

# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE  
MACON, BIBB COUNTY, GA 31210



**PROPERTY VIDEO: [HTTPS://YOUTU.BE/GOLZBTMJYVG](https://youtu.be/golzbtmjyvg)**

**SALES PRICE: \$8,300,000**

---

**STEPHANIE FOLSOM, CCIM  
EXCLUSIVE AGENT**

**478.361.8259 CELL  
stephanie@cbcgeorgia.com  
cbcmacon.com**

**990 Riverside Drive  
Macon, GA 31201  
478.746.8171 OFFICE**



**COLDWELL BANKER  
COMMERCIAL**

**EBERHARDT & BARRY**

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

Revised 2/13/25

# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE • MACON, BIBB COUNTY, GA 31210



**PROPERTY VIDEO: [HTTPS://YOUTU.BE/GOLZBTMJYVG](https://youtu.be/golzbtmjyvg)**

### BUILDING INFORMATION

Building Size	83,638 SQ FT
Building Class	A
Number of Floors	3
Average Floor Size	28,529 SQ FT
Year Built	1991
Framing	Steel Frame
Roof	20 Year Warranty (10± Years Remaining) Type B 22-gauge metal deck 5/8" Type X gypsum board R-20 polyisocyanurate insulation 1/8" Sopra board cover One (1) ply SBS smooth surface modified bitumen One (1) ply SBS granular surface modified bitumen
Free Standing	Yes
HVAC	Carrier, 25 Ton, 2010 Model YR Carrier, 75 Ton, 2010 Model YR Trane, 90 Ton, 2010 Model YR

### PROPERTY INFORMATION

Property Type	Office
Zoning	C2
Lot Size	7.28 Acres (1± Acre Undeveloped)
APN #	L003-0038
Lot Frontage	415 ft
Traffic Count	15,100± AVG VPD

### PARKING

Parking Type	Surface
Number of Parking Spaces	230±
Parking Ratio	3:Spaces per 1,000 SQ FT

### PROPERTY HIGHLIGHTS

Located in North Macon off Interstate 75, Exit 171  
Directly across from The Shoppes at River Crossing, a  
750,000 SF regional open air shopping mall  
6 Miles from Downtown Macon

**SALES PRICE: \$8,300,000**

**STEPHANIE FOLSOM, CCIM**  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

### RENT ROLL

SUITE	TENANT	SIZE (RSF)	LEASE RATE
100	Vacant	3,533± RSF	
101	Dental Sleep Therapy of Macon, LLC	1,306± RSF	\$1,741/MO
102	Vacant	3,168± RSF	
103	Vacant	8,097± RSF	
125	Coldwell Banker Access Realty	5,332± RSF	\$6,665/MO
200 / 205	Lingo Communications	9,560± RSF	\$13,058/MO
206	Gallagher Insurance	5,000± RSF	\$6,185/MO
207	Vacant	9,638± RSF	
225	Vacant	2,285± RSF	
300	Vacant	6,279± RSF	
301	Vacant	7,152± RSF`	
302	Vacant	5,087± RSF	
310	Carter & Foster, LLC	2,237± RSF	\$3,264/MO
311	Vacant	7,089± RSF	
<b>TOTAL RSF</b>		<b>75,763± RSF</b>	
		<b>TOTAL MONTHLY:</b>	<b>\$30,913</b>
<b>(COMMON AREA FACTOR: 13.9%)</b>		<b>TOTAL ANNUALLY:</b>	<b>\$370,956</b>

### 2024 ANNUAL INCOME / EXPENSES

#### INCOME

Rental Income	<b>\$370,956</b>
---------------	------------------

#### EXPENSES

Grounds Maintenance	13,909
HVAC Service Contract	53,262
Property Taxes`	95,958
Water	17,269
Utilities	91,903
Janitorial (Excludes Supplies)	66,616
Maintenance / Repairs	22,064
Maintenance Expense	814
Electrical Contract Services	1,546
<b>TOTAL EXPENSES</b>	<b>\$363,341</b>



