

# LEASE

**PROFESSIONAL OFFICE SPACE**

**4885 RIVERSIDE DRIVE**

**MACON, BIBB COUNTY, GEORGIA 31210**

**LEASE RATE: \$16.00/RSF, FULL SERVICE**



**PROPERTY VIDEO: [HTTPS://WWW.YOUTUBE.COM/WATCH?V=GOLZBTMJYVG](https://www.youtube.com/watch?v=GOLZBTMJYVG)**

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**990 Riverside Drive**

**Macon, GA 31201**



**COLDWELL BANKER  
COMMERCIAL**

**EBERHARDT & BARRY**

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Created 7/11/24

## PROPERTY INFORMATION

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Building	<ul style="list-style-type: none"><li>• 83,638 SQ FT</li><li>• Three floors</li><li>• Built in 1991</li></ul>
Available Suites	See Page 3
Floor Plans	See Pages 4 - 6
Zoning	C2
Lot Size	7.28 Acres (1± Acre undeveloped)
Traffic Count	15,000± AVG VPD

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## PARKING

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

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## PROPERTY HIGHLIGHTS

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- 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
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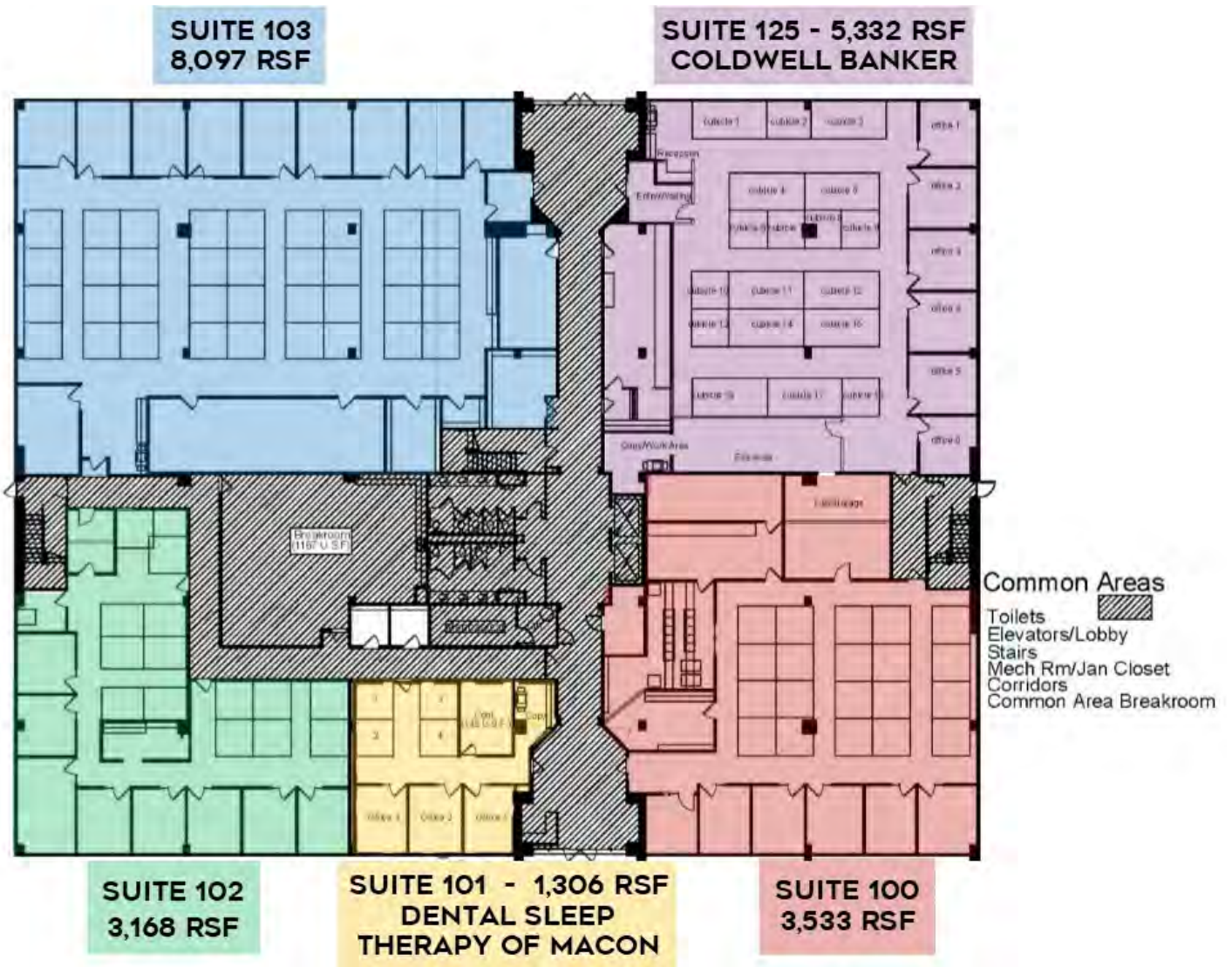


