



Former Cheddars - Macon, GA

4040 Riverside Drive
Macon, GA 31210

(Latitude, Longitude)
(32.90575, -83.69260)



AVAILABLE:

8,170 square feet

\$22.00 per SF base rent plus \$4.86 per SF for taxes and insurance
(\$14,978.34 + 3,308.85 = \$18,287.19 per mo)

Former Cheddars in Macon, GA:

- Most equipment included in lease
- Located in newest and most active retail area
- Good visibility, access and traffic
- Between two major intersections of I-75
- Pylon Signage



DEMOGRAPHICS:

	5 miles	10 miles	20 miles
2021 Population:	55,378	156,571	269,113
2021 Households:	23,486	60,787	103,930
2021 Median HH Income:	\$57,172	\$42,889	\$47,412

TRAFFIC COUNTS:

Street:	Daily Count
Riverside Drive:	16,100

Please contact our office for additional information.

The Temples Company
PO Box 405
301 Mosley Street (30474)
Vidalia, GA 30475
(912) 538-7000
www.thetemplescompany.com

* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 2210JUN-3103MAR

