

LEASE

COMMERCIAL DEVELOPMENT SITE / BUILD TO SUIT
4199 HARTLEY BRIDGE ROAD, MACON, BIBB COUNTY, GA 31216



**CONTACT AGENT
FOR PRICING**

LOCATION OVERVIEW

- Located off Interstate 75, Exit 155, at the corner of Hartley Bridge Road and Timber Ridge Drive
- 10,200± Average Daily VPD (2022 GA DOT)
- Across from Suburban Centre (Hartley Bridge Family Dentistry, FitCo Health Club, Scarborough Family Medicine, Hire Dynamics)
- Less than one mile from Interstate 75/475
- One exit North of the 1,000,000 SF Amazon Fulfillment Center

PROPERTY OVERVIEW

- 4.09± Acre Commercial Development Site / Build to Suit
- Highly visible location
- 572.8'± Frontage on Hartley Bridge Road
- 254.3'± Frontage on Timber Ridge Drive
- Topography: Slightly above road grade
- Zoned C-4
- All utilities available to the site

THOMAS RHODES
706.615.5233 Cell
trhodes@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



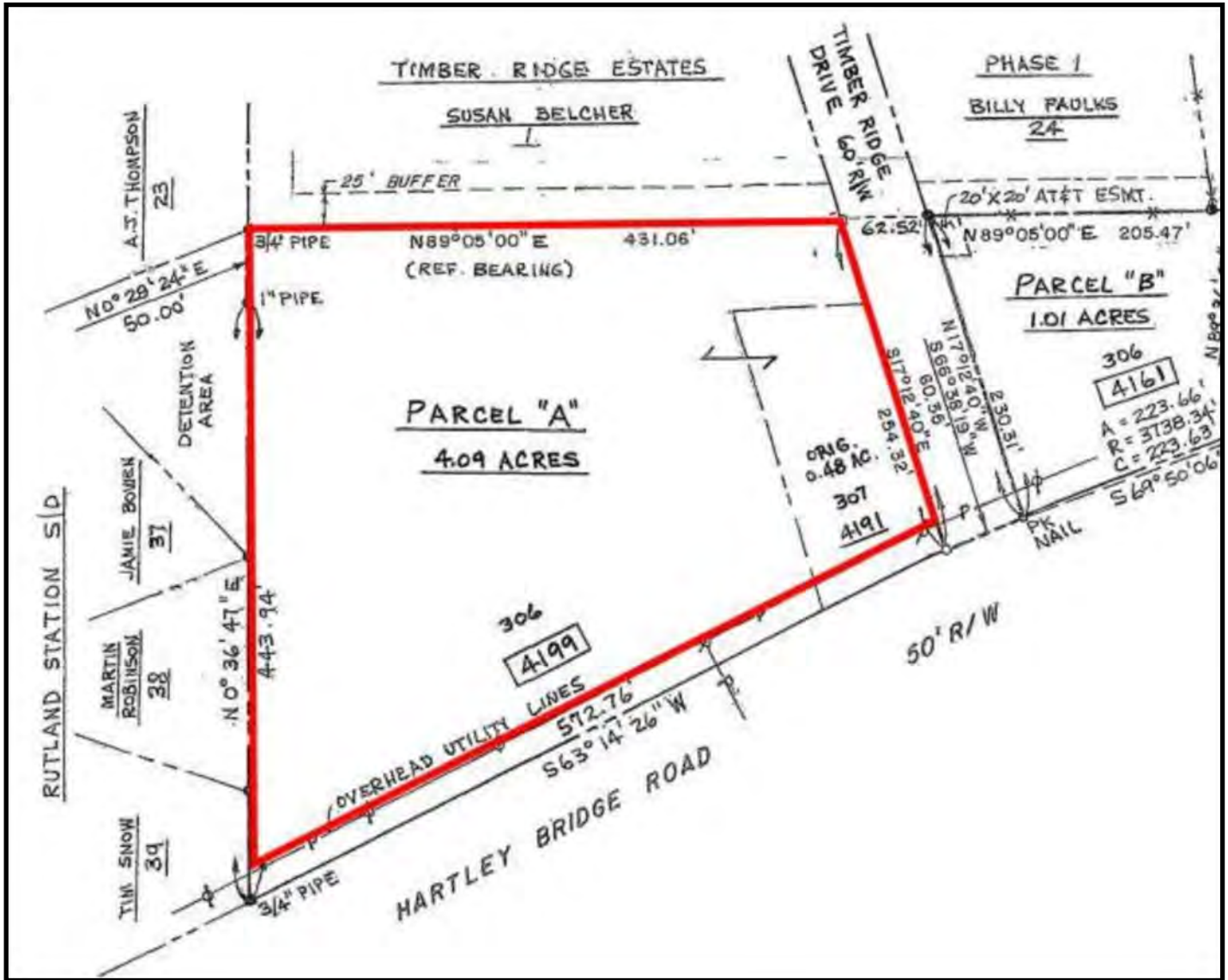
**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Created 02/21/24