## AVAILABLE SUITES

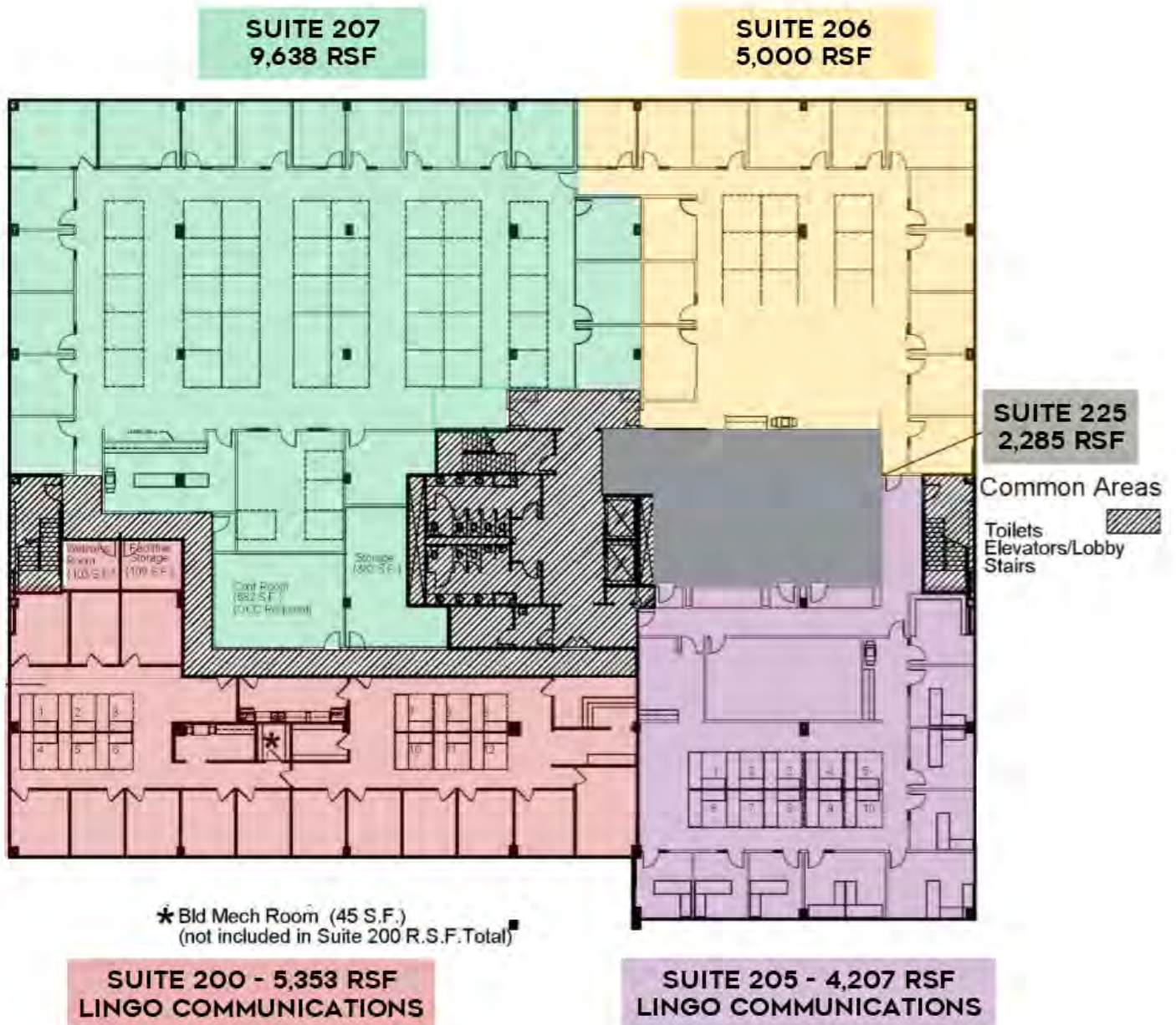
SUITE	TENANT	SIZE (RSF)	MONTHLY LEASE RATE
100	Vacant	3,533± RSF	\$4,710.67
101	Dental Sleep Therapy of Macon, LLC		
102	Vacant	3,168± RSF	\$4,224.00
103	Vacant	8,097± RSF	\$10,796.00
125	Coldwell Banker Access Realty		
200 / 205	Lingo Communications		
206	Vacant - Available December 1, 2024	5,000± RSF	\$6,666.67
207	Vacant	9,638± RSF	\$12,850.67
225	Vacant	2,285± RSF	\$3,046.67
300	Vacant	6,279± RSF	\$8,372.00
301	Vacant	7,152± RSF	\$9,536.00
302	Vacant	5,087± RSF	\$6,782.67
310	Carter & Foster, LLC		
311	Vacant	7,089± RSF	\$9,452.00



