

RETAIL SHOPPING CENTER SPACE FOR LEASE



1448 BASS ROAD, MACON, GEORGIA 31210, BIBB COUNTY
ASKING PRICE: \$32/SF, END CAPS: \$30/SF, NNN, INTERIOR



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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

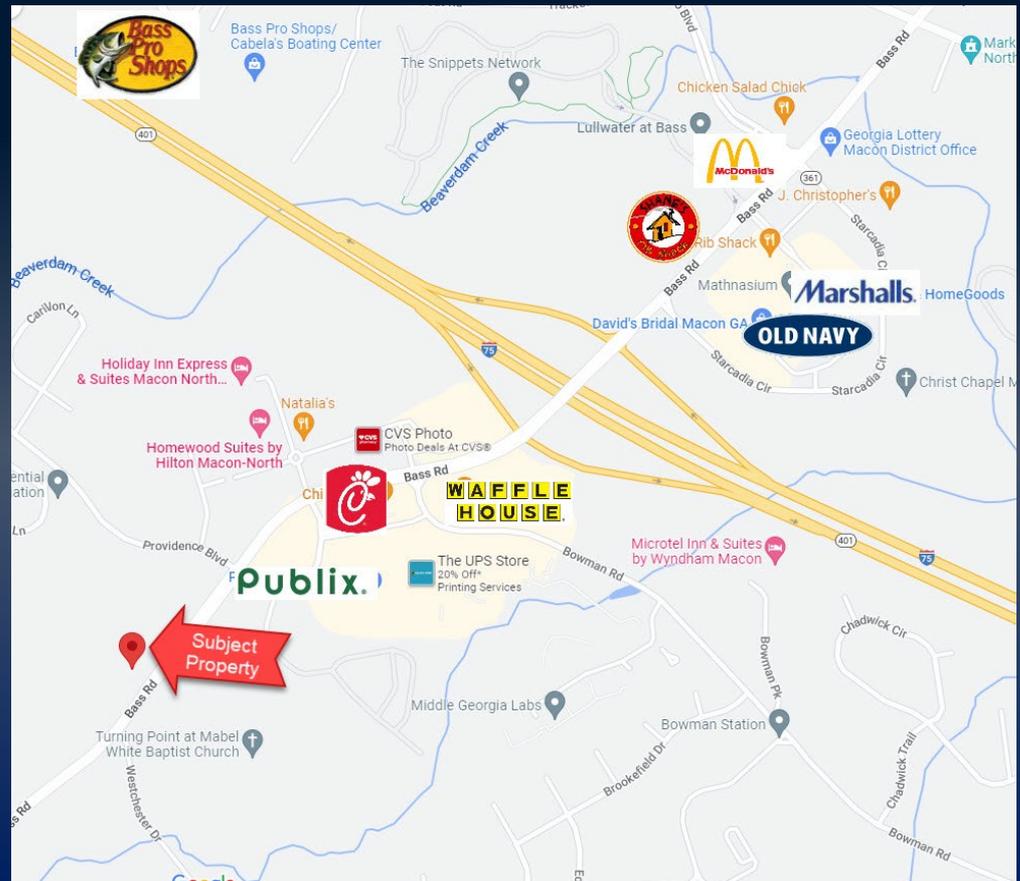
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PROPERTY INFORMATION

- 14,000 SF retail shopping center.
 - See floor plan for available units
 - *Only Two Spaces Left*
 - One end Cap with patio and grease trap
- Five (5) parking spaces per 1,000 SF
- Excellent location on Bass Road, adjacent to Publix Super Market and less than a mile from Interstate 75 (Exit 172)
- Area businesses include Publix, Bass Pro Shops, Marshalls & HomeGoods, Old Navy and more
- Traffic Count (GDOT 2021 Published Data estimate)
 - Bass Road - 12,600 vpd
 - I-75 - 52,300 vpd



