

FOR SALE



EBERHARDT & BARRY

PROPERTY VIDEO: <https://vimeo.com/259002293/8933776f5d>



**Excellent Redevelopment Facility For Assisted Living, Memory Care,
Elder Care and Skilled Nursing For The Elderly**

94,305± Total SF - 19.13± Acres

**3500 Riverside Drive & 3445 Northside Drive
Macon, Bibb County, Georgia 31210**

SALES PRICE: \$6,000,000

FOR MORE DETAILS CONTACT:

Revised 9/27/18

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990 Riverside Drive
Macon, GA 31201

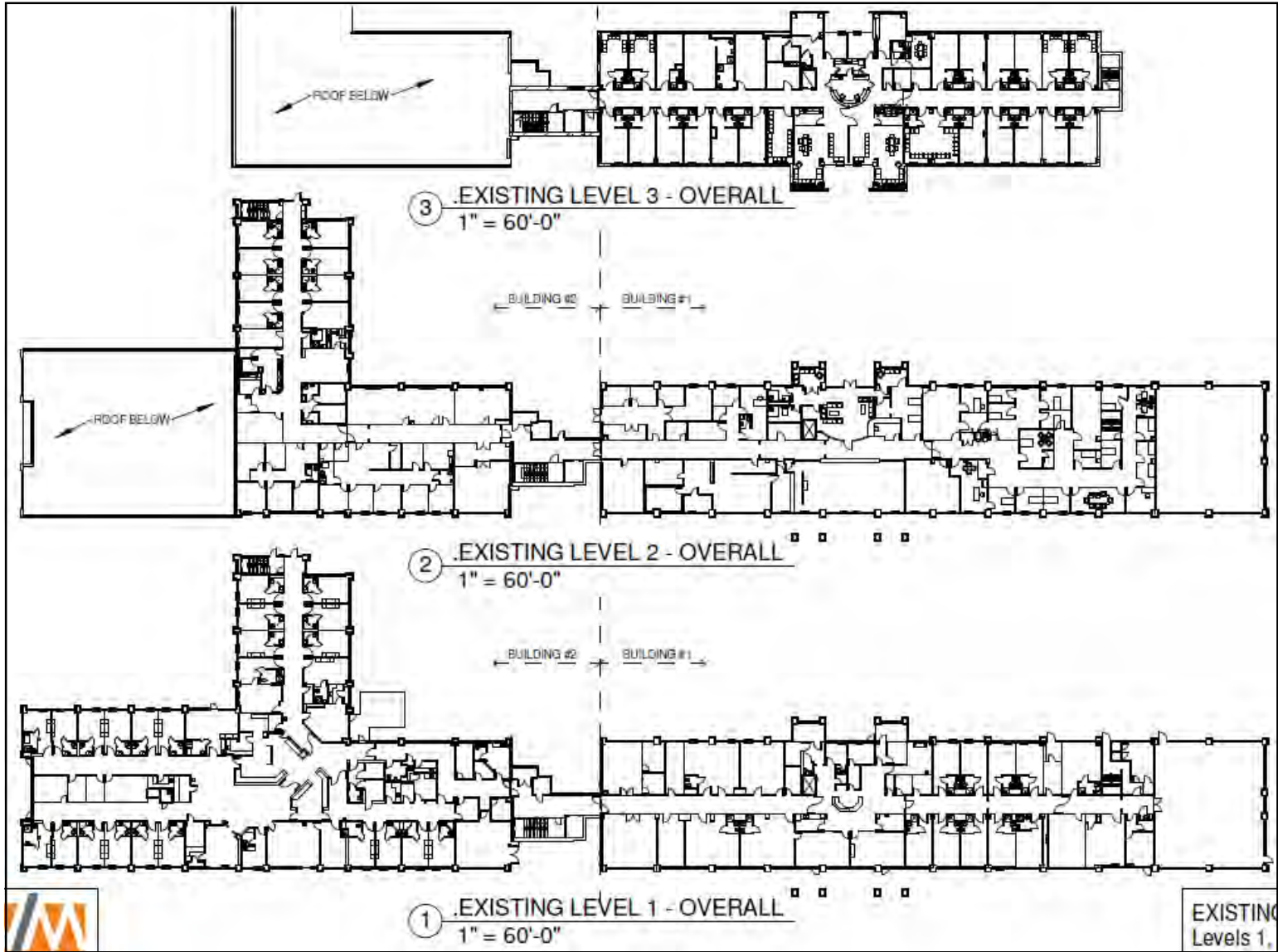


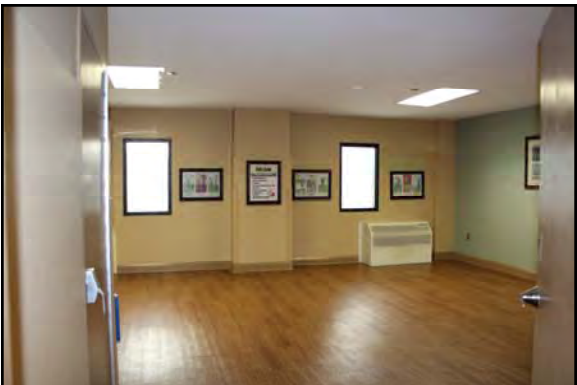
EBERHARDT & BARRY

3500 Riverside Drive - Macon, GA 31210

PROPERTY OVERVIEW

PROPERTY VIDEO:	https://vimeo.com/259002293/8933776f5d
LOCATION:	Subject property is visible to north and south bound traffic along Interstate 75 and between two interchanges on Riverside Drive.
BUILDING INFORMATION:	<ul style="list-style-type: none"> • Excellent redevelopment for Assisted Living, Memory Care, Elder Care and Skilled Nursing for the Elderly • 94,305± Total SF Full-Time Care Facility <ul style="list-style-type: none"> - Building 1: 54,030± SF Main Building - Three Story - Building 2: 33,275± SF One Story - Building 3: 7,000± SF One Story • 59 Patient Rooms - 55 double occupancy; 4 single occupancy • Capacity 114; previously licensed for 72 • Served by two (2) operational elevators
ACREAGE:	<ul style="list-style-type: none"> • 19.13± Total Acres • Fronts three acre pond • Assessor Parcel #N044-0006; N044-0031
YEAR BUILT:	<ul style="list-style-type: none"> • Building 1: 1982 • Building 2: 1986 • Building 3: 1978
FOUNDATION:	Concrete Slab
FRAMING:	Steel, masonry
ROOF:	Roof replaced in 2012 with a T.P.O. membrane roof system, still under warranty.
EXTERIOR WALL:	Brick
INTERIOR:	Sheetrock walls; vinyl floor; tile ceilings
ELECTRICAL:	<ul style="list-style-type: none"> • Building 1 & 2: 480 / 208 / 110V, 1P / 3P • Building 3: 208 / 110V, 1P
UTILITIES:	All public utilities available to site.
HVAC:	Package systems with heat pumps
FIRE PROTECTION:	Wet sprinkler system
EMERGENCY GENERATOR:	<ul style="list-style-type: none"> • Building 1: 80 kW diesel generator • Building 2: 60 kW diesel generator
PARKING:	200+ asphalt parking spaces
ZONED:	C2 and C4
AD VALOREM TAX:	\$51,885

