



Freestanding Medical Office | Single Tenant
FOR LEASE



Table of Contents

- 03 EXECUTIVE SUMMARY
- 04 PROPERTY OVERVIEW
- 05 PHOTOS
- 07 FLOOR PLAN
- 08 IN THE AREA
- 09 TRAFFIC COUNTS
- 10 DEMOGRAPHICS
- 11 ABOUT THE AREA
- 12 BROKER PROFILE
- 13 ABOUT BULL REALTY



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Executive Summary

This ±4,480 SF freestanding office building, located in the highly sought-after North Macon area, presents a prime leasing opportunity. Its flexible design allows for easy conversion to medical use, aligning perfectly with the existing synergy of neighboring medical and professional offices, including a neurosurgeon, endodontist, ABA therapy center, allergist/immunologist, and pediatric care, along with legal professionals.

The property is also in close proximity to a wide range of dining, retail, and entertainment options. Situated just off Riverside Drive (±16,000 VPD) and within a 2-mile drive to I-75 Exit 169, this location offers exceptional visibility and accessibility, making it an ideal choice for any business seeking a strategic and vibrant location.

- Prominent brick monument sign providing excellent tenant visibility
- Ample parking with 22 spaces, including 2 handicap-accessible spots
- Wheelchair accessible, ensuring easy access for all visitors
- Building entrances: Main, side, and rear, enhancing flexibility for tenant operations
- Located in a high-demand area with strong 1/3/5-mile demographics
- Surrounded by a thriving mix of medical, legal, and professional offices
- Easy access to Riverside Drive (±16,000 VPD) and I-75 for maximum exposure and convenience



BUILDING SIZE:
±4,480 SF



LEASE RATE:
\$15/SF/YR NN



22 SPACES | 2 HANDICAP



C-2 ZONING
(GENERAL COMMERCIAL DISTRICT)



1 FLOOR

Property Overview



GENERAL:

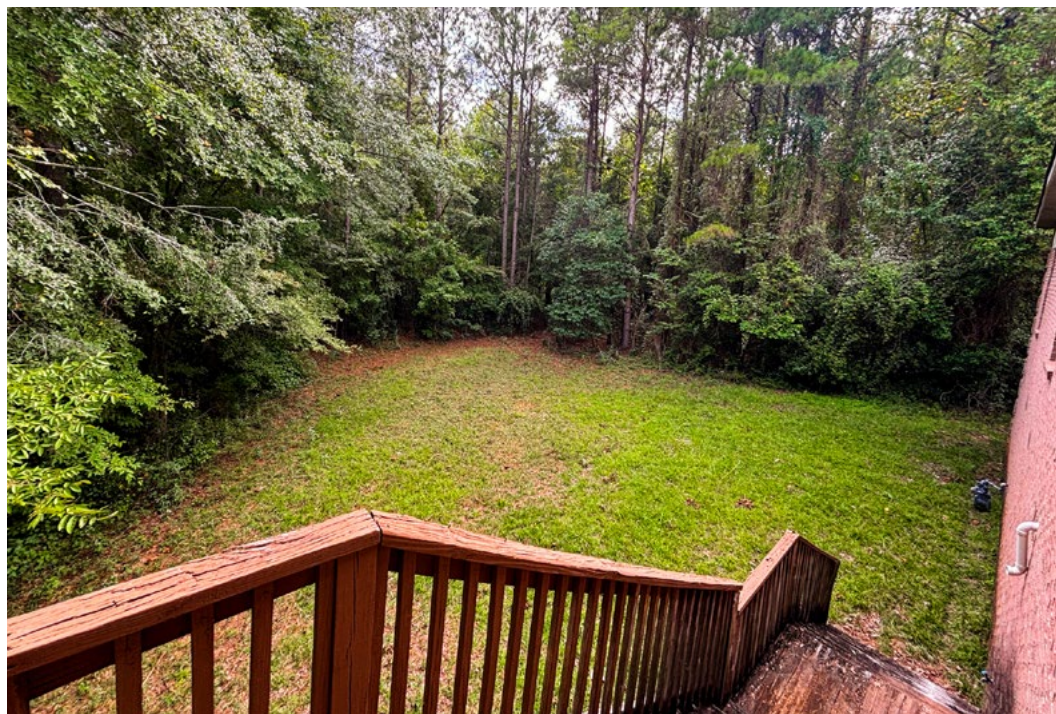
ADDRESS:	135 N Crest Blvd Macon, GA 31210
COUNTY:	Bibb

