

FOR LEASE
North Park II - Bakery & Coffee Shop with
Drive- Thru
3780 Northside Drive
Macon, GA 31210



Available Space: 2,850 sf - Open front dining area with rear kitchen, one restroom, and a drive-thru.

Size: 26,380 sf (2 buildings)

Built: 1997

Parking: 184 spaces

Zoning: PDC-Planned Development Commercial

Traffic: Northside Dr - 28,650 VPD

Arkwright Rd - 18,300 VPD

I-75 - 62,100 VPD

- Notes:**
- The center is located next to Ortho Georgia's Medical complex & surgery center as well as the new Ortho Georgia Spine Center.
 - It is convenient to I-75.
 - Ideal for retail or office.
 - Property has great visibility & signage.
 - In close proximity to shopping, restaurants, apartments and high demographic residential communities. **Site plan and aerial on back.*
 - Restaurant space has 12' hood, handwashing sink, built in counters (front), walk in cooler, drive thru window, booths (not tables) and 2 hot water heaters.

Lease Rate: \$18.00/PSF NNN | NNN \$4.15/PSF

**FOR MORE
INFORMATION
CONTACT**

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georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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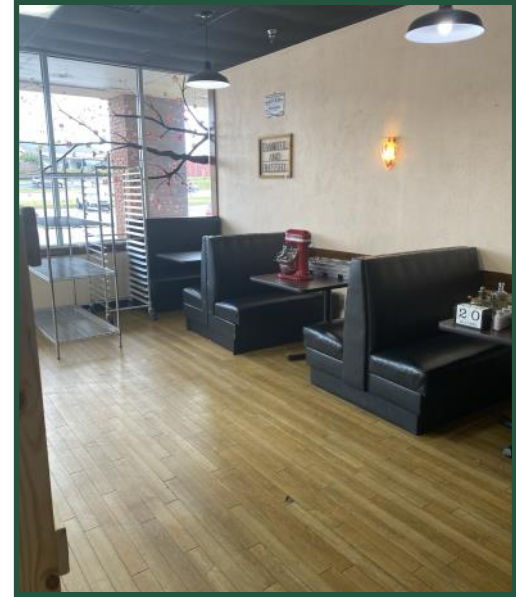
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Signage



Exterior Storefront



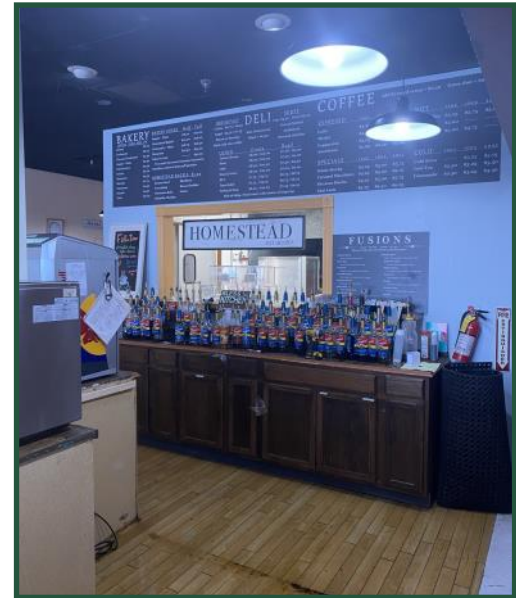
Dining Area



Interior



Interior



Behind Counter

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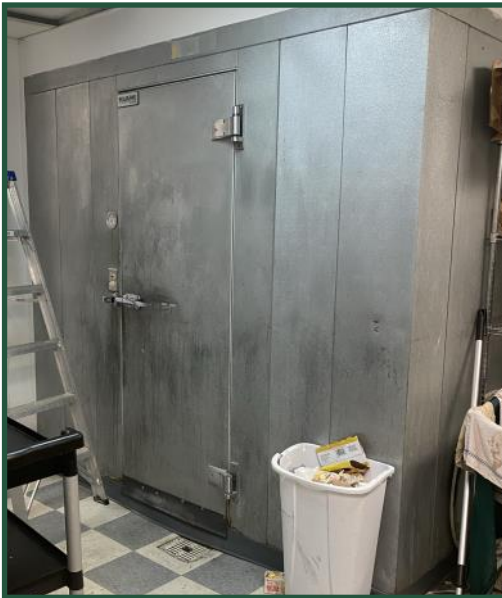
Drive Thru



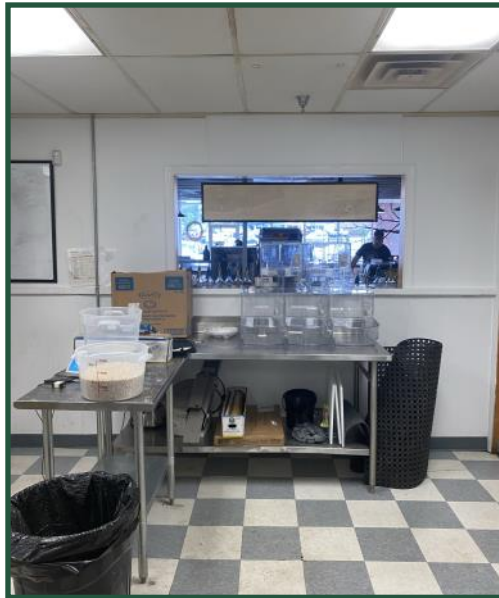
Hood



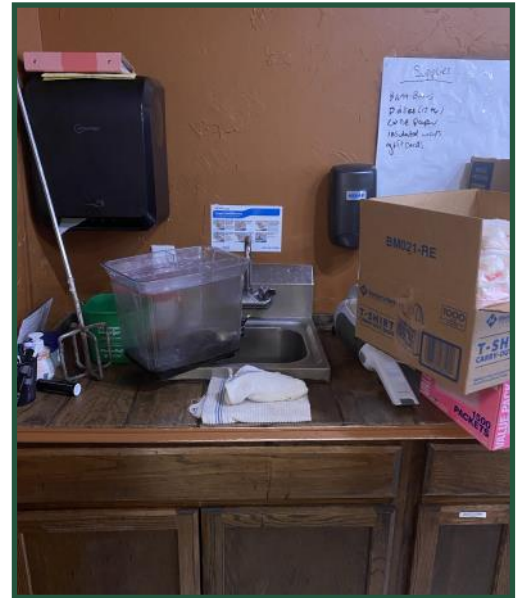
Hood



Walk In Cooler



Kitchen Pass Window



Hand Wash Sink

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SITE PLAN



AVAILABLE Former Bakery & Coffee Shop 2,850 SF
The UPS Store  2,400 SF
 CLASSIC FIREARMS 6,740 SF
 3,090 SF
 2,360 SF
 2,340 SF

PARKING

<u>2023 Demographics</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	29,122	67,263	157,837
Median Age	36.4	37.0	36.6
Average HH Income	\$112,874	\$94,847	\$82,930

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AERIAL



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