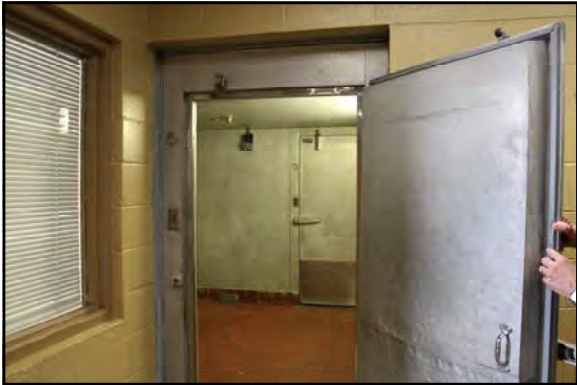


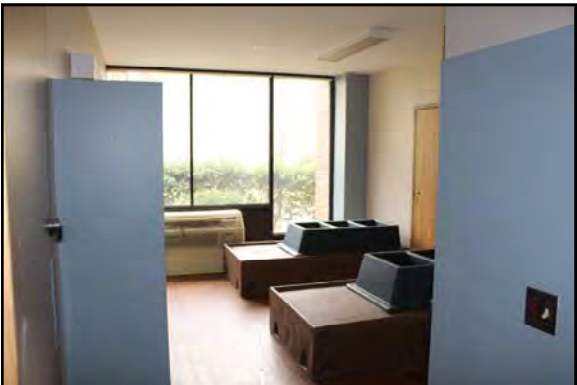