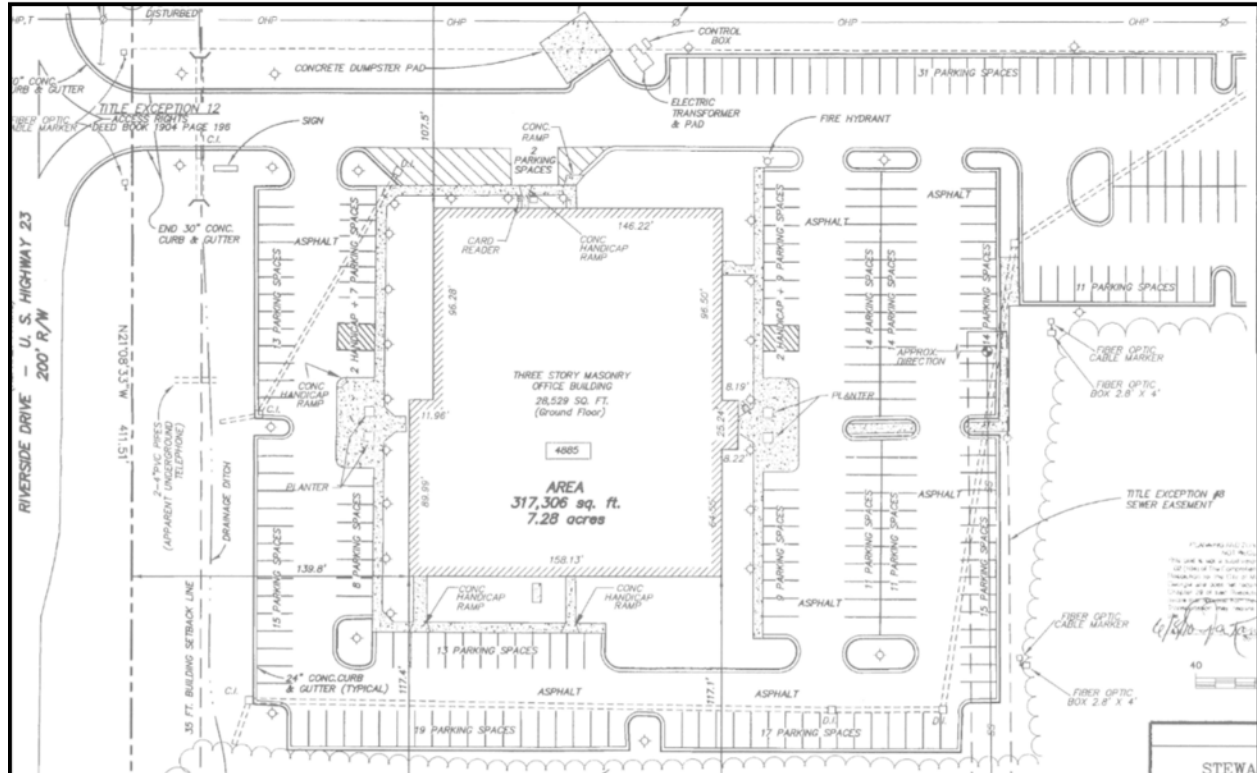


# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE • MACON, BIBB COUNTY, GA 31210