SITE/BUILDING:

BUILDING SIZE:	±4,480 SF
AVAILABLE SPACE:	±4,480 SF
YEAR BUILT/RENOVATED:	1998
NUMBER OF FLOORS:	1
ZONING:	C-2 (General Commercial District)
SITE SIZE:	±0.65 Acres
IDEAL USE:	Medical
INGRESS/EGRESS:	2 1 curb-cut on subject property, 2nd curb-cut on property next-door
FRONTAGE:	±165' on N Crest Blvd
PARCEL ID:	N041-0048
ROOF:	Replaced 2017
HVAC:	3 Central HVAC Units
UTILITIES:	All public utilities service property
LIGHTING:	Fluorescent
FOOTING & FOUNDATION:	Crawl Space
EXTERIOR FINISH:	Brick
TOPOGRAPHY:	Flat
PARKING:	22 Spaces 2 Handicap Spaces

FINANCIAL:

LEASE RATE:	\$15/SF/YR NN
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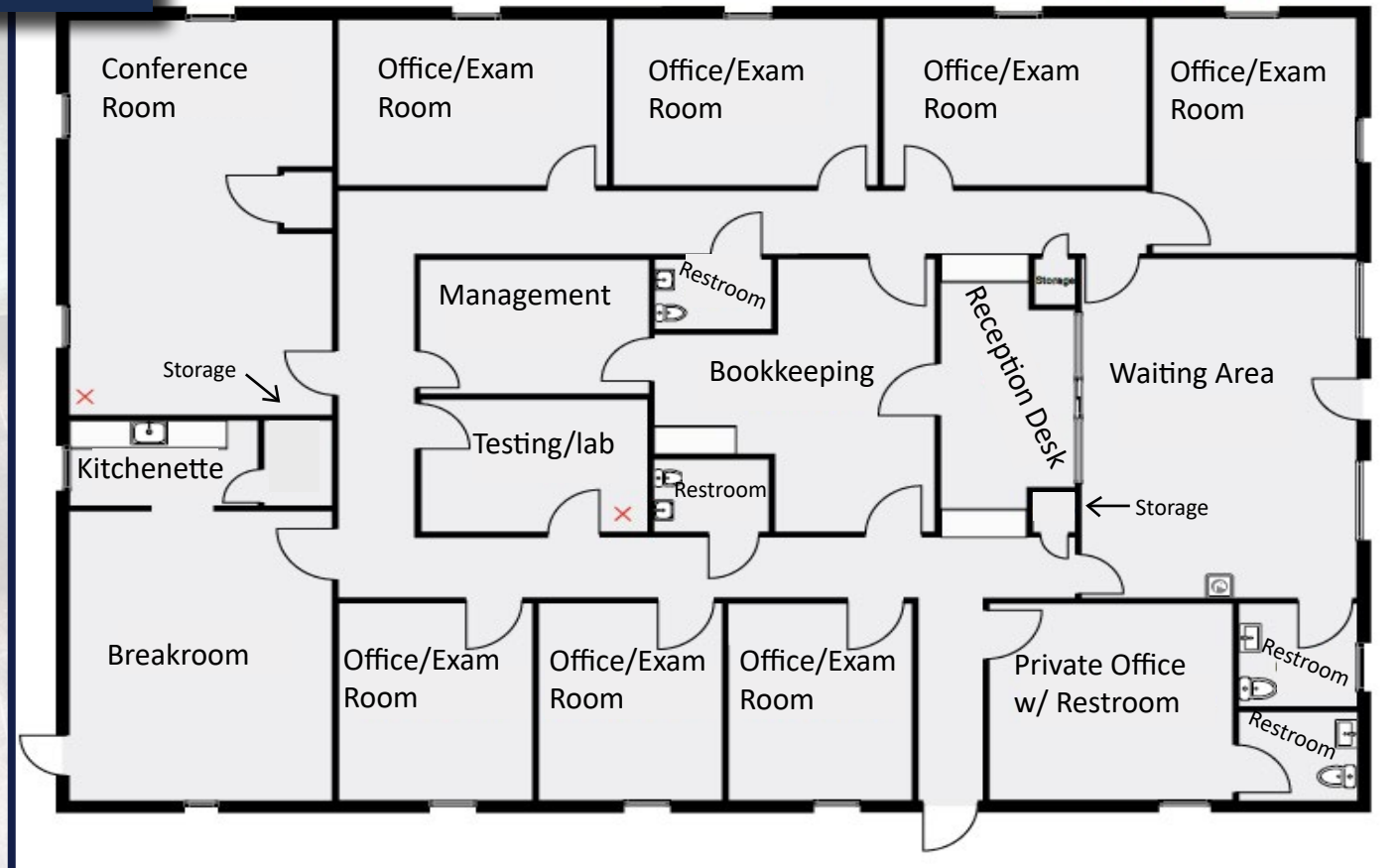