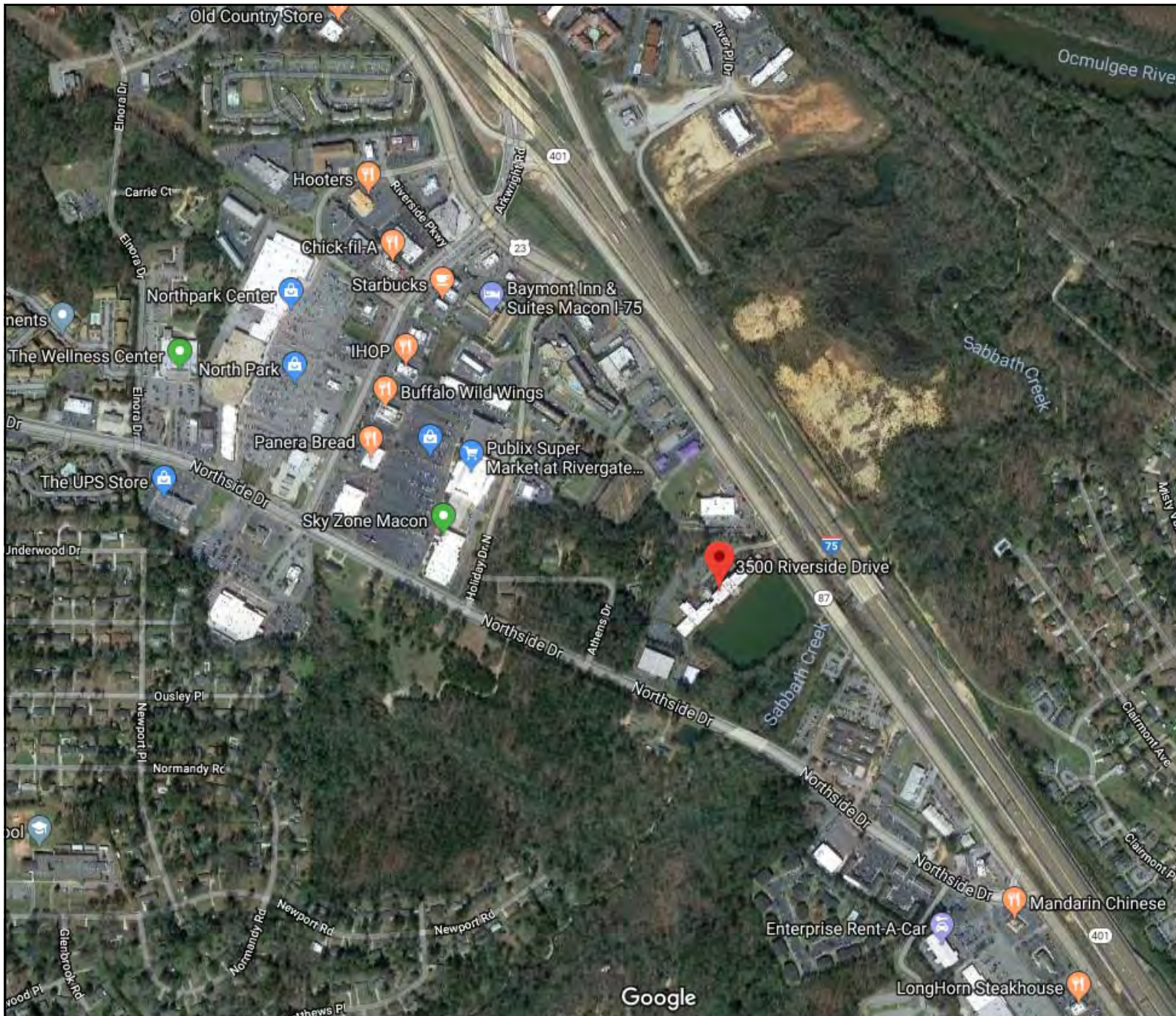






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