### AERIAL PARCEL MAP / PROPERTY SURVEY



**STEPHANIE FOLSOM, CCIM**  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE • MACON, BIBB COUNTY, GA 31210

### AERIAL VIEW



**STEPHANIE FOLSOM, CCIM**  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

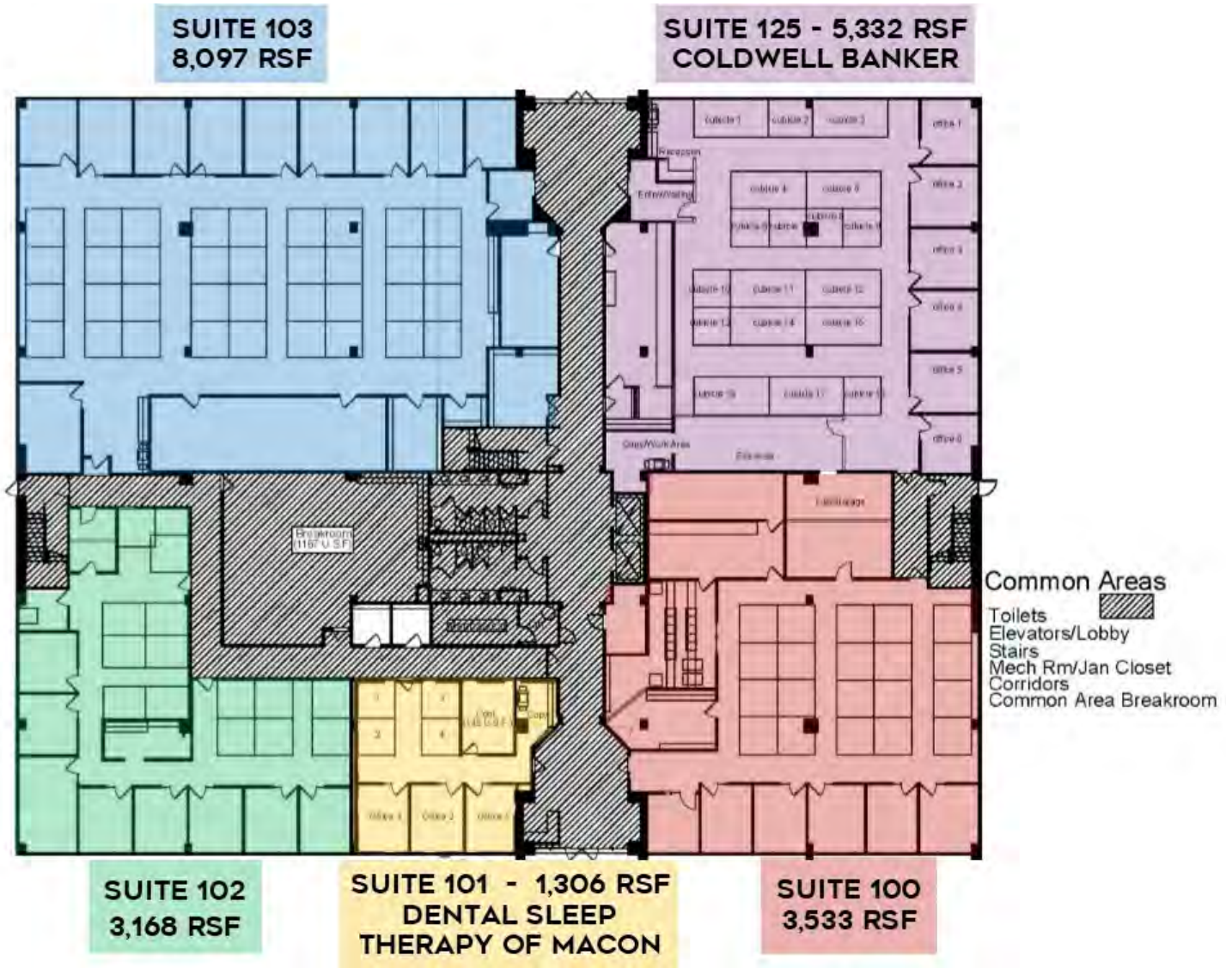


# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE • MACON, BIBB COUNTY, GA 31210

