

FOR SALE

5304 SF FREESTANDING ON .62 ACRE CORNER LOT BIG EXPOSURE, SMALL PRICE

3773 Northside Dr Macon, GA 31210



SALE PRICE

\$685,000

LEASE RATE

\$18.00 - 20.00 SF/yr

Misha Page
(678) 480-7429

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DISCLAIMER

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

Prime Corner Lot 5304 SF Freestanding Commercial Building | 0.62 Acres.

Located just off I-75 at Exit 169, the property sits on a prominent corner lot with excellent street exposure and signage.

Featuring a ****new roof**** and an existing infrastructure, including a fenced rear parking lot, this layout is ready for customization. This space is well-equipped to accommodate a wide variety of business types.

****Ideal For:****

- * Professional or Service-Based Business
- * Educational or Training centers
- * Medical or Wellness providers
- * Showroom or Design Studio

This property offers the flexibility, exposure, and location today's growing businesses are looking for—and it's ready to go.

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PROPERTY HIGHLIGHTS

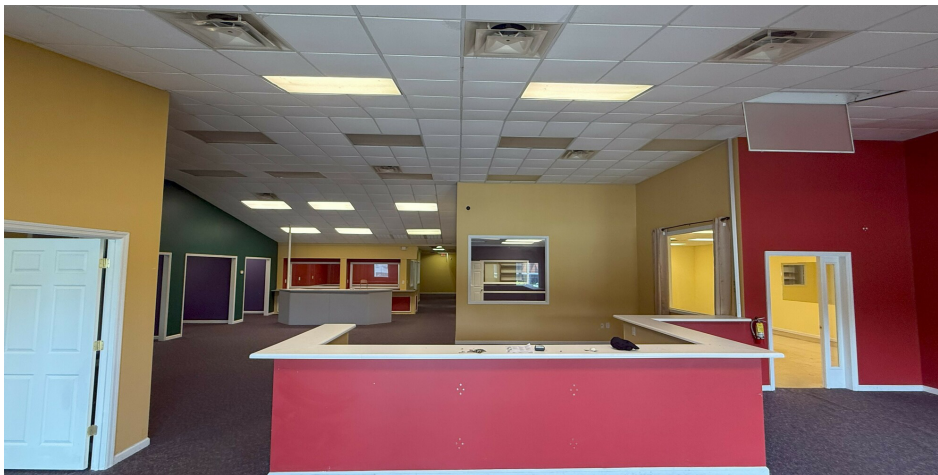
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PROPERTY HIGHLIGHTS

-
- 5304SF freestanding building on 0.62 acres
- Formerly a sign company—well-suited for showrooms, training facilities, creative studios, or specialty schools
- Open floor plan with multiple private rooms, kitchen, conference rooms and storage.
- Ample front parking plus a fenced rear lot—ideal for fleet, deliveries, or overflow
- Surrounded by established retail, medical, and service-based businesses
- Zoned for versatile commercial use with strong visibility and foot/vehicle traffic
- Corner lot placement with excellent monument signage opportunity



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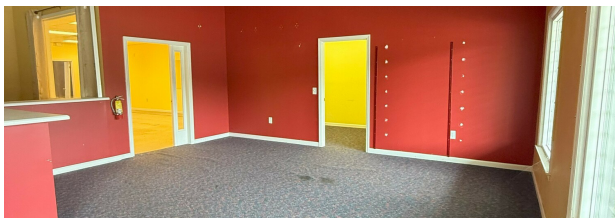
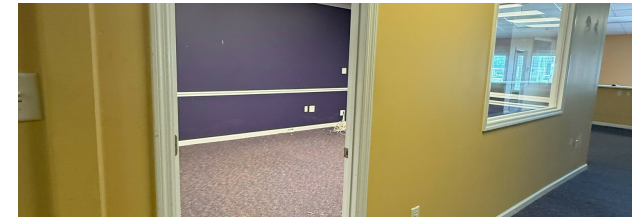
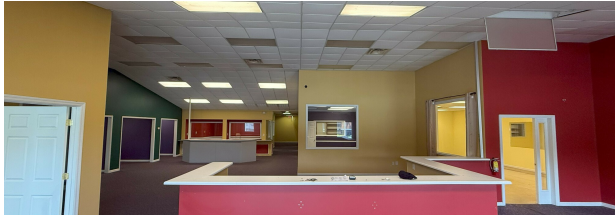


