



**The Element
Apartments
116 Units**

SITE

FOR SUBLEASE

Excess Automotive Dealership

3960 Riverside Dr | Macon, GA 31210



50,616 VPD '22



Arkwright Rd

Riverside Dr
13,567



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FOR SUBLEASE

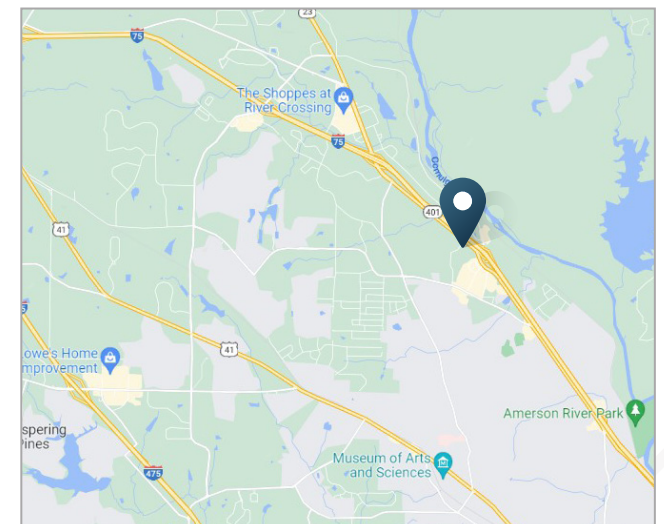
3,400 SF
BUILDING

0.82 AC
LOT SIZE

Contact
Broker
PRICING

ABOUT THE PROPERTY

- 3,400 SF freestanding building fronting Riverside Drive
- Situated on 0.82 AC paved lot
- Convenient access to I-75 Freeway
- Lease expiration: 10/31/2026 - (3) 5-year options



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DEMOGRAPHIC HIGHLIGHTS (2022)

1 MILE

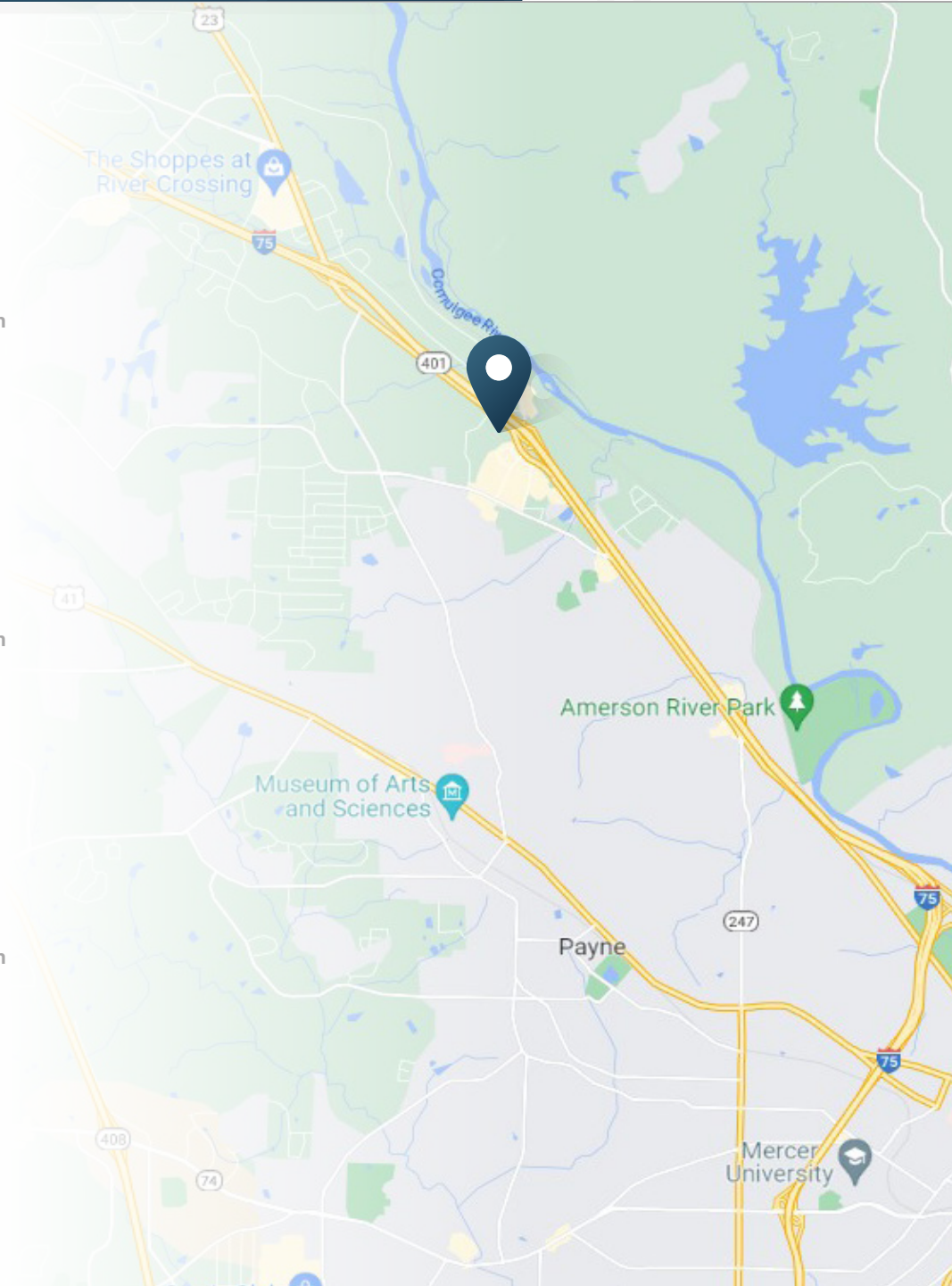
3,011	2,958	\$70,441	6,063
2022 Population	2027 Population	Avg Household Income	Daytime Population