### FLOOR PLAN - 1ST FLOOR

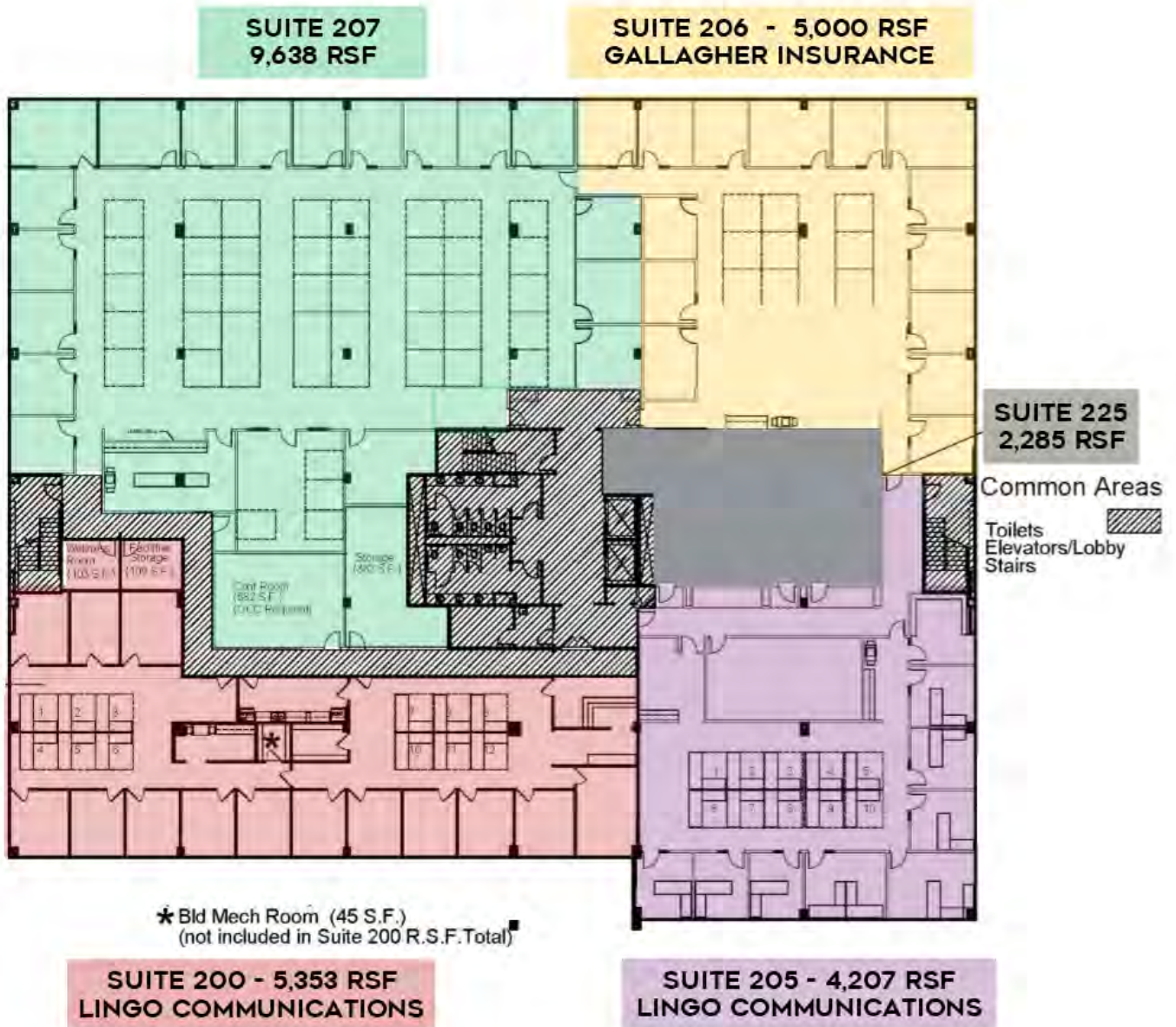


STEPHANIE FOLSOM, CCIM  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