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DEMOGRAPHICS

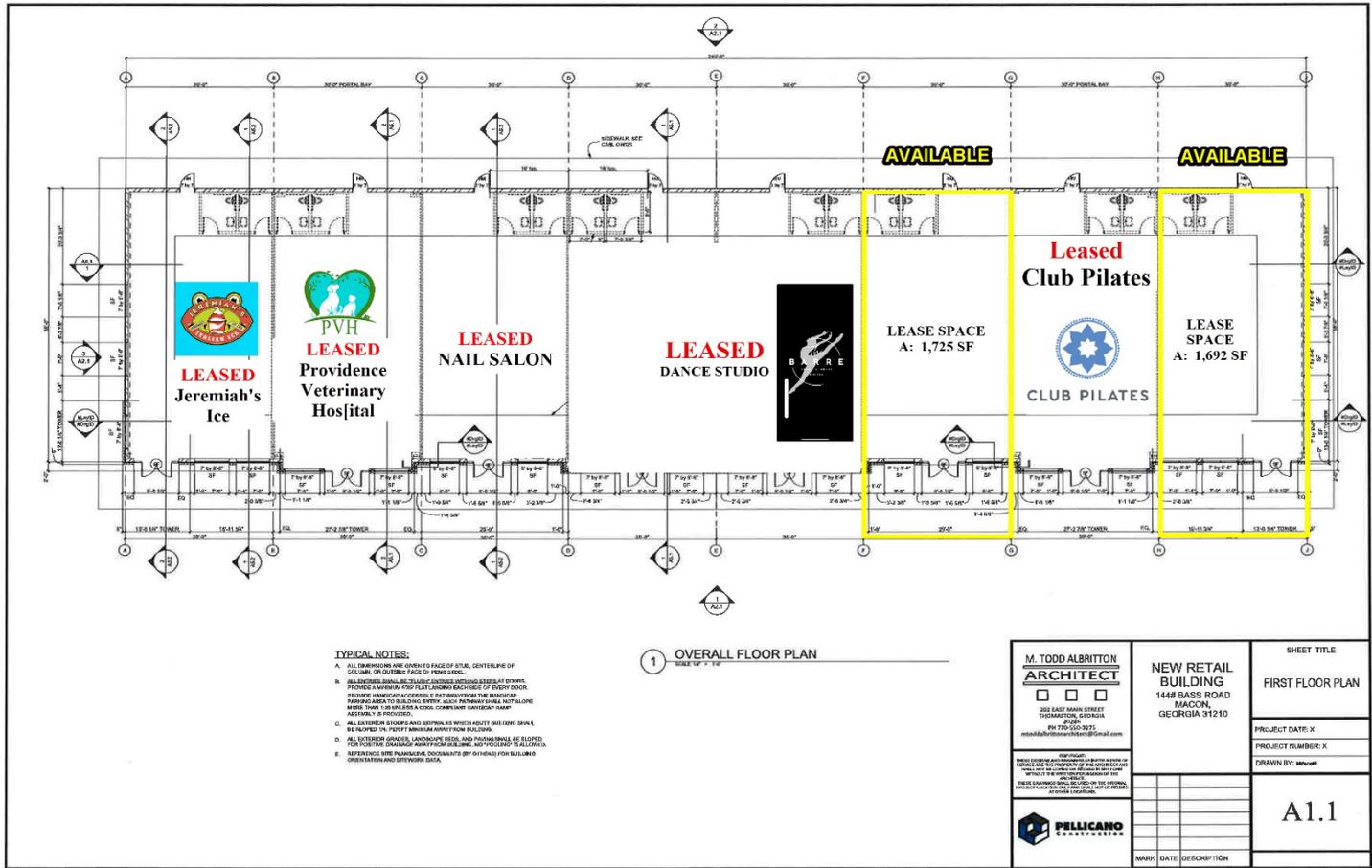
Demographics

	1 Mile	3 Miles	5 Miles
2022 Population:			
3,854	20,250	43,767	
2027 Population Estimate:			
3,847	20,333	43,625	
2022 Households:			
1,692	8,816	18,188	
2027 Households Estimate:			
1,703	8,909	18,221	
2022 Average HH Income:			
\$143,460	\$125,396	\$114,150	
2027 Average HH Income Estimate:			
\$162,547	\$145,511	\$134,028	



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