Floor Plan

- Large waiting area with restroom
- Two (2) private offices without windows
- Receptionist work area with sliding window to waiting area
- Seven (7) private offices with windows, one with private restroom
- Management & testing/lab rooms
- Double office that can be converted to two (2) private offices or may be used as a large conference room or training room
- Conference room with window
- Large break room with window
- Large work area for files
- Four (4) restrooms

VIDEO WALK-THROUGH

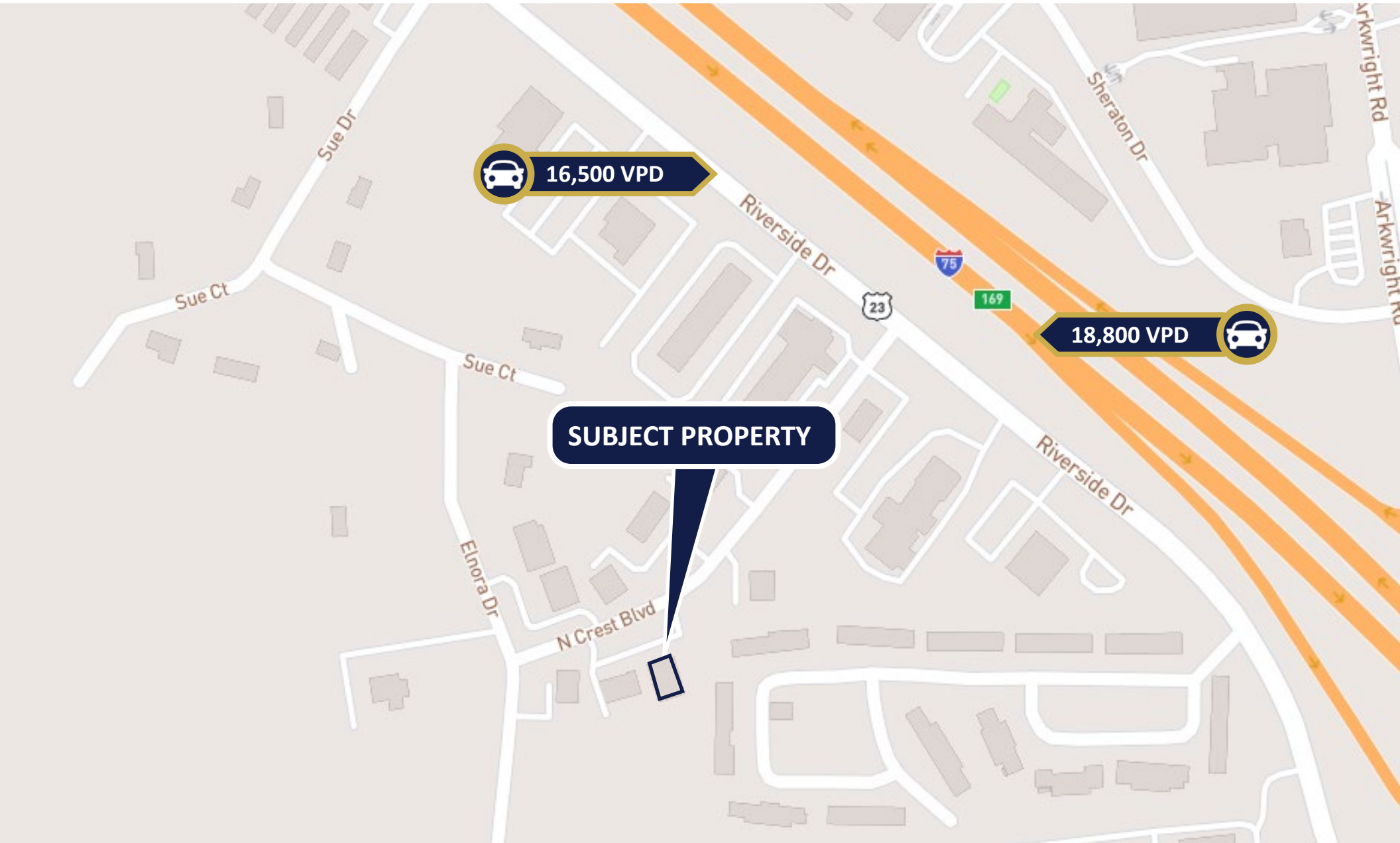
✕ = Plumbing Hookups



In The Area



Traffic Counts



Demographics

Macon, Georgia



POPULATION

1 MILE	3 MILES	5 MILES
3,486	27,465	159,582



HOUSEHOLDS

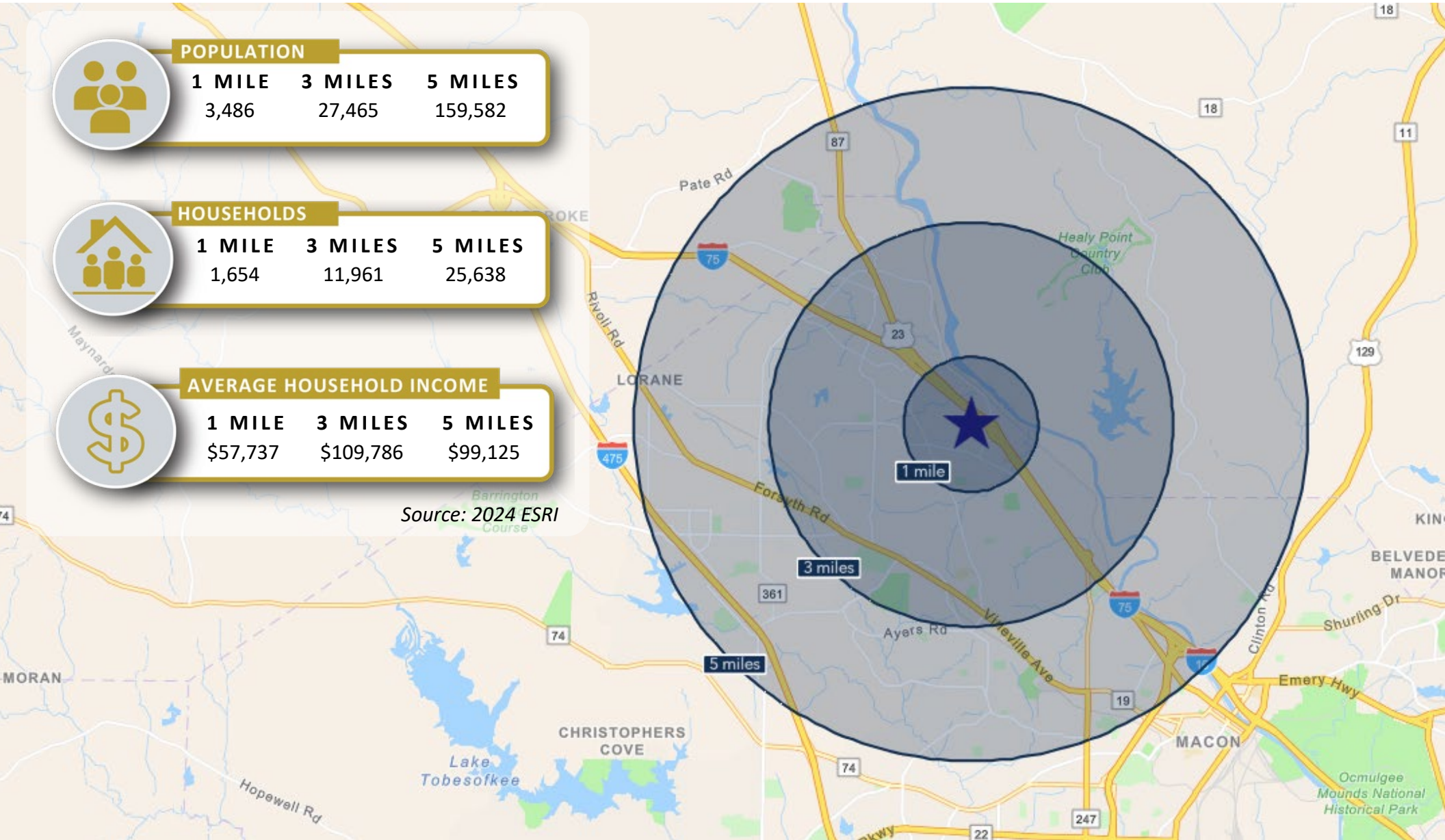
1 MILE	3 MILES	5 MILES
1,654	11,961	25,638



