

HISTORIC BUILDING - RENOVATION READY

690 Poplar Street
Macon, GA 31201



- Description:** Historic building with fully demolished interior, ready for renovation.
- Building Size:** 15,780 SF
- Lot Size:** 0.13 Acres
- Year Built:** 1920
- Parking:** On street
- Utilities:** To site
- Zoning:** CBD-1
- Taxes:** \$7,599.06 (2020 est.)
- Traffic:** 5,460 vehicles per day on 1st Street
3,770 vehicles per day on Poplar Street
- Location:** Located at the corner of 1st Street and Poplar Street with excellent visibility. Convenient to I-75, I-16, Riverside Drive, and multiple secondary roadways.
- Neighbors:** Just Tap'd, Ocmulgee Brewpub, Oliver's Corner Bistro, Kinjo, Taste & See Coffee, Your Pie Pizza, Kudzu Seafood, Macon City Hall, Macon City Auditorium, The Medical Center Navicent Health, as well as many other eateries and nightlife.
- Notes:** ***Qualified for \$750,000 - \$1,500,000 tax credits per approved plans.*** Existing plan for restaurant & event space.

Sale Price: \$1,150,000
Lease Price: Call Agent

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Fireplace



Lobby Area



Hallway



Open Room



Open Room



Open Room

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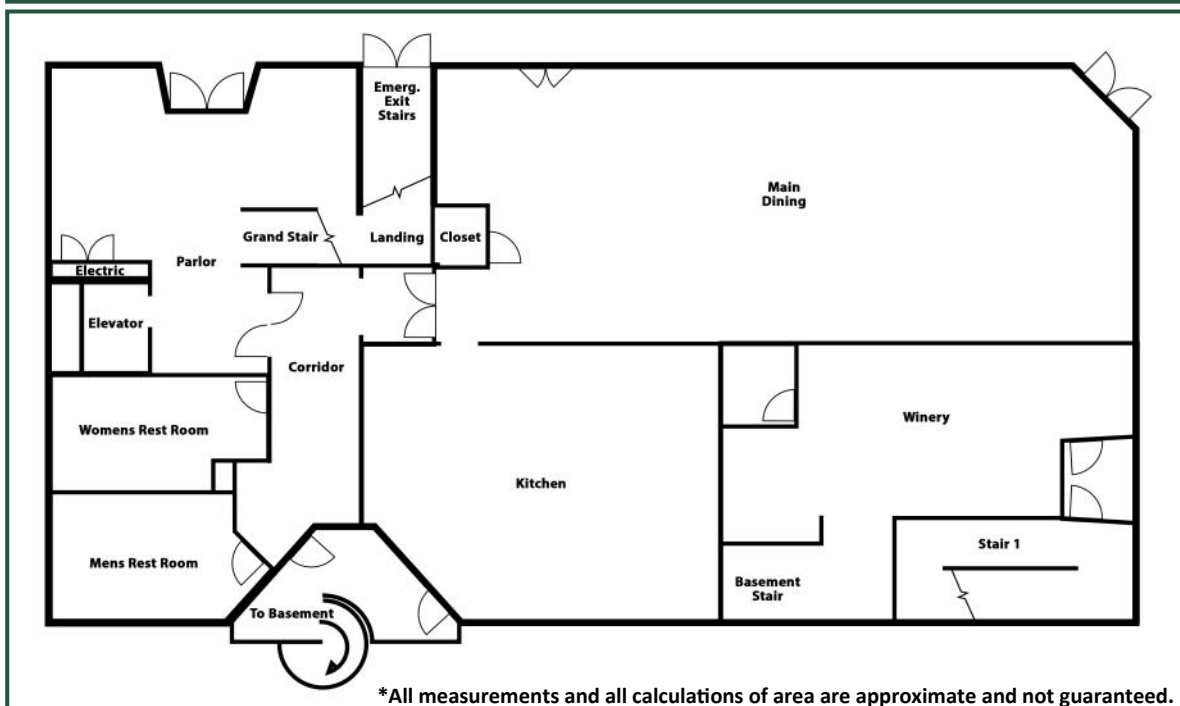
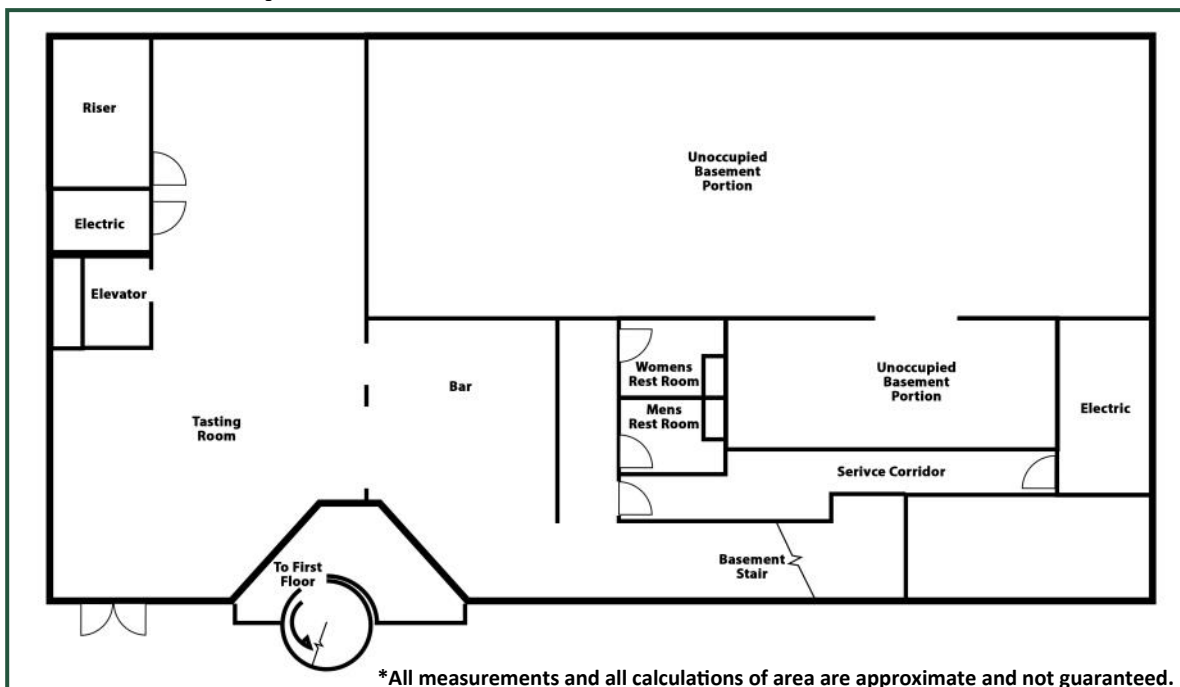
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Conceptual Floor Plans - Basement & 1st Floor