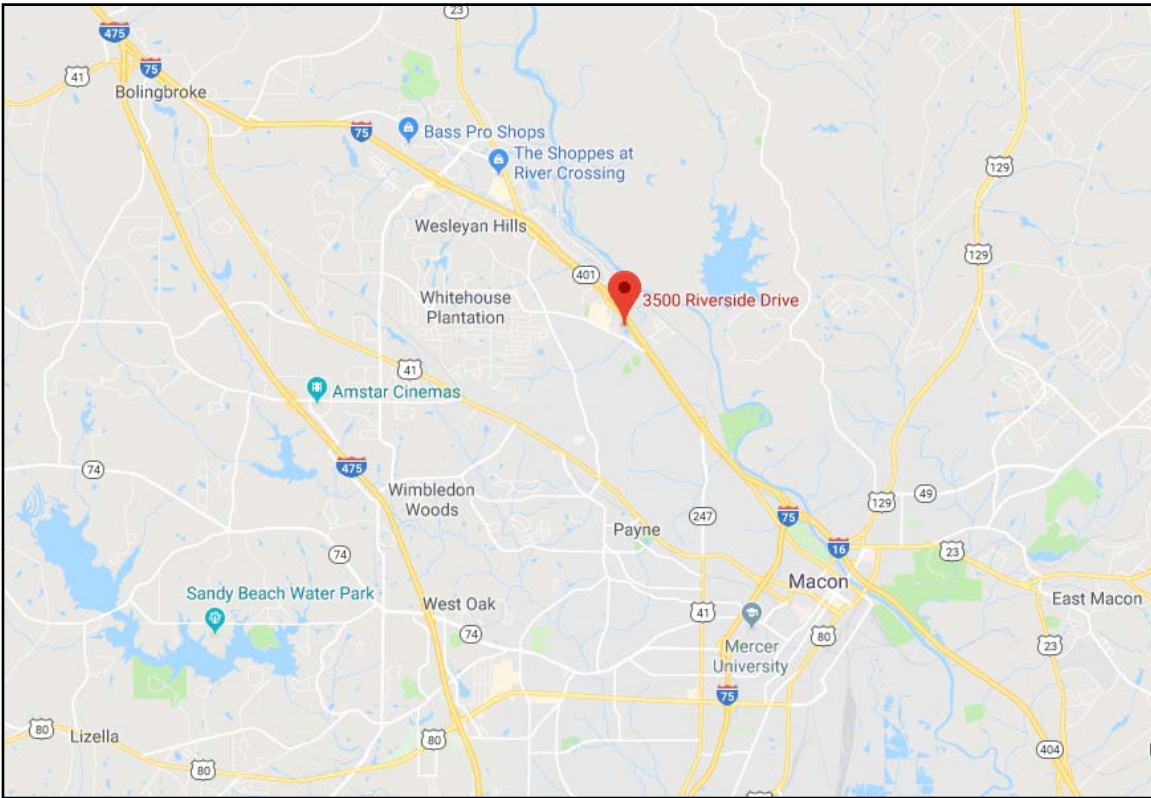
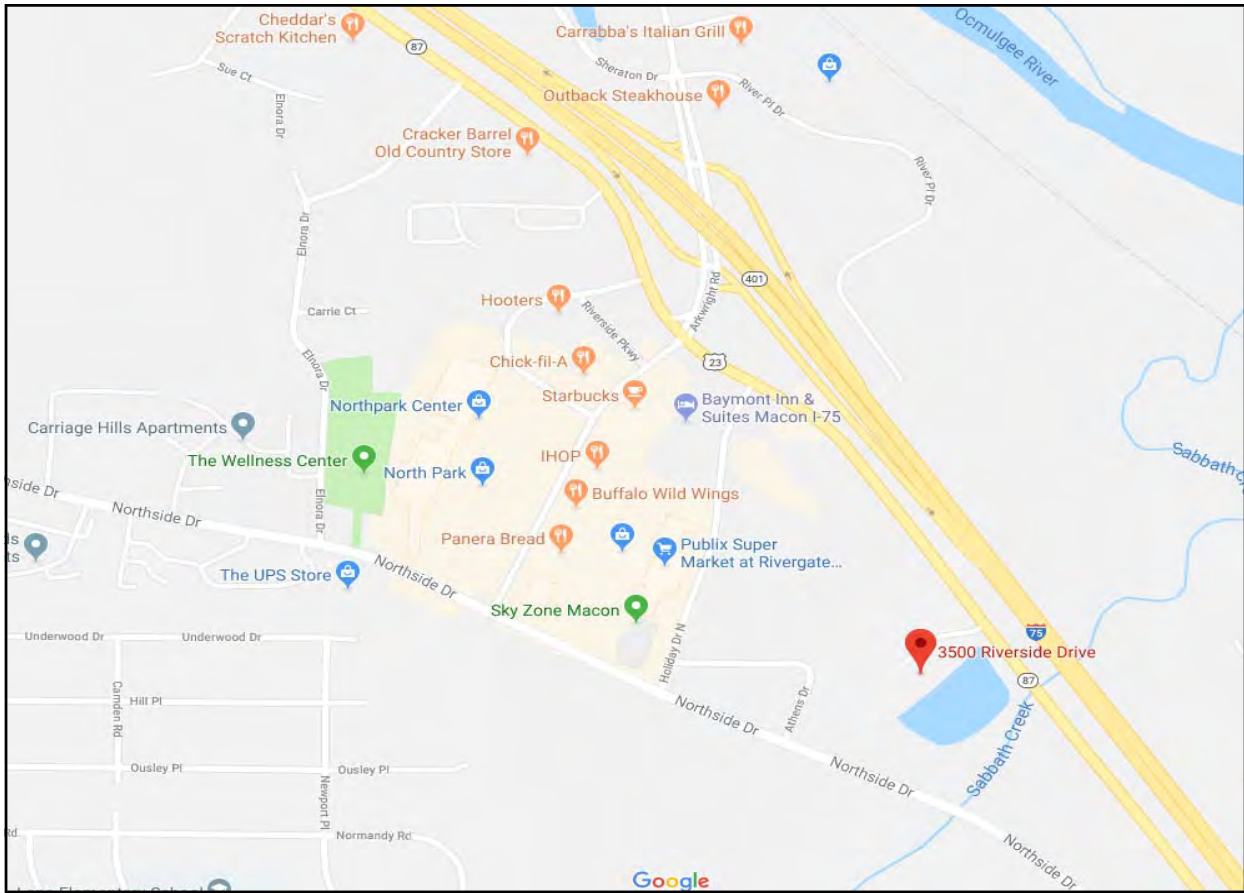
AERIAL MAP





