

MULTI-PURPOSE RETAIL BUILDING

**3773 NORTHSIDE DRIVE
MACON, GA 31210
BIBB COUNTY**

**LEASE RATE:
\$18/SF, NNN**

ASKING PRICE: \$875,000



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PROPERTY INFORMATION

- +/- 5,268 SF multi-purpose retail office building situated on .62 acre
- 3 Executive Offices, 3 Open Offices, 2 Conference Rooms, 2 Large Workrooms, Kitchen, IT Storage Room, 2 Storage Closets, and 2 Restrooms.
- Zoned C-2
- Conveniently located in one of Macon's premier retail corridors off I-75 (Exit 169).

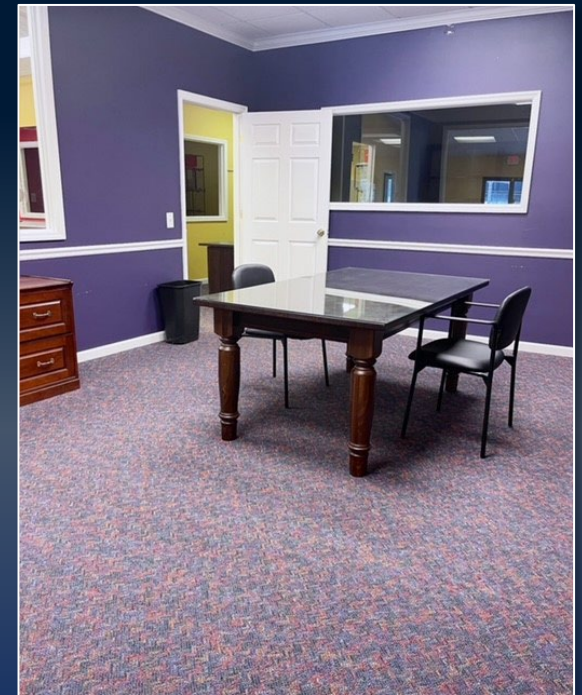


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PROPERTY INFORMATION

- 12 Line Phone System
- Surveillance System
- 3 HVAC Units
- Carpet/Tile Floors
- Covered Outdoor Storage
- 14 Front Parking Spots, +/- 30
Rear Parking Spots



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DEMOGRAPHICS

Traffic Counts: (GDOT 2021 Published Data estimate)

Northside Drive – 19,400 vpd

Tom Hill Senior Boulevard – 18,000 vpd

Demographics

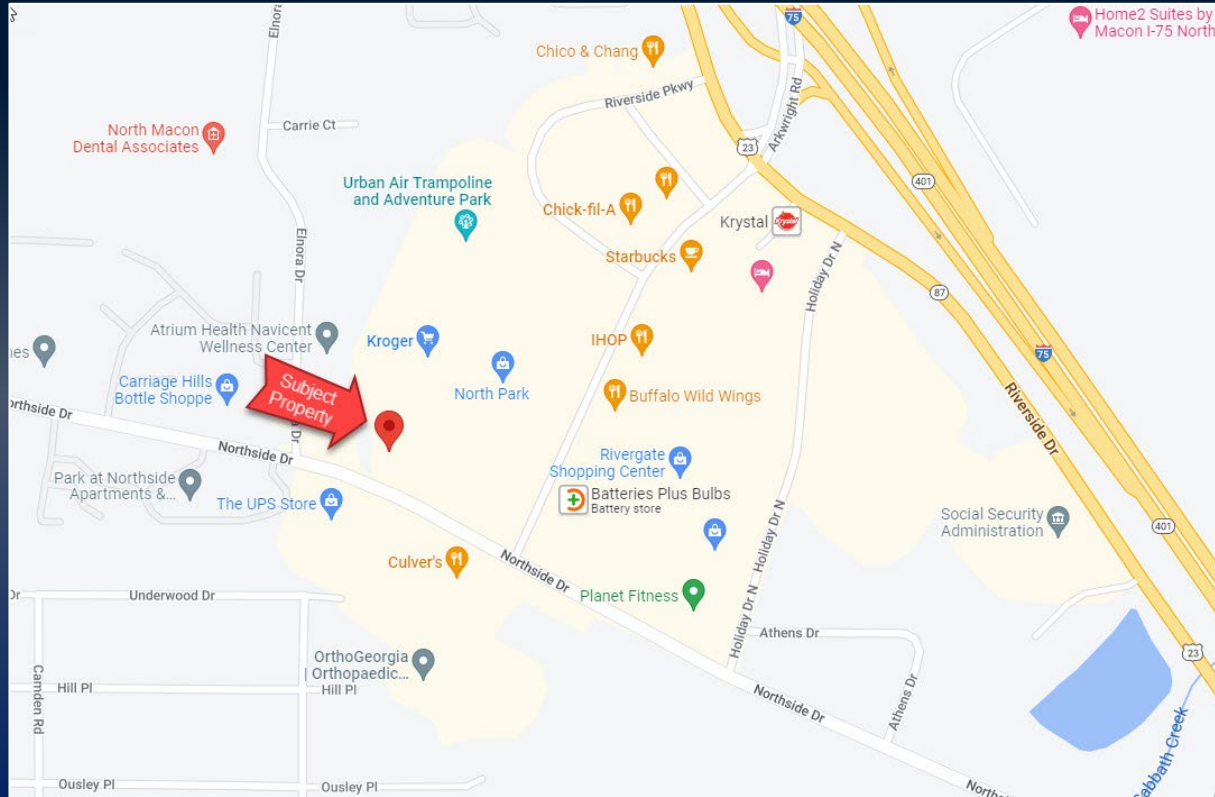
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:	4,917	30,420	68,117
2028 Population Estimate:	4,835	29,915	67,355
2023 Households:	2,269	13,145	29,368
2028 Households Estimate:	2,252	13,049	29,358
2023 Average HH Income:	\$67,407	\$104,108	\$90,760
2028 Average HH Income Estimate:	\$77,841	\$121,542	\$107,143



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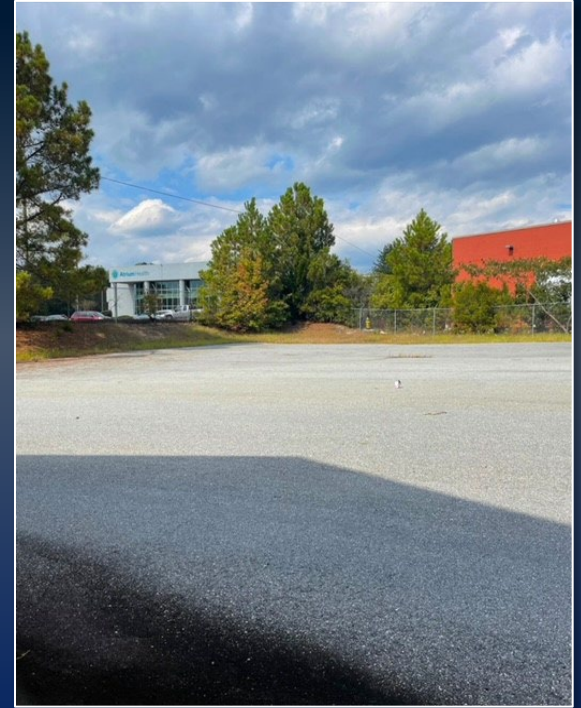
AERIAL



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ADDITIONAL PHOTOS



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