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$57,737	\$109,786	\$99,125

Source: 2024 ESRI



ABOUT THE AREA

MACON, GEORGIA

With over **155k residents**, Macon is the 4th-largest city in Georgia and is part of the Macon-Warner Robins CSA. Nicknamed “**The Heart of Georgia**,” Macon is home to numerous historical sites and museums and boasts strong education, healthcare, agriculture and defense industries.

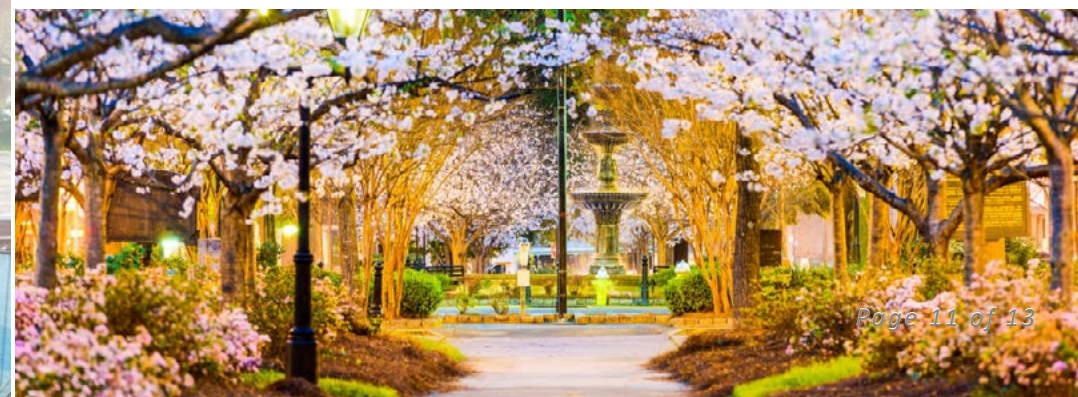
Macon is a center of commerce and culture in central Georgia, and recent job growth (1.4%) and home price increase (2.6%) demonstrate the steady and constant growth of the market. Per “**Sperling’s Best Places**,” **jobs are estimated to increase 35% over the next ten years.**

With **Mercer University, Middle Georgia State University, Wesleyan College** and more, all located within city limits, Macon is a hub of education in Central Georgia. Mercer, along with Georgia Tech, The University of Georgia and Emory University, is one of the only schools in the state to earn a spot on U.S. News & World Report’s list for top National Universities.

Healthcare is another strong suit of Macon. **Navicent Medical Center** is a Top-10 hospital in the state of Georgia according to U.S. News & World Report and has over 600 licensed beds. **Coliseum Medical Center**, across the Ocmulgee River from Downtown Macon, also offers over 300 beds.

Despite its size, there is plenty to do in and around Macon. The Museum of Aviation at **Robins Air Force Base** is the largest tourist attraction in the state outside of Atlanta. The **International Cherry Blossom Festival** lasts 10 days each March and brings visitors from around the country to Macon to enjoy the 300,000 blossoms.