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INTERIOR PHOTOS

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REGIONAL MAP

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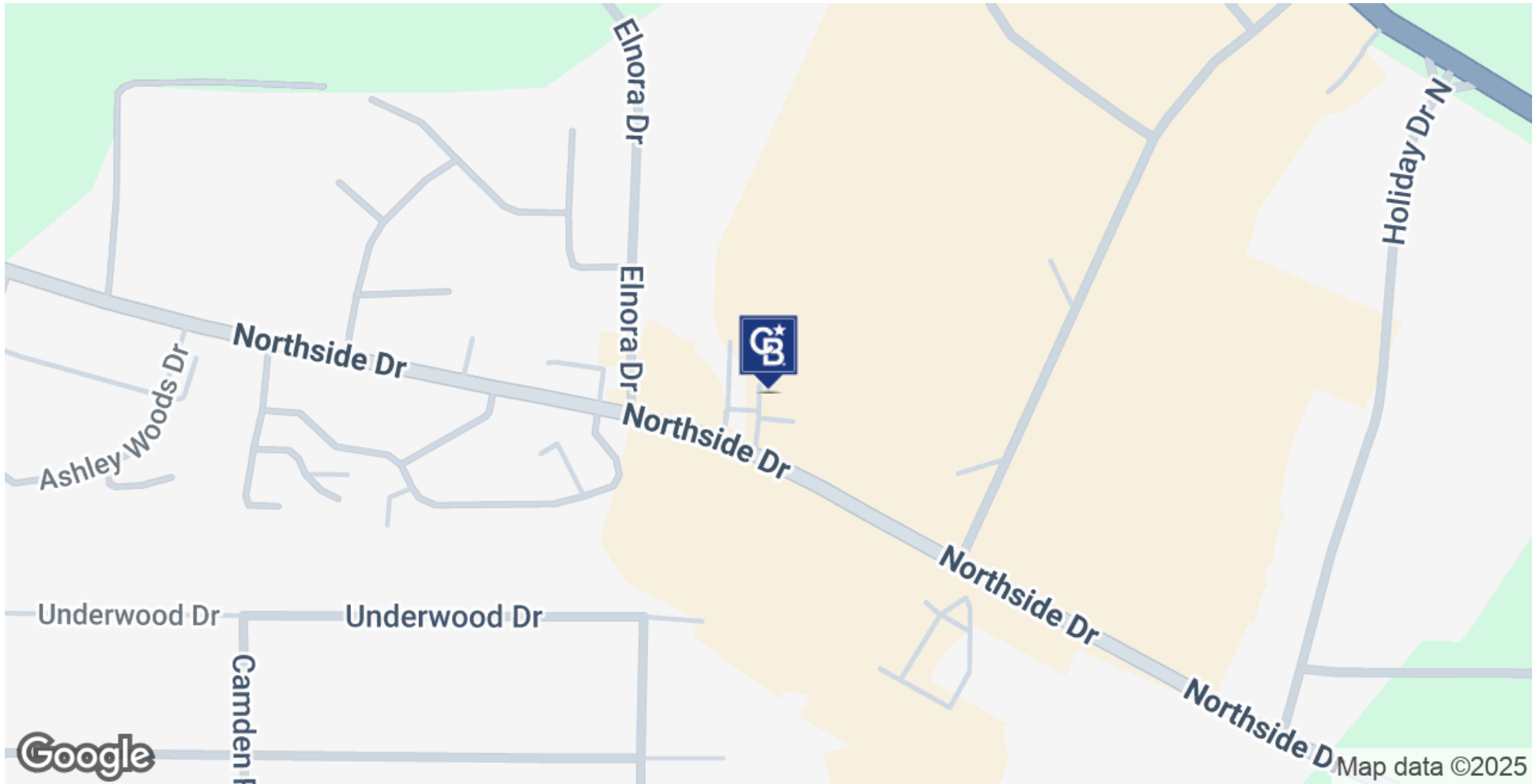


