

FOR LEASE

115 GATEWAY DRIVE

Macon, GA 31210



LEASE RATE

\$6.00 SF/yr

Tripp Crawford
706 984 1251

Carson Cummings
706 289 2468



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

This 30,000 SF flex space that can be divisible into 12,000 SF and 18,000 SF, is in a great location in North Macon. Located just off of Riverside Drive and I-75, Exit 171. Convenient to the shopping, dining and entertainment at The Shoppes at River Crossing. This well-maintained space has potential for office/warehouse, industrial, office, medical and distribution center.

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	12,000 - 30,000 SF
Building Size:	30,000 SF
Zoning:	PDI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,254	8,149	17,656
Total Population	2,237	17,198	39,765
Average HH Income	\$64,425	\$83,767	\$88,350

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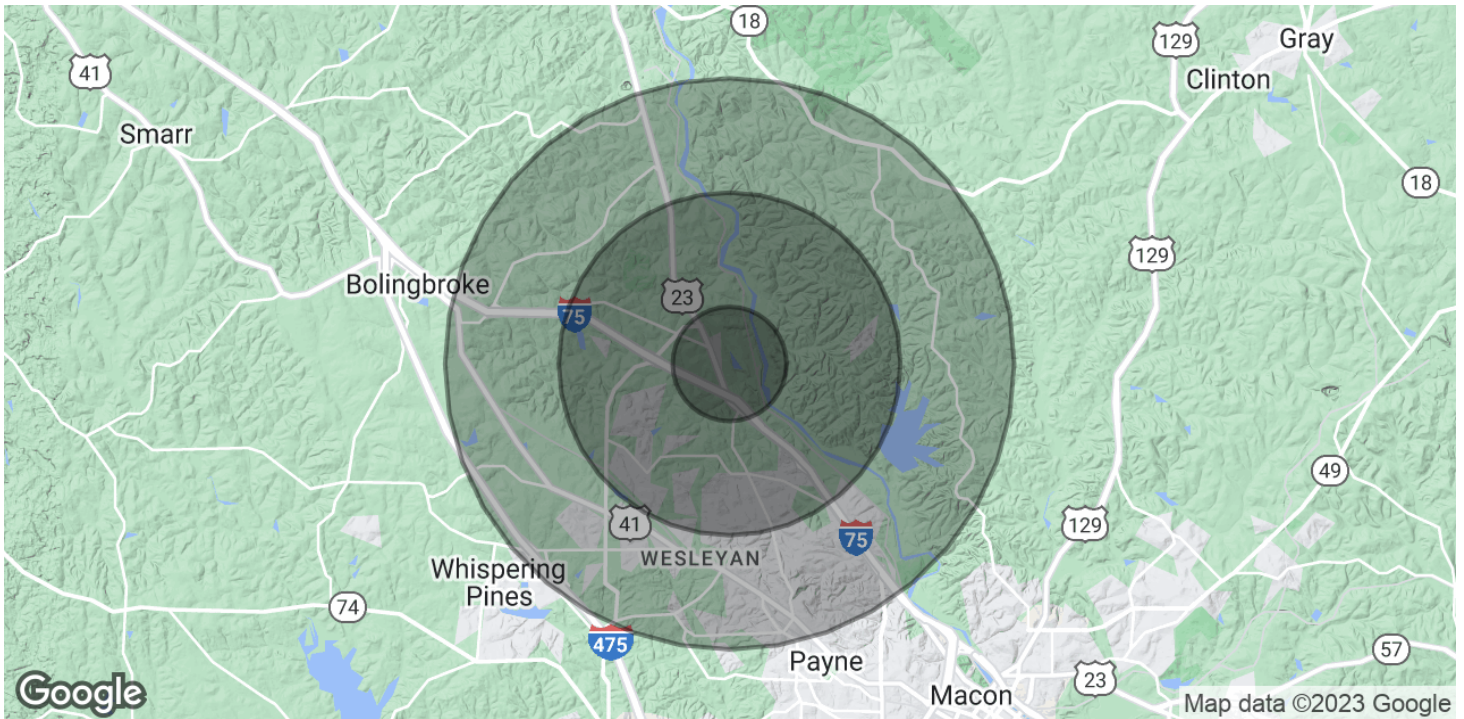


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,237	17,198	39,765
Average Age	29.9	37	39.6
Average Age (Male)	29.6	36	38.5
Average Age (Female)	31.5	38.4	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,254	8,149	17,656
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$64,425	\$83,767	\$88,350
Average House Value	\$32,633	\$129,035	\$169,102

* Demographic data derived from 2020 ACS - US Census

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