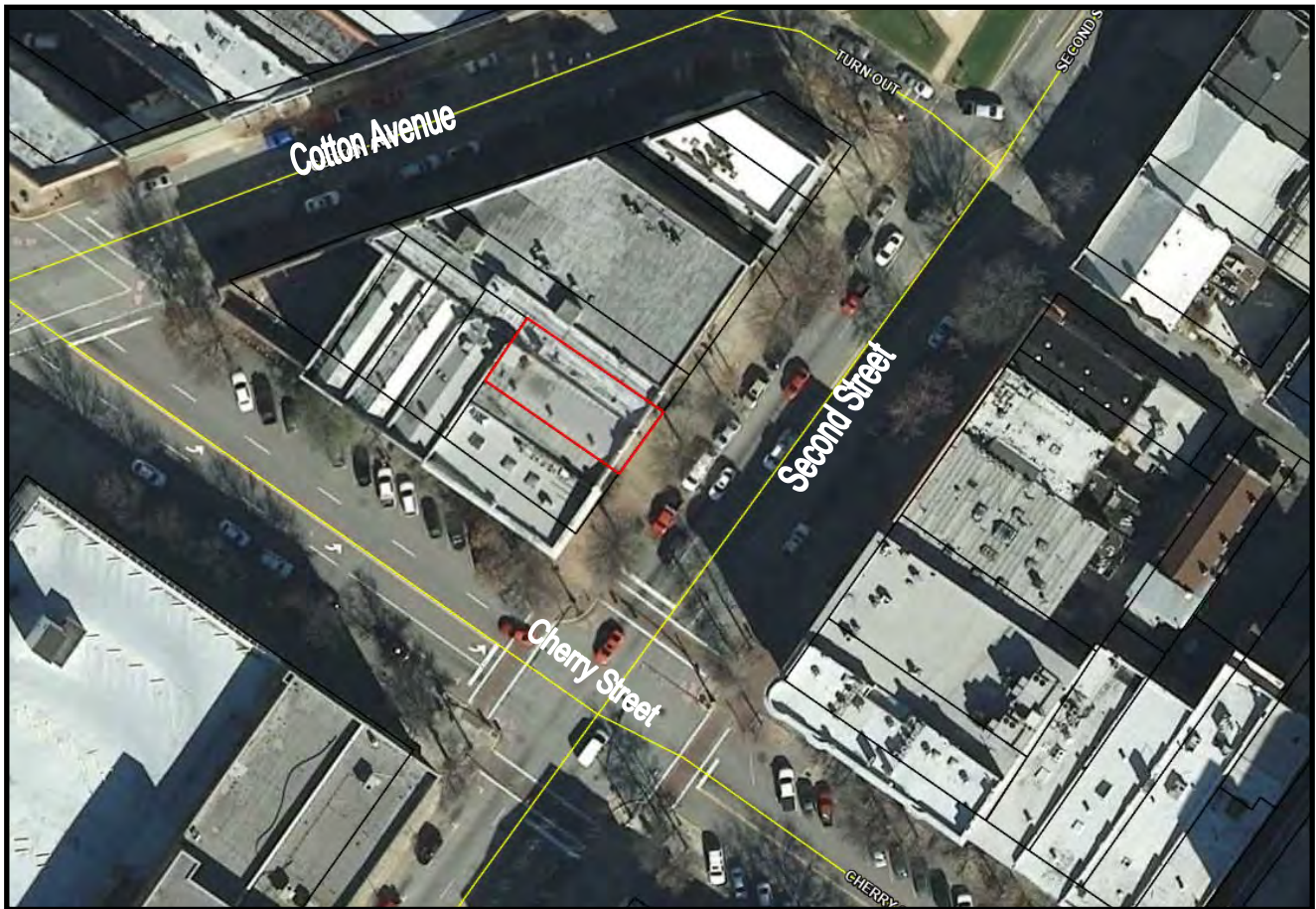
PRICE FURTHER
REDUCED

PRIME MIXED-USE REDEVELOPMENT OPPORTUNITY

391 SECOND STREET

DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31201

PARCEL MAP



DEIDRA STEWART
478.508.2652 CELL
DEIDRA@CBCGEORGIA.COM

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



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

PRICE FURTHER
REDUCED

PRIME MIXED-USE REDEVELOPMENT OPPORTUNITY

391 SECOND STREET

DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31201



DEIDRA STEWART
478.508.2652 CELL
DEIDRA@CBCGEORGIA.COM

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



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

PRICE FURTHER
REDUCED

PRIME MIXED-USE REDEVELOPMENT OPPORTUNITY
391 SECOND STREET
DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31201

DEMOGRAPHICS - BIBB COUNTY

Bibb County, GA (13021)
Geography: County

KEY FACTS

157,245

Population



2.4
Average Household Size

38.8

Median Age

\$51,475

Median Household Income

EDUCATION

11%

No High School Diploma



32%
High School Graduate



29%
Some College



29%
Bachelor's/Grad/Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

22%



Services

14%

5.2%

Unemployment Rate

INCOME



\$51,475

Median Household Income



\$35,833

Per Capita Income



\$102,644

Median Net Worth

2026 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator #	Value	Diff	
<\$15,000	14.9%	+6.6%	
\$15,000 - \$24,999	9.5%	+3.9%	
\$25,000 - \$34,999	10.8%	+4.9%	
\$35,000 - \$49,999	13.8%	+4.0%	
\$50,000 - \$74,999	12.5%	-2.8%	
\$75,000 - \$99,999	7.4%	-5.6%	
\$100,000 - \$149,999	17.6%	-0.5%	
\$150,000 - \$199,999	4.5%	-5.9%	
\$200,000+	8.9%	-4.7%	

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri (2026, 2031).

©2026 Esri

Page 1 of 1

July 2, 2026

DEIDRA STEWART
478.508.2652 CELL
DEIDRA@CBCGEORGIA.COM

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



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY