

PROFESSIONAL OFFICE SPACE FOR LEASE

2000 NORTHSIDE CROSSING
MACON, GA 31210
BIBB COUNTY

±4,950 SF
±0.11 ACRES

LEASE RATE:
\$15.50 PER SF, NNN



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PROPERTY INFORMATION

- ±4,950 SF duplex style building situated on ±.11 acre
- Suite A includes:
 - ±2,475 SF featuring four (4) offices, one (1) conference room, one (1) bullpen area, one (1) reception area, one (1) break room, and one (1) storage room
- Suite B includes:
 - ±2,475 SF featuring two (2) offices, one (1) reception area, one (1) copy room, one (1) conference room, and one (1) bullpen area
- Zoned: R-3
- The building can be used as one large office or divided into two suites. Ask agent about subdividing
- North Macon professional office park with 24-hour access, surrounded by many established businesses including Kroger, 1st Franklin Financial Bank, CVS Pharmacy, The UPS Store, Panera Bread, Chick-fil-A, and many more.
- This property is in an excellent, high-visibility location with easy access to I-75 (Exit 167)



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DEMOGRAPHICS & TRAFFIC COUNT

- Traffic Count (GDOT 2023)
Northside Drive – 19,500 VPD
Forest Hill Road – 10,500 VPD

2000 Northside Drive - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,706	30,040	60,517
2030 ESTIMATED POPULATION	3,662	30,388	60,945
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,544	12,897	25,477
2030 HOUSEHOLD ESTIMATES	1,536	13,136	25,789
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$166,041	\$124,342	\$114,191
2030 HH INCOME ESTIMATE	\$188,762	\$138,807	\$129,237

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$124,342



30,040



12,897



3.9%

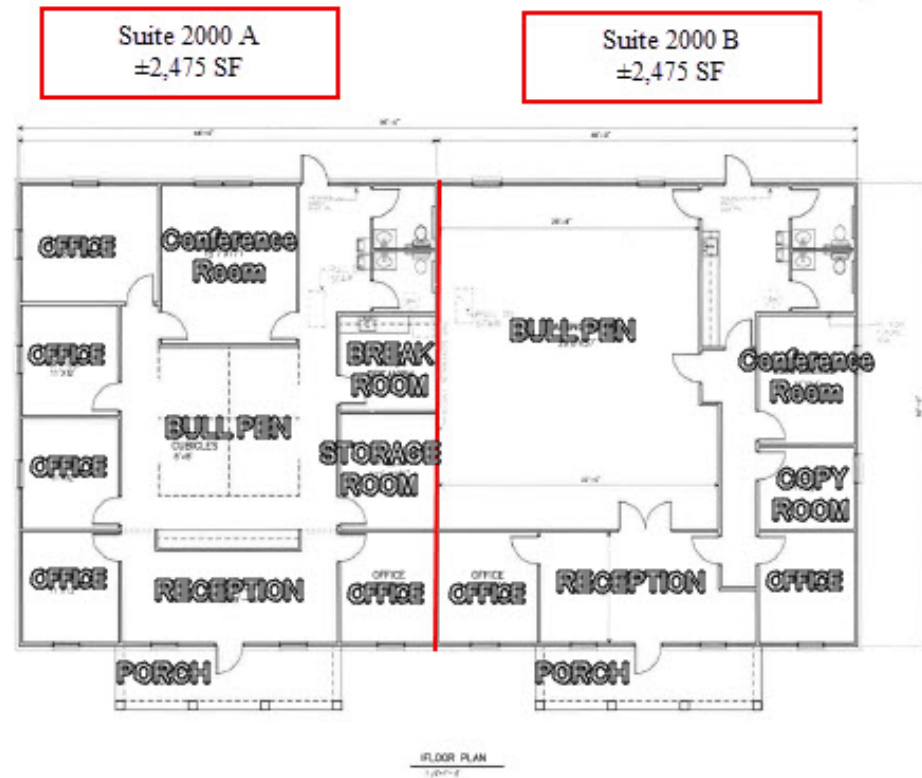


58,361

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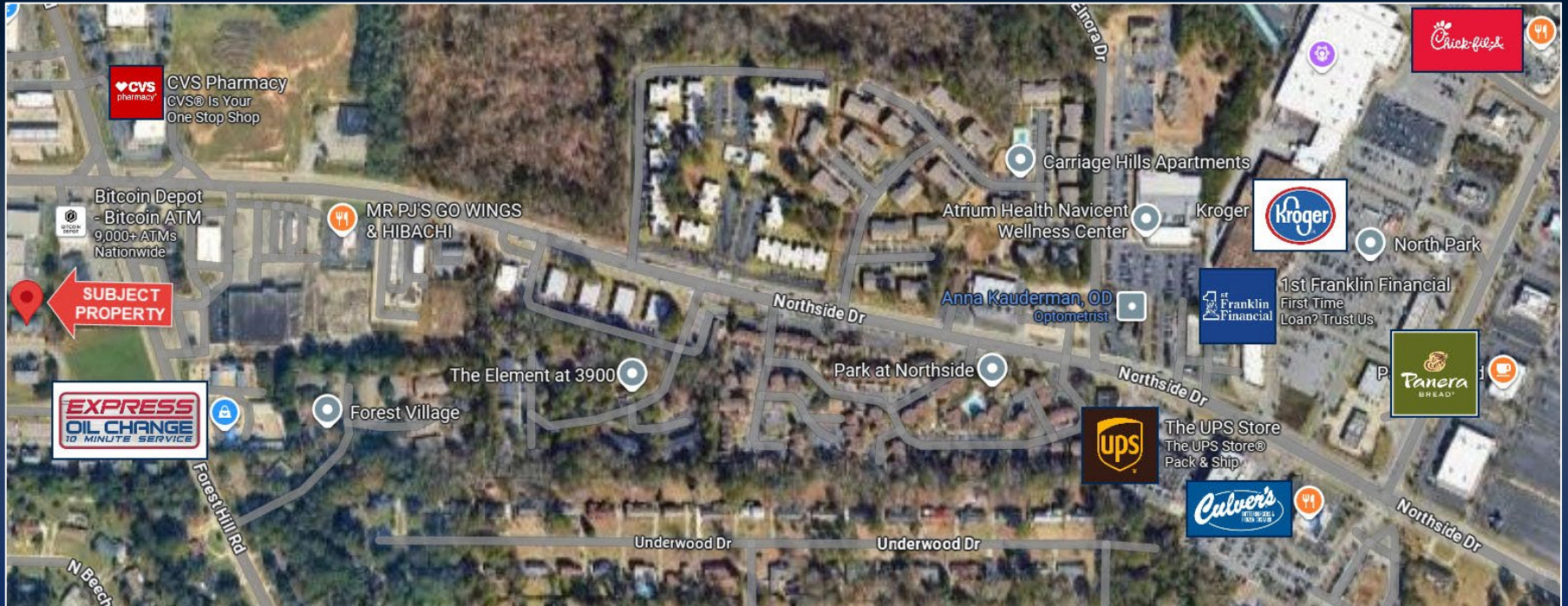
FLOOR PLAN



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MAP



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