### FLOOR PLAN - 2ND FLOOR



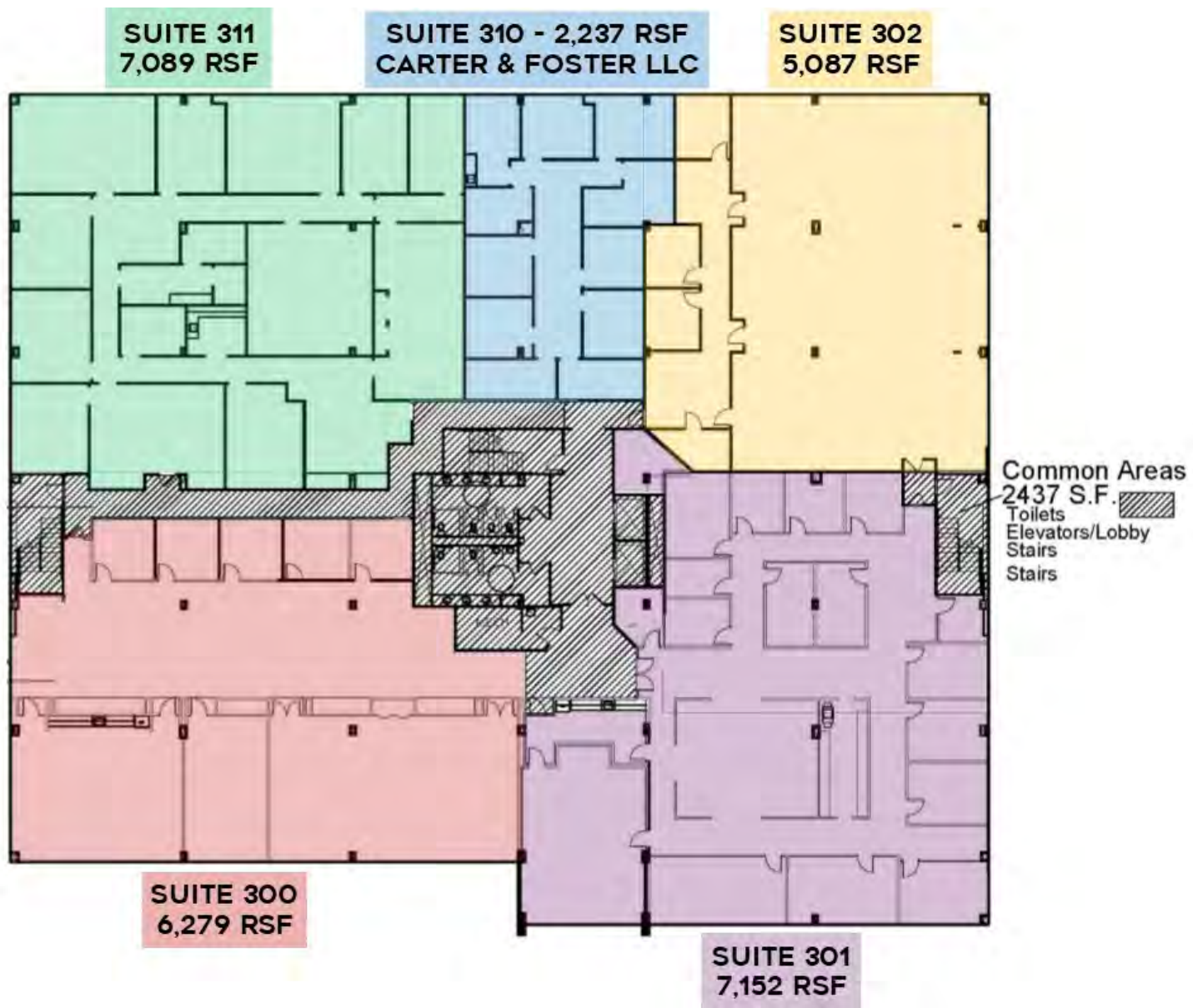


# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE • MACON, BIBB COUNTY, GA 31210