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LOCATION MAP

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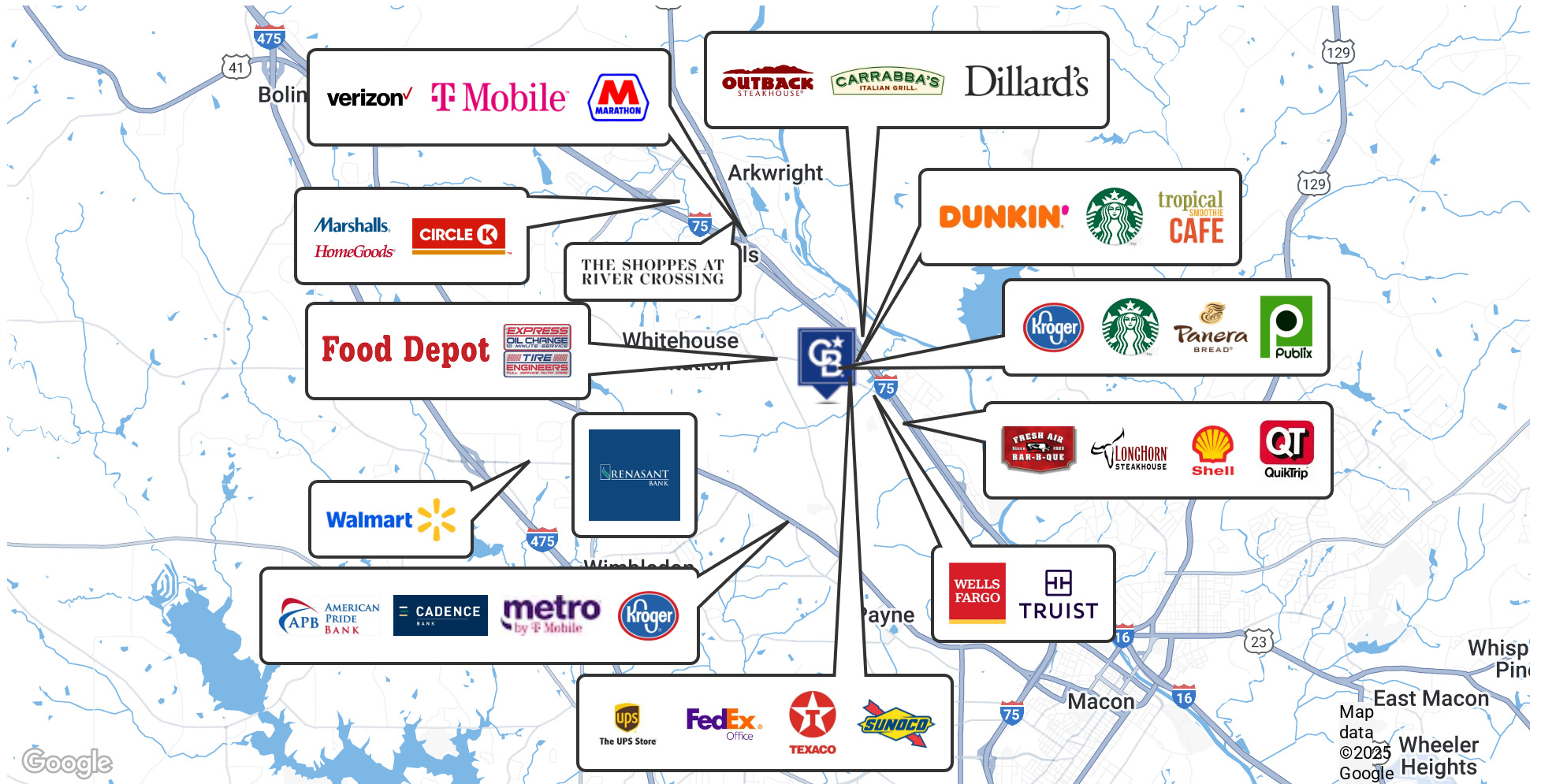


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RETAIL MAP

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DEMOGRAPHICS

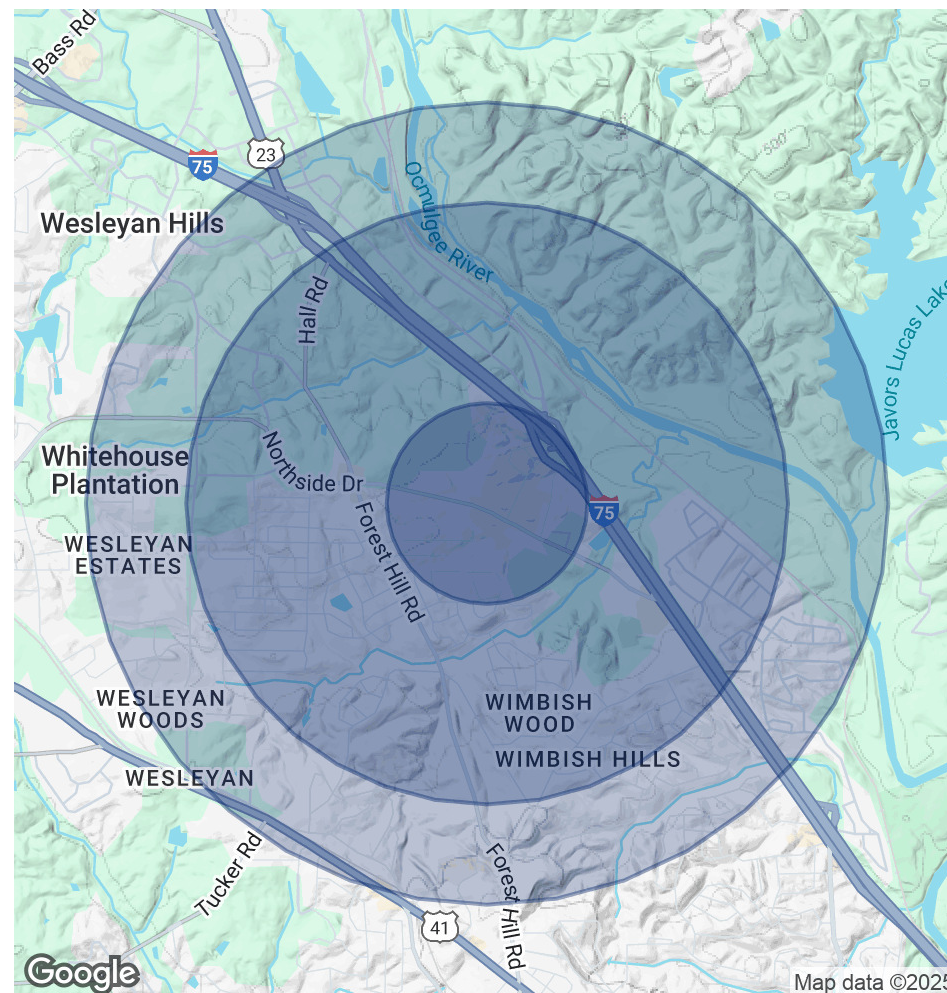
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POPULATION	0.5 MILES	1.5 MILES	2 MILES
Total Population	1,790	9,203	15,356
Average Age	36	39	40
Average Age (Male)	34	38	38
Average Age (Female)	37	41	42