Source: MaconGA.org



Broker Profile



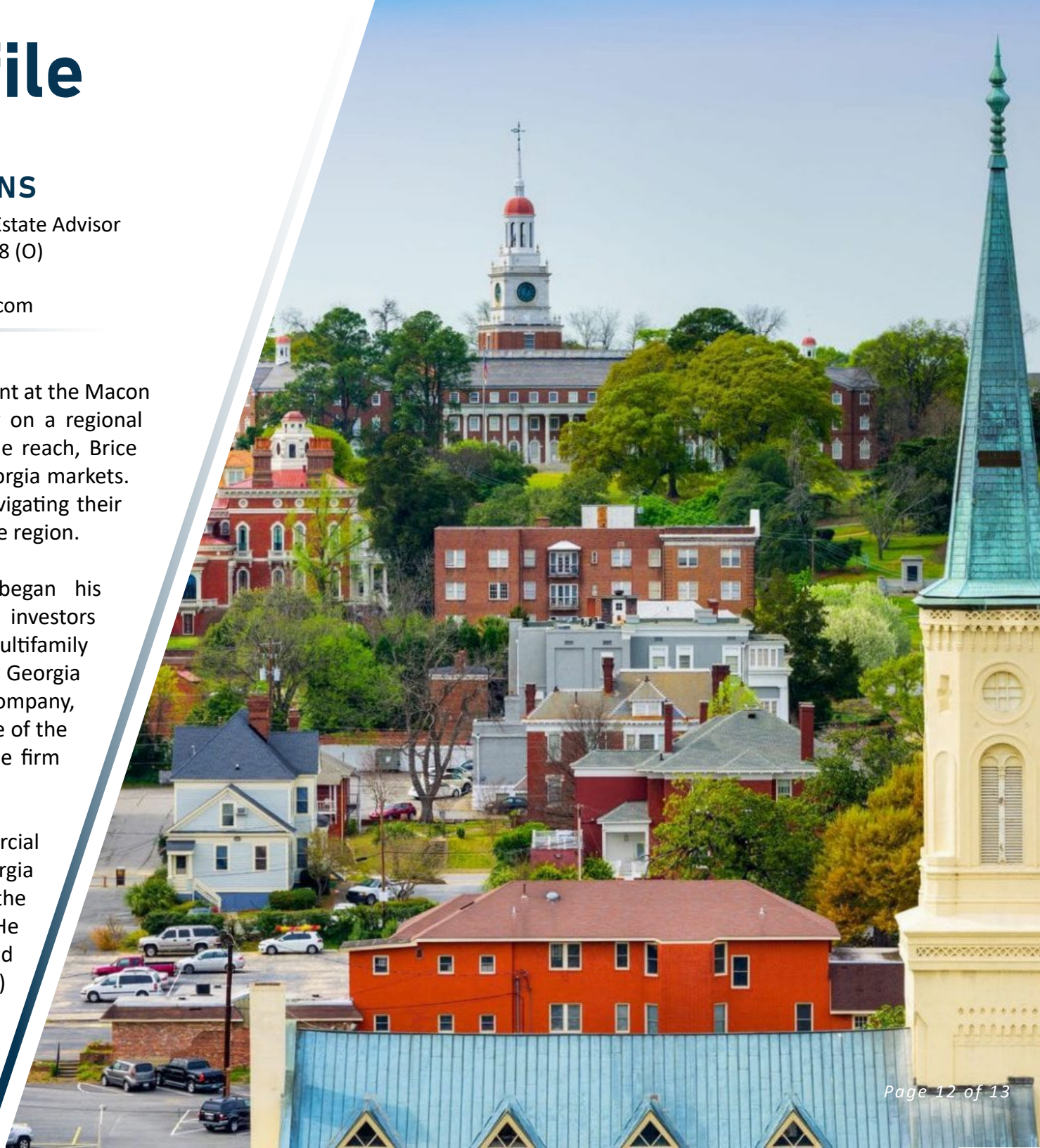
BRICE BURNS

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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region.

Prior to joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

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26

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

