

PRICE REDUCED

**PROFESSIONAL OFFICE BUILDING
HIGH VISIBILITY ON MAIN THOROUGHFARE
TO DOWNTOWN MACON**



**3618 Vineville Avenue
Macon-Bibb County, Georgia 31204**

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CBCMACON.COM

REDUCED SALES PRICE:

~~\$450,000~~ \$400,000

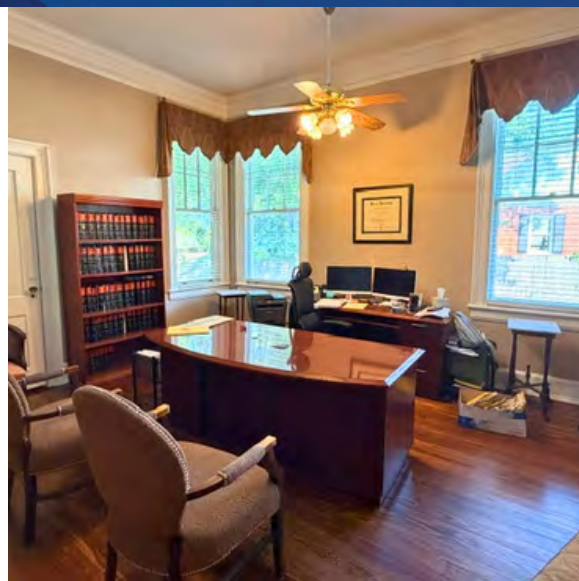


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EBERHARDT & BARRY

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Revised 9/3/26



PROPERTY OVERVIEW

Property features:

- **Size:** 2,560± SF
- **Acreage:** 0.65± acres
- **10' Ceilings** throughout
- **Parking:** 12 on-site spaces
- **Zoning:** R-2
- **2025 Property Taxes:** \$2,960.52

Key features:

- Grand lobby & reception area
- Four executive offices
- Large conference room
- Full kitchen
- 200± SF meeting room
- Two-car garage
- Fully floored attic for abundant storage
- Central HVAC with gas heat
- Security alarm system
- All public utilities

Ideal for:

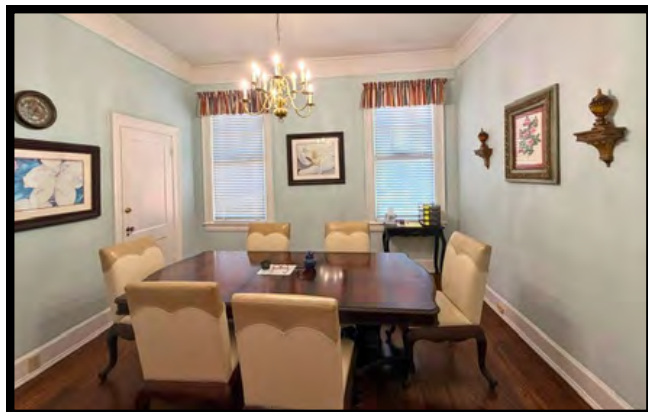
- Law firms
- Accounting / Insurance / Financial services
- Owner-user or investor

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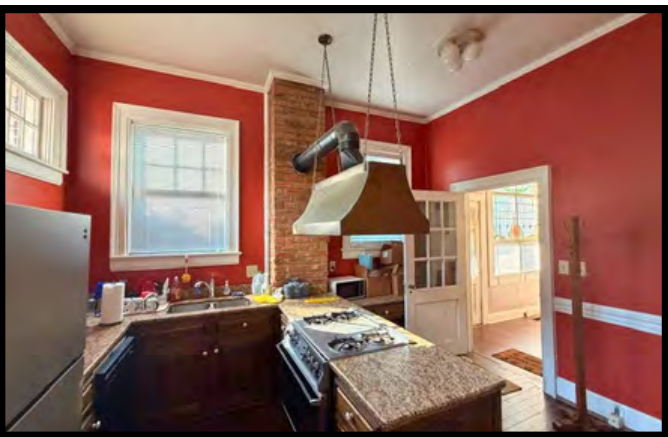
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LOCATION OVERVIEW

- **Prime Vineville Avenue Location** - High-visibility position on Macon's main thoroughfare connecting historic Vineville directly to downtown Macon
- **High Daily Traffic Exposure** - Strong street presence on a heavily traveled professional corridor; 16,200± VPD (GDOT 2024)
- **Convenient to Key Amenities** - Minutes from hospitals (Atrium Health Navicent & Piedmont Macon), Mercer University, shopping, dining, and financial institutions
- **Excellent Accessibility:** 1.5 miles to Interstate 75
- **Historic & Prestigious Setting:** Located in the desirable Vineville Historic District, known for its charm, established businesses, and tree-lined streets







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.

