

## FOR SALE OR LEASE

# 15,340± SF Available (31,744± SF Total) Multi-Tenant Professional Office Building



5444 Riverside Drive Macon, Bibb County, GA 31210

**CONTACT:** 

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SALES PRCE: \$2,500,000

LEASE RATE: \$12 PSF



#### **PROPERTY OVERVIEW**

LOCATION:	<ul> <li>Subject property is located in Perimeter Crossing Professional Park.</li> <li>Positioned to the side of roundabout intersecting Riverside Drive, Bass Road, and Arkwright Road; corner of Riverside Dr / Perimeter Crossing.</li> <li>27 miles from Warner Robins / Air Force Base</li> <li>75 miles from Atlanta</li> </ul>					
BUILDING INFORMATION:	<ul> <li>31,744± SF total building size, 15,340± SF Office Building remaining for lease</li> <li>34+ Offices (in available lease space)</li> <li>1 Large Conference Area (in available lease space)</li> <li>Centralized Reception Area (in available lease space)</li> <li>Filing cabinets / areas (in available lease space)</li> <li>Break Room</li> <li>Restrooms</li> <li>Outdoor (staircase) and Indoor (elevator) access available</li> <li>Desks, chairs, and other office equipment included</li> <li>Balcony access located in Lobby</li> </ul>					
LAND:	5.35± Acres					
YEAR BUILT:	1998					
DOORS:	Glass storefront entrance doors					
FLOORING:	Carpet, vinyl tile					
CEILING/LIGHTING:	Acoustical tile ceilings with fluorescent					
HVAC:	Central heat and air conditioning					
PARKING:	84± Striped, Paved spaces					
SIGNAGE:	Monument sign along Riverside Drive					
UTILITIES:	All utilities serve the site.					
ZONING:	C4					
SALES PRICE / LEASE RATE:	\$2,500,000 / \$12 PSF- Seller would like to do a Sale Leaseback at \$12 PSF NNN					







#### **PHOTOS**

5444 Riverside Drive Macon GA 31021













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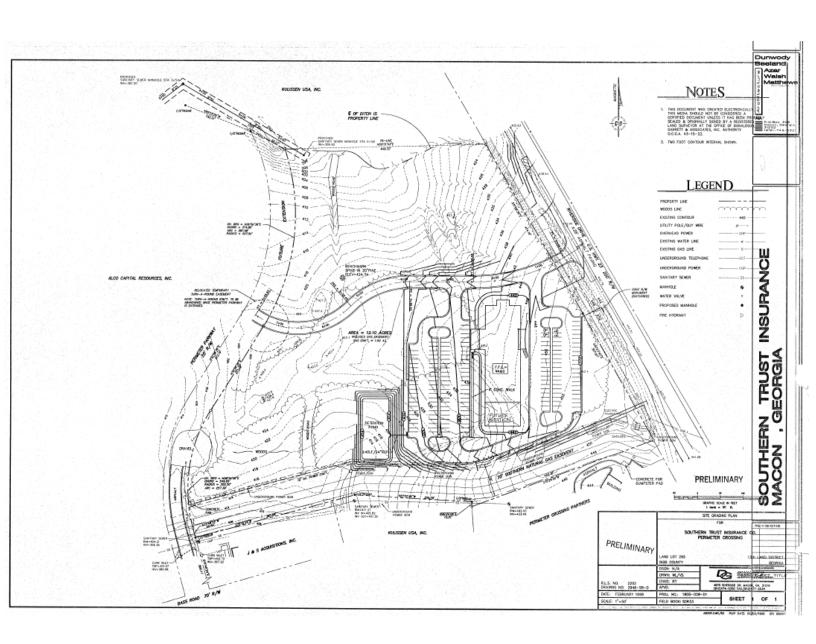
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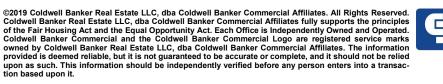
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#### **SITE PLAN**

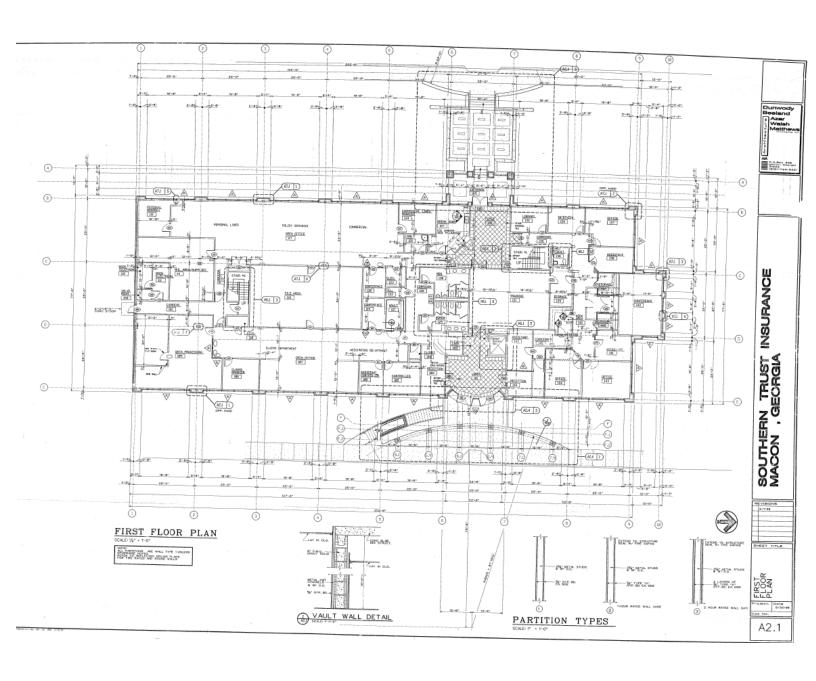


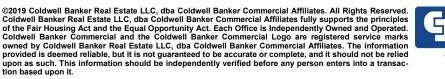






#### FLOOR PLANS—1st Floor

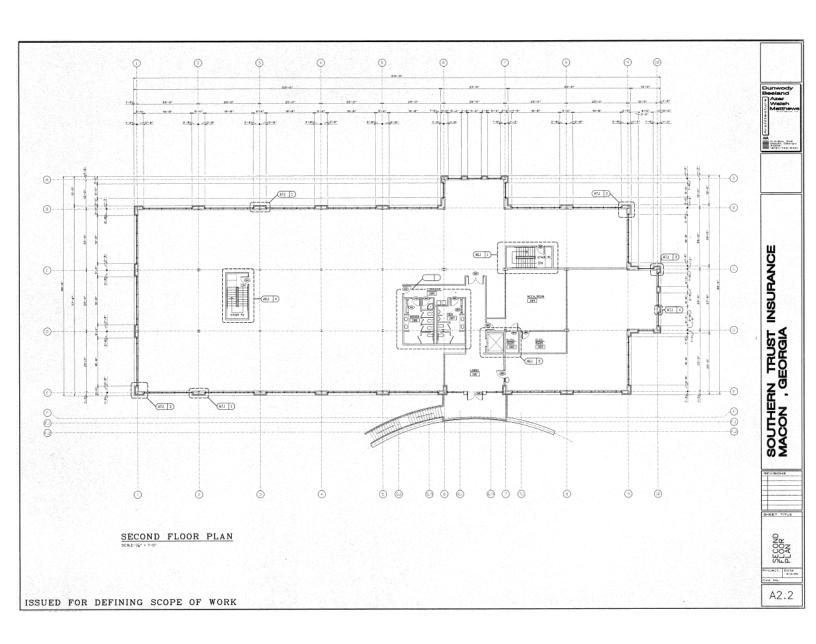








#### FLOOR PLANS—2nd Floor







### MAP / AERIAL

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#### **INFOGRAPHICS - 1 MILE**

KEY FACTS			EDUCATION					
2,445 Population  2.2  Average Household Size	Med \$79 Median	4.1 ian Age 2,871 Household come	No High School Diploma	14% High School Graduate	_	21% ne College	62% Bachelor's/Grad/Prof	
BUSINESS			EMPLOYMENT					
160 Total Businesses	•	344 nployees	White Collar  Blue Collar  Services			<ul><li>84%</li><li>9%</li><li>7%</li></ul>	0.7% Unemployment Rate	
	NCOME		The smallest grou Indicator ▲ <\$15,000 \$15,000 - \$24,9	\$50,000 - \$74,999 ( p: \$15,000 - \$24,999  Va  5.  99 2.	(2.6%) alue .7%	Diff -12% -8.1%		
		\$64,961 ledian Net Worth	\$25,000 - \$34,5 \$35,000 - \$49,5 \$50,000 - \$74,5 \$75,000 - \$99,5 \$100,000 - \$14	99 13 99 16 99 13	.9% 3.6% 6.8% 3.9% 3.7%	-5.1% -0.4% +2.2% +3.1% +2.9% show deviation	from Bibb County	





#### **INFOGRAPHICS - 3 MILE**

KEY FACTS			EDUCATION					
13,966 Population  2.3  Average Household Size		38.4 Median Age 576,936 Median Household Income	4%  No High School Diploma	16% High School Graduate		24% me College	55% Bachelor's/Grad/Pro	
BUSINESS			EMPLOYMENT					
649 Total Businesses	7	9,292 Fotal Employees	White Collar  Blue Collar  Services			85% 8% 7%	3.0% Unemployment Rate	
	INCOME		Households By I The largest group: The smallest group Indicator ▲ <\$15,000 \$15,000 - \$24,9	\$50,000 - \$74,999 b: <\$15,000 (4.7%) V 4 99 5	alue 1.7% 5.4%	Diff -13% -5.3% -2.9%		
\$76,936 Median Household Income	\$44,634 Per Capita Income	\$151,438 Median Net Worth	\$35,000 - \$49,9' \$50,000 - \$74,9' \$75,000 - \$99,9' \$100,000 - \$149	99 1 99 1	2%  6.4%  3.9%  6.4%	-2% +1.8% +3.1% +5.6%	n from Bibb County	





#### **INFOGRAPHICS - 5 MILE**

KEY FACTS			EDUCATION					
34,231 Population		41.3 Median Age	5%  No High School		1	26%		
2.4	3	574,574	Diploma	19%	So	me College	50%	
Average Household Size	N	ledian Household Income		High School Graduate		E	Bachelor's/Grad/Pr Degree	
	EMPLOYMENT							
44			White Collar	<i></i>	ė	81%		
			<b>i</b> g/			10%	3.3%	
1,496		19,227	Blue Collar					
1,470		17,227	į,			9%	Unemployment Rate	
Total Businesses	-	Total Employees	Services			.,.		
INCOME			Households By Income The largest group: \$50,000 - \$74,999 (15.9%) The smallest group: <\$15,000 (5.1%)					
•			Indicator ▲	\	/alue	Diff		
			<\$15,000		5.1%	-12.6%		
			\$15,000 - \$24,99		6%	-4.7%		
			\$25,000 - \$34,99		9.8%	-3.2%		
			\$35,000 - \$49,99		13.3%	-0.7%		
\$74,574	\$42,437	\$181,575	\$50,000 - \$74,99 \$75,000 - \$99,99		15.9% 14.9%	+1.3%		
,	-	4.01,070	\$100,000 - \$149,		15.9%	+5.1%		
Median Household Income	Per Capita Income	Median Net Worth						
					Ban	s show deviation f	rom Bibb County	