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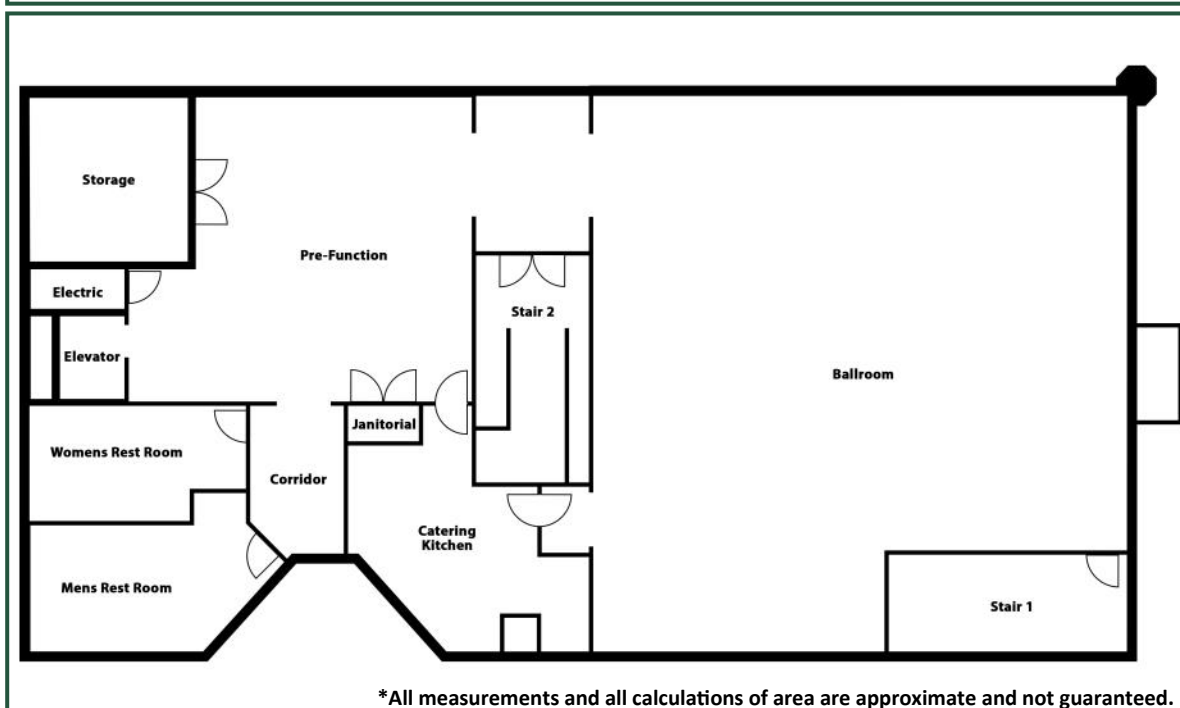
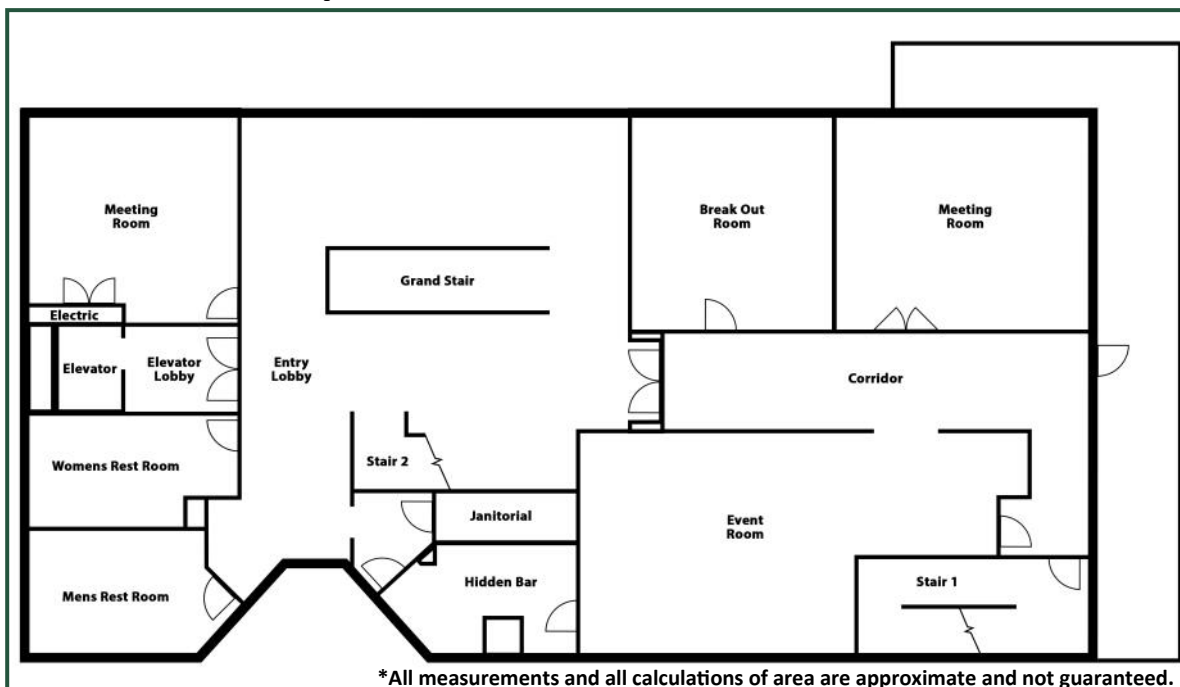
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Conceptual Floor Plans - 2nd & 3rd Floor