3 MILES

27,028	26,832	\$101,924	31,094
2022 Population	2027 Population	Avg Household Income	Daytime Population

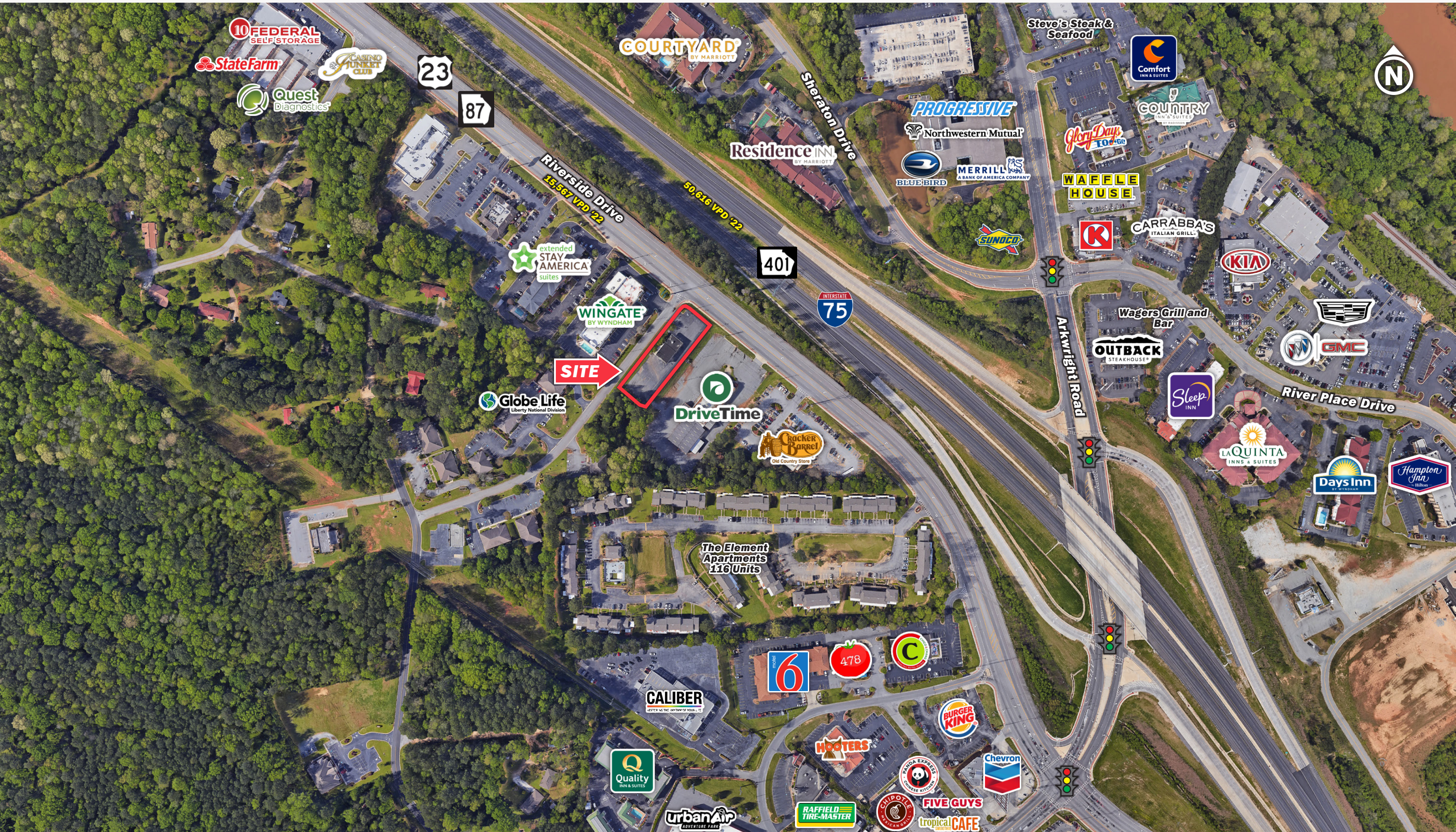
5 MILES

59,725	59,399	\$96,502	62,974
2022 Population	2027 Population	Avg Household Income	Daytime Population



3960 Riverside Drive

Macon, Georgia 31210







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