3500 Riverside Drive - Macon, GA 31210

LOCATION MAPS





Demographic and Income Profile

Bibb County, GA
 Bibb County, GA (13021)
 Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023			
Population	155,547	154,432	152,620			
Households	60,295	59,664	58,874			
Families	38,714	37,752	37,018			
Average Household Size	2.48	2.49	2.49			
Owner Occupied Housing Units	33,537	29,024	29,327			
Renter Occupied Housing Units	26,758	30,640	29,547			
Median Age	35.5	36.8	37.7			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	-0.24%	1.10%	0.83%			
Households	-0.27%	1.08%	0.79%			
Families	-0.39%	0.99%	0.71%			
Owner HHs	0.21%	1.52%	1.16%			
Median Household Income	1.62%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	11,211	18.8%	10,066	17.1%		
\$15,000 - \$24,999	7,796	13.1%	7,416	12.6%		
\$25,000 - \$34,999	6,351	10.6%	6,067	10.3%		
\$35,000 - \$49,999	7,582	12.7%	7,325	12.4%		
\$50,000 - \$74,999	10,233	17.2%	10,186	17.3%		
\$75,000 - \$99,999	6,171	10.3%	6,480	11.0%		
\$100,000 - \$149,999	6,143	10.3%	6,427	10.9%		
\$150,000 - \$199,999	1,897	3.2%	2,103	3.6%		
\$200,000+	2,280	3.8%	2,804	4.8%		
Median Household Income	\$42,730		\$46,303			
Average Household Income	\$63,193		\$70,549			
Per Capita Income	\$25,339		\$28,151			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,368	6.7%	10,209	6.7%
5 - 9	10,931	7.0%	10,327	6.7%	9,813	6.4%
10 - 14	10,833	7.0%	10,386	6.7%	10,054	6.6%
15 - 19	11,777	7.6%	10,715	6.9%	10,525	6.9%
20 - 24	11,537	7.4%	11,155	7.2%	10,433	6.8%
25 - 34	20,188	13.0%	20,686	13.4%	19,945	13.1%
35 - 44	19,047	12.2%	18,519	12.0%	19,139	12.5%
45 - 54	21,631	13.9%	18,586	12.0%	17,620	11.5%
55 - 64	18,449	11.9%	19,406	12.6%	17,887	11.7%
65 - 74	10,462	6.7%	14,297	9.3%	15,665	10.3%
75 - 84	6,602	4.2%	6,937	4.5%	8,299	5.4%
85+	2,625	1.7%	3,050	2.0%	3,031	2.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	59,705	38.7%	54,349	35.6%
Black Alone	81,116	52.1%	85,870	55.6%	88,021	57.7%
American Indian Alone	332	0.2%	367	0.2%	395	0.3%
Asian Alone	2,531	1.6%	3,323	2.2%	3,959	2.6%
Pacific Islander Alone	120	0.1%	129	0.1%	139	0.1%
Some Other Race Alone	2,014	1.3%	2,213	1.4%	2,415	1.6%
Two or More Races	2,235	1.4%	2,825	1.8%	3,342	2.2%
Hispanic Origin (Any Race)	4,389	2.8%	5,046	3.3%	5,649	3.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