### FLOOR PLAN - 3RD FLOOR



STEPHANIE FOLSOM, CCIM  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE • MACON, BIBB COUNTY, GA 31210



**STEPHANIE FOLSOM, CCIM**  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE • MACON, BIBB COUNTY, GA 31210



**STEPHANIE FOLSOM, CCIM**  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE • MACON, BIBB COUNTY, GA 31210



---

**STEPHANIE FOLSOM, CCIM**  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



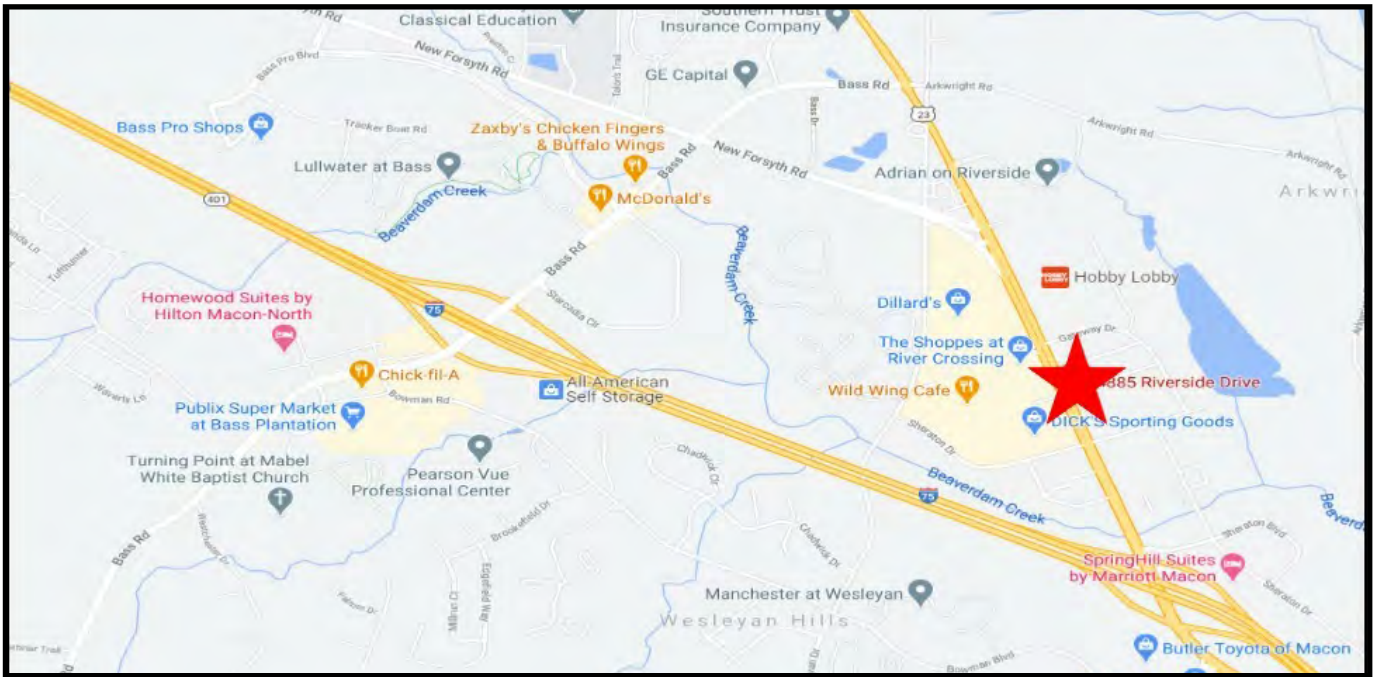
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



# SALE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE • MACON, BIBB COUNTY, GA 31210



STEPHANIE FOLSOM, CCIM  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



### DEMOGRAPHICS - BIBB COUNTY