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PROPERTY SURVEY



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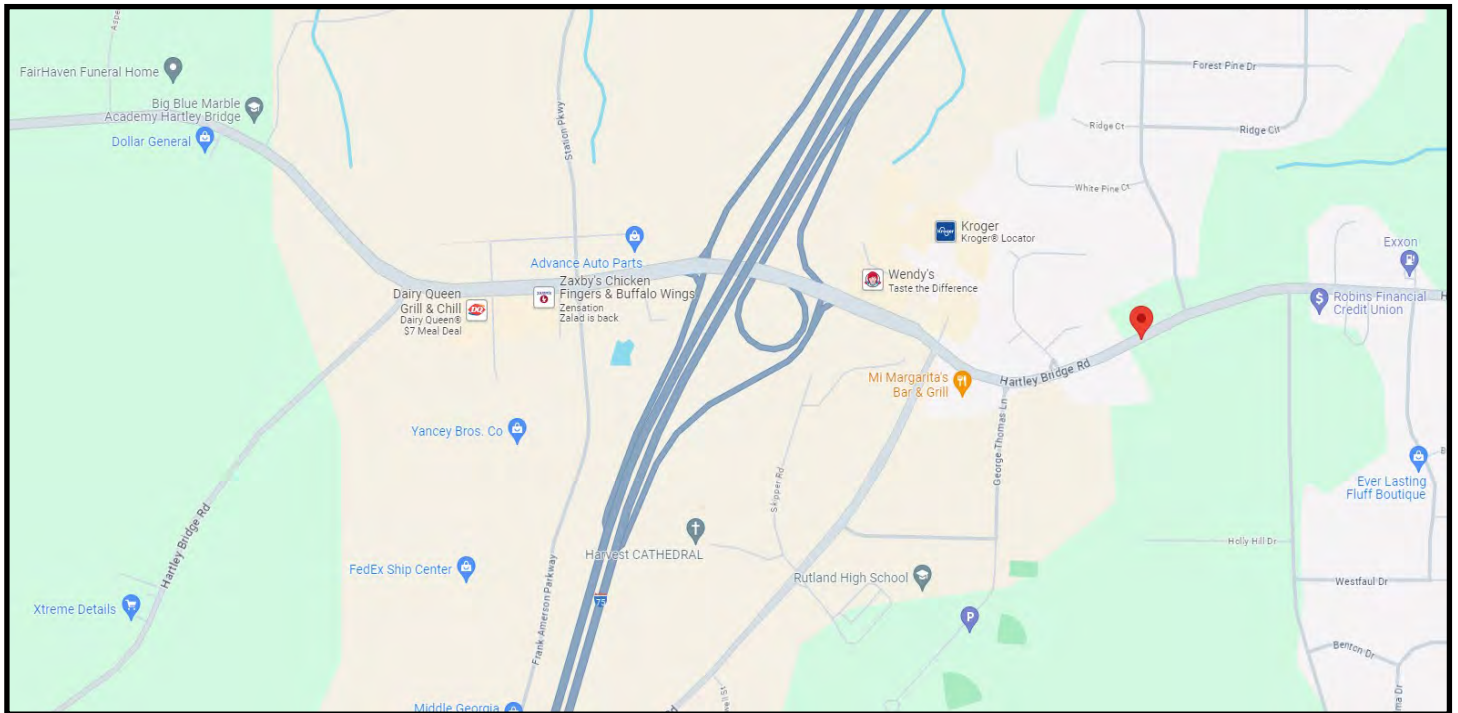
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PARCEL MAP