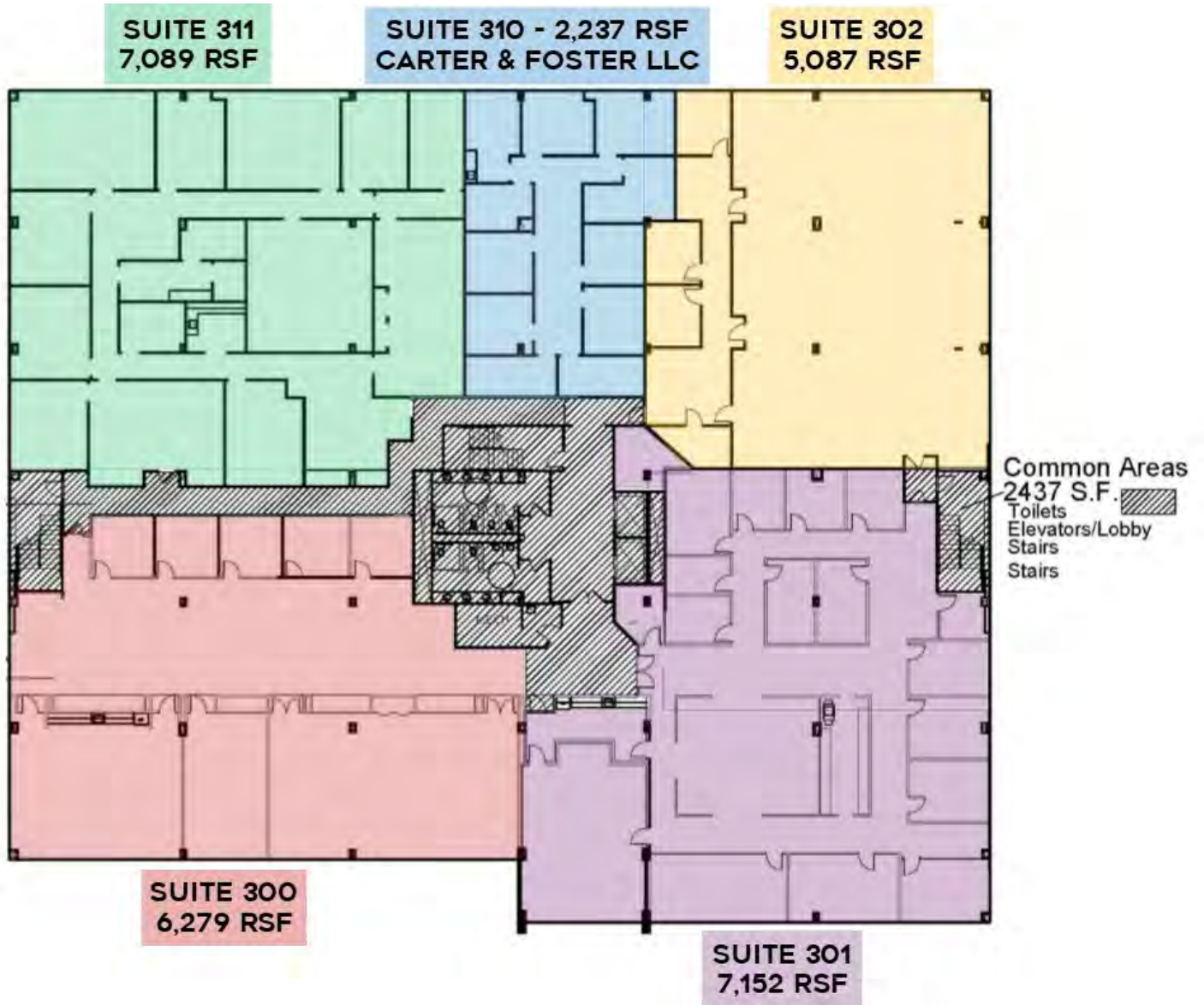
## FLOOR PLAN - FIRST FLOOR



## FLOOR PLAN - SECOND FLOOR



## FLOOR PLAN - THIRD FLOOR