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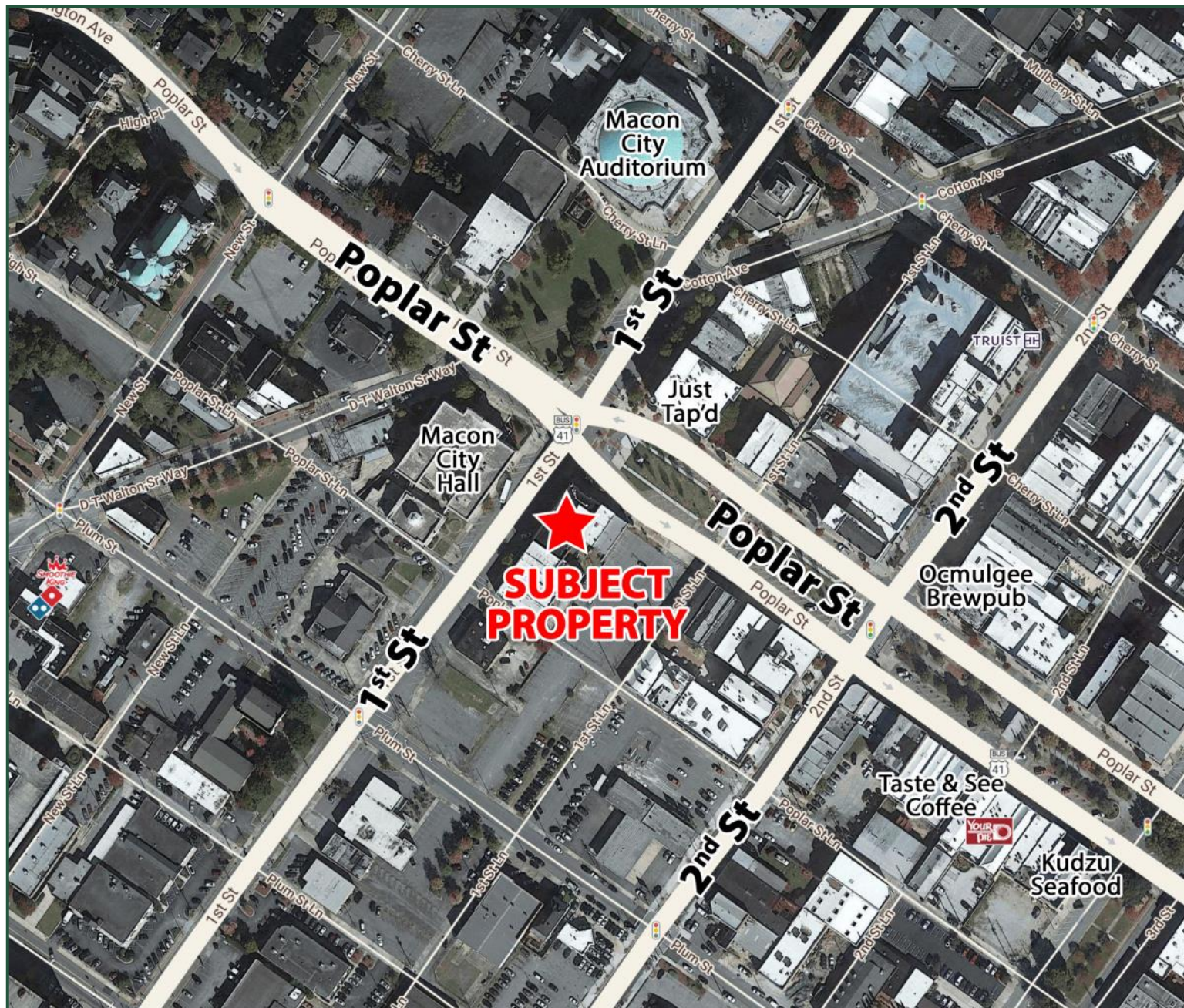
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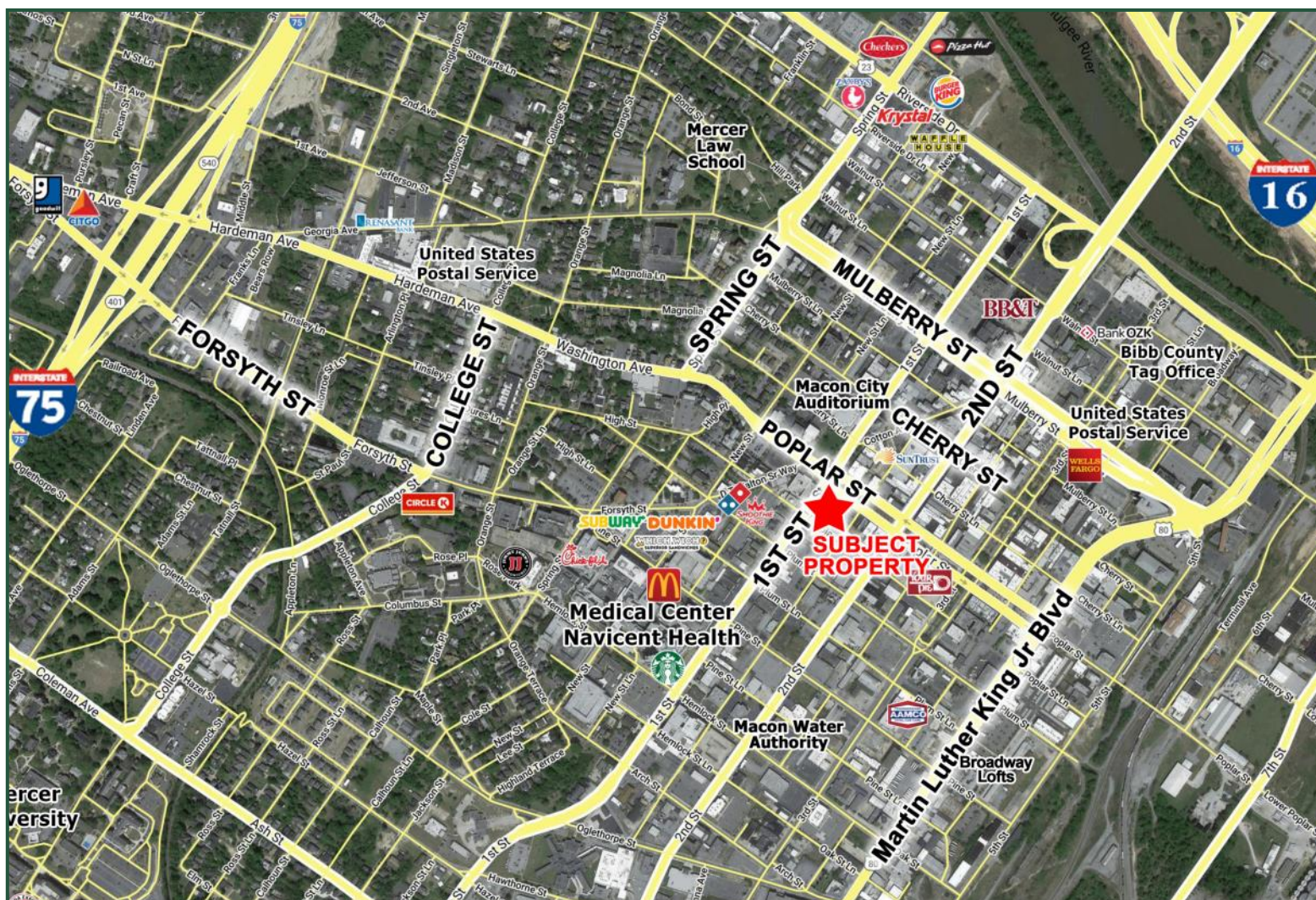
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DEMOGRAPHICS

2021	1 mile	3 mile	5 mile
Population	6,397	41,166	83,684
Median Age	35.4	35.8	35.6
Avg. HH Income	\$43,479	\$42,347	\$49,267

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