

**5,000 - 40,000 SF**  
AVAILABLE FOR LEASE

1700-1738 Bass Rd | Macon, GA 31210



**MURPHEY TAYLOR & ELLIS**  
PROPERTY GROUP





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**PROFESSIONAL OFFICE CORRIDOR**  
**HIGH-GROWTH LOCATION | FLEXIBLE FLOOR PLANS**

**PROPERTY HIGHLIGHTS:**

- Building Type: Office (Class B)
- Year Built: 1997
- Size: 106,399 SF
  - Available: 5,000-40,000 SF available (Divisible)
- Stories: 1-3
- Asking Rate: Contact Broker for Details
- Parking: 200 surface spaces
- Location: Bass Rd corridor, Macon-Bibb, GA 31210

**LOCATION & MARKET DRIVERS**

- Positioned along Bass Road in North Macon, one of Bibb County's most active commercial corridors
- Immediate access to Bass Road's retail and dining amenities
- Near Riverside Drive and Northside Drive business districts
- Close to Mercer University, offering access to a strong regional talent pipeline
- Adjacent to Coliseum Medical Center and the surrounding medical corridor
- Approximately 10 minutes from Macon's Central Business District
- Located within North Macon's premier suburban office submarket
- High-visibility commercial zone with strong professional co-tenancy
- Dense surrounding residential base — ideal for client-facing tenants
- Strong daytime population supporting retail and service-oriented businesses