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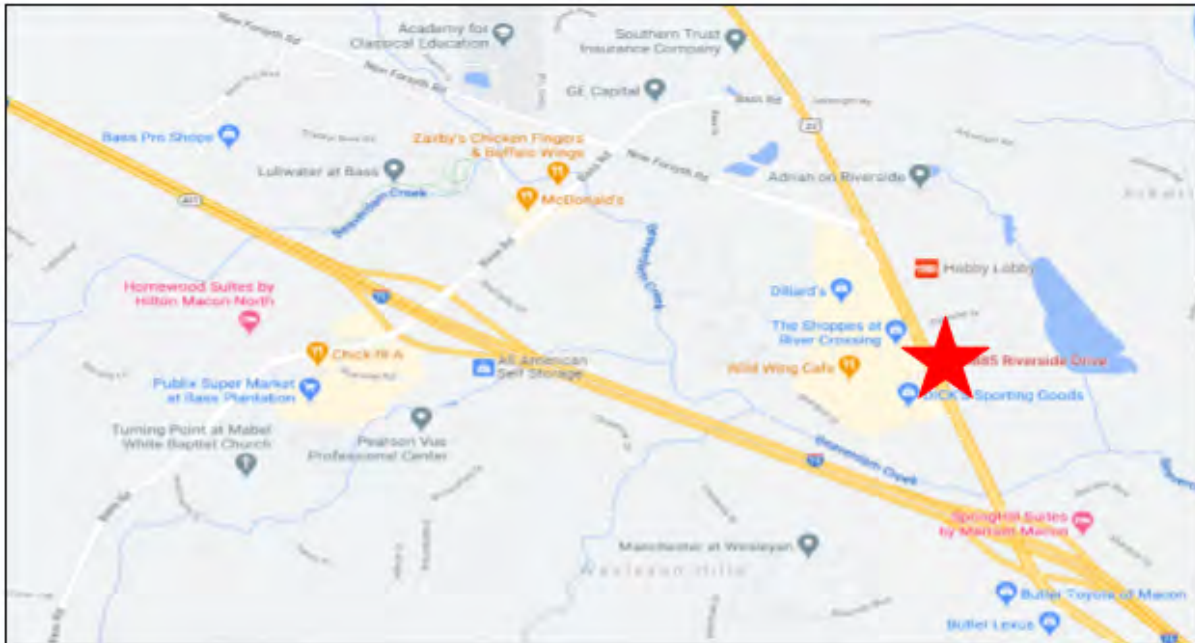


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## DEMOGRAPHICS - BIBB COUNTY, GA