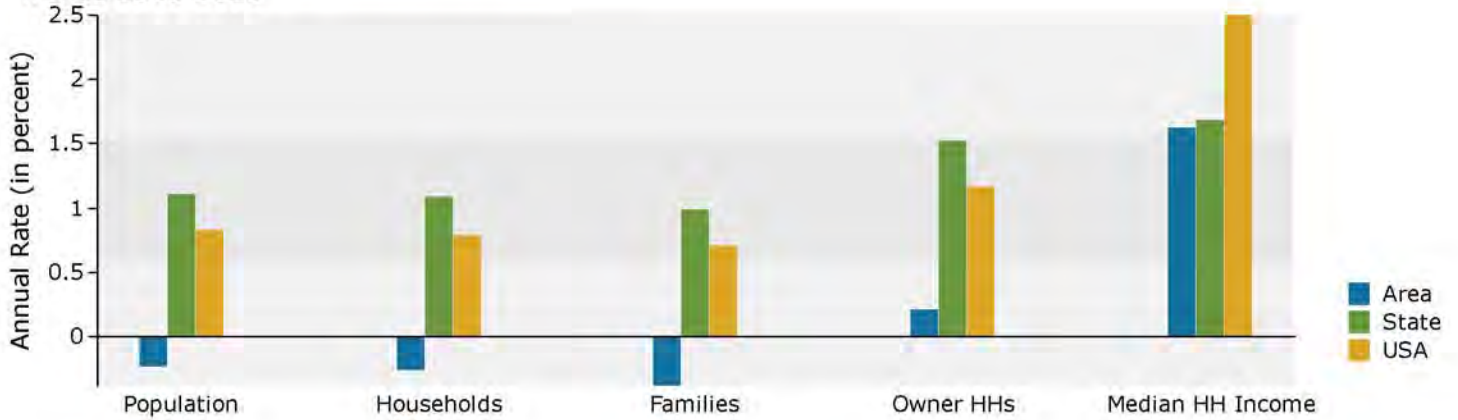


Demographic and Income Profile

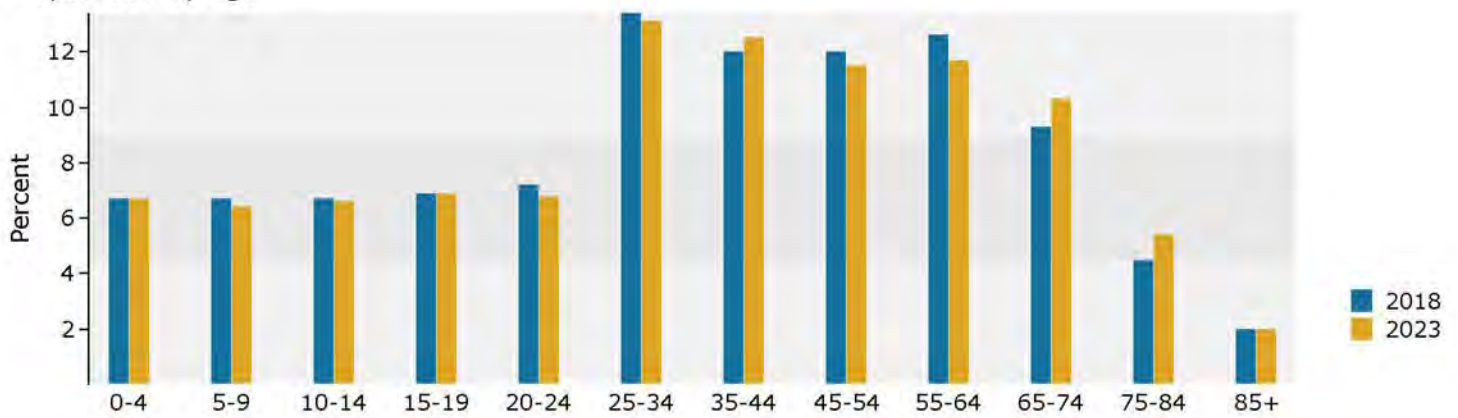
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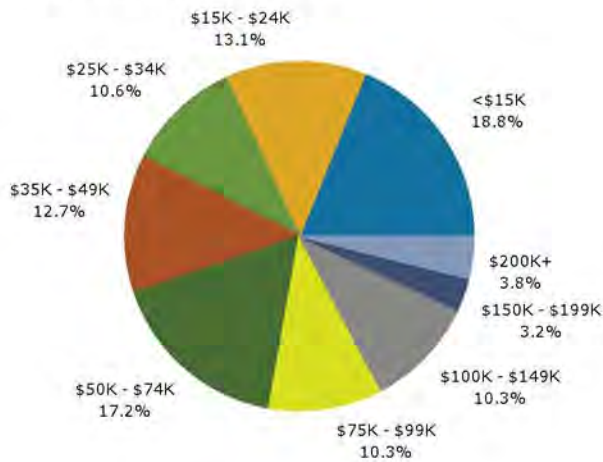
Trends 2018-2023



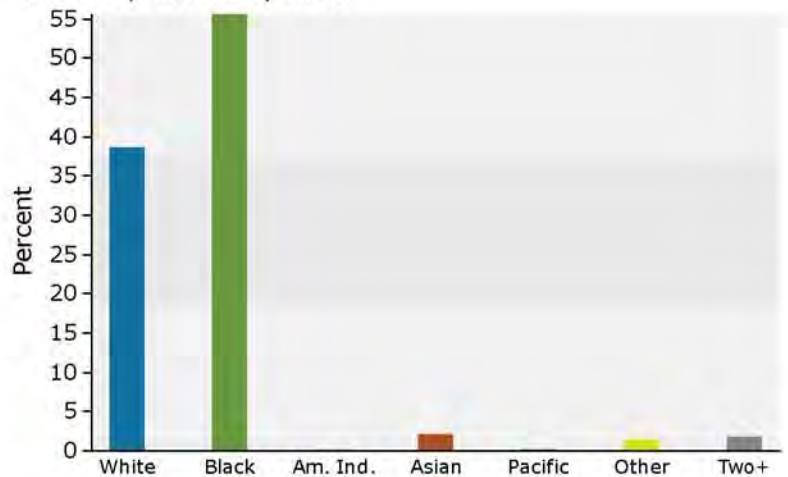
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%