**Will Marshall** | Managing Partner | Co-Owner  
wmarshall@mtpropertygroup.com | c: 404.983.1511

**Ben Walden** | Managing Partner | Co-Owner  
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3095 Vineville Avenue, Macon, GA 31204  
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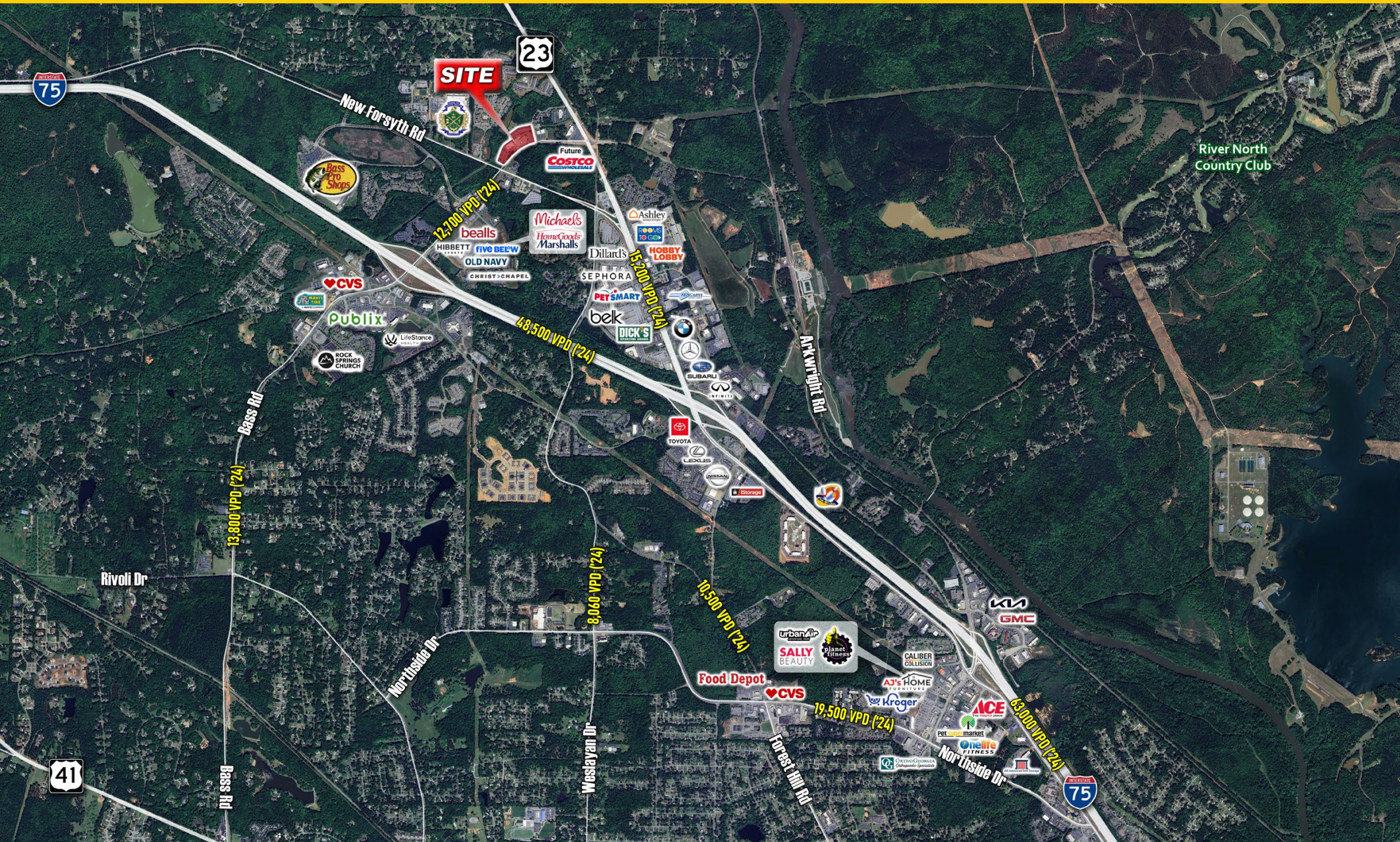
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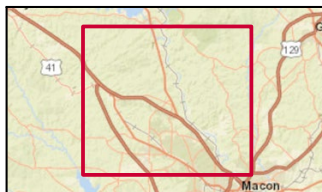
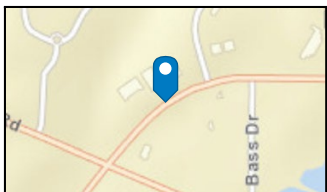
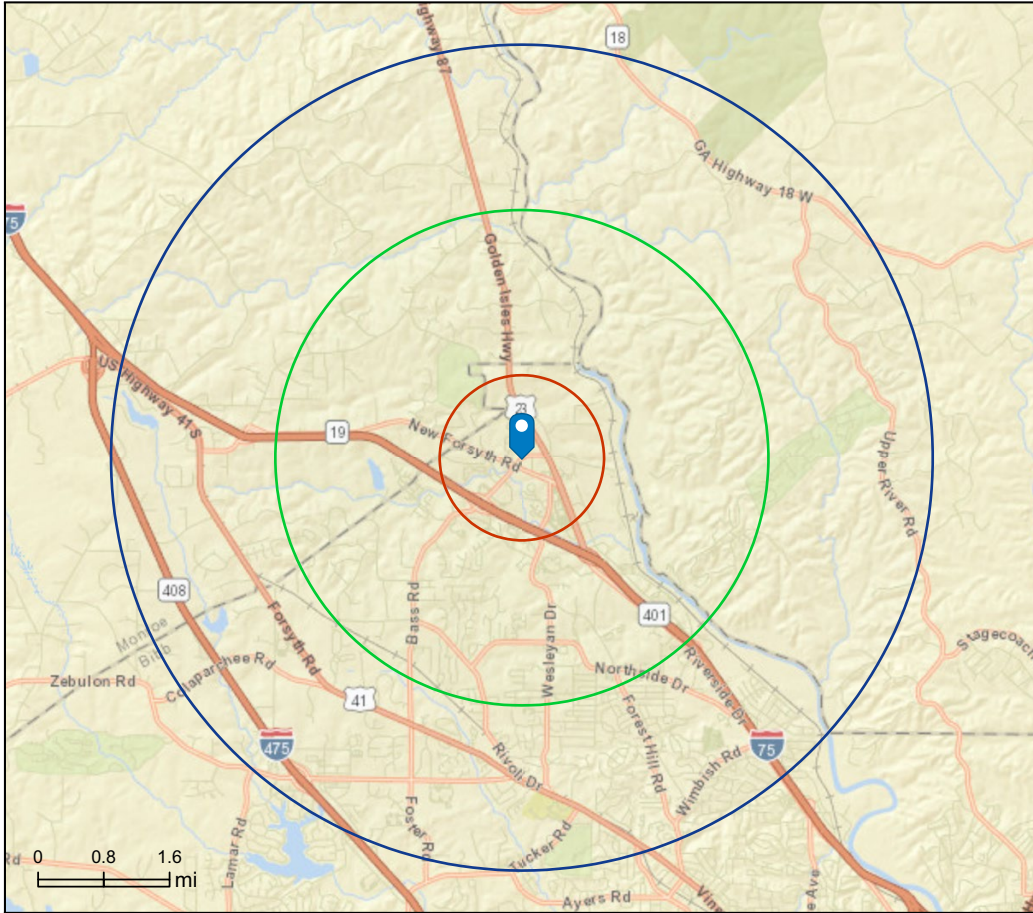
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## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population	2,902	16,341	38,998
2030 Population	2,950	16,727	39,801
2025 Daytime Population	5,450	18,588	42,725

### HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025 Households	1,371	7,119	16,615
2025 Average HH Size	2.12	2.29	2.32

### INCOME

	1 MILE	3 MILES	5 MILES
2025 Median HH Income	\$65,261	\$86,115	\$85,361
2025 Average HH Income	\$81,509	\$125,299	\$124,369

### HOME VALUE

	1 MILE	3 MILES	5 MILES
2025 Average Home Value	\$390,118	\$367,609	\$349,926
2025 Median Home Value	\$360,417	\$331,646	\$301,532

### AGE

	1 MILE	3 MILES	5 MILES
2025 Median Age	33.8	39.5	41.0
18 or Older	81.8%	79.9%	80.2%

### TRAFFIC COUNTS - GDOT 2024

New Forsyth Rd	4,780 VPD
US-23	15,200 VPD
Bass Rd	12,700 VPD