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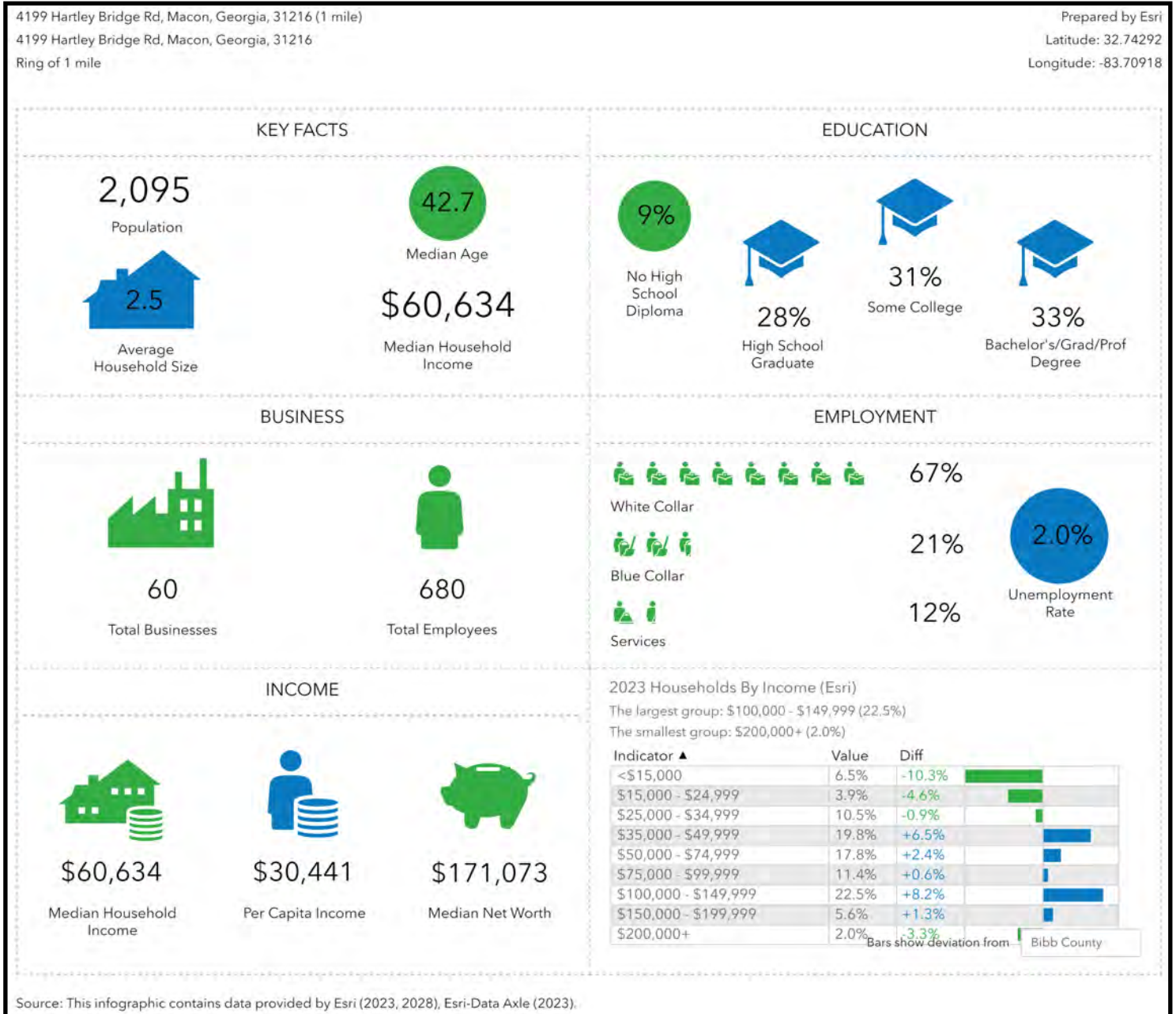
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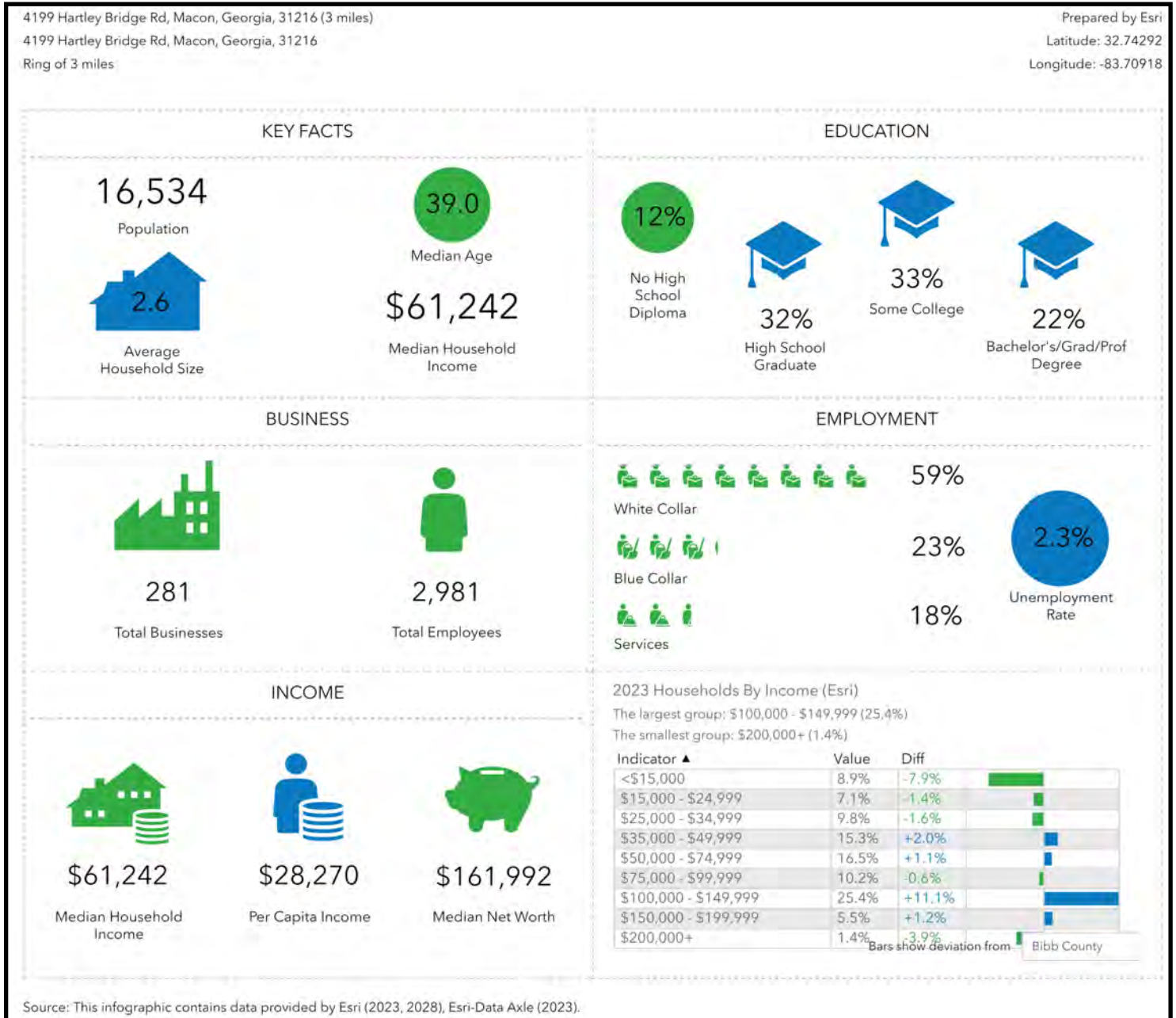


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COMMERCIAL
EBERHARDT & BARRY

DEMOGRAPHICS - ONE MILE



DEMOGRAPHICS - THREE MILE



DEMOGRAPHICS - FIVE MILE