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	2 MILES
Total Households	844	4,010	6,639
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$56,193	\$83,987	\$95,319
Average House Value	\$181,335	\$209,110	\$235,163

Demographics data derived from AlphaMap



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AREA ANALYTICS

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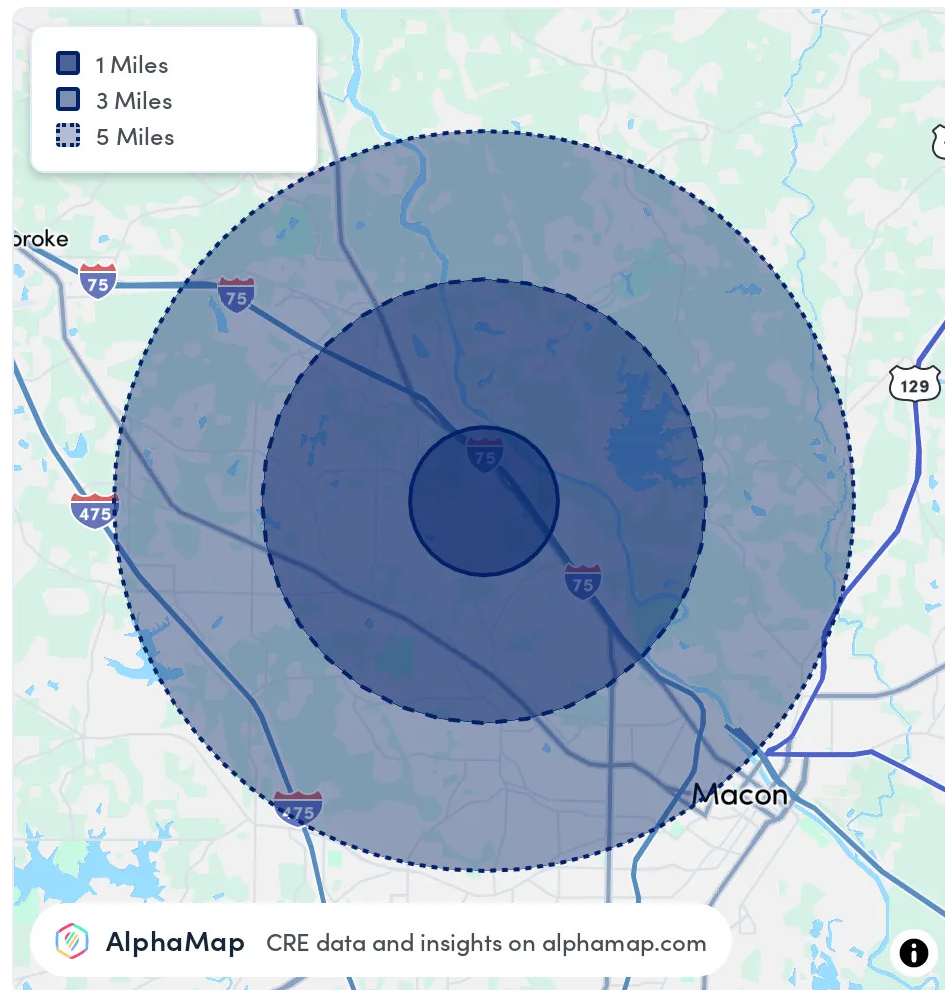
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,915	29,640	67,643
Average Age	38	40	40
Average Age (Male)	36	39	39
Average Age (Female)	39	42	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,215	12,653	28,527
Persons per HH	2.2	2.3	2.4
Average HH Income	\$70,538	\$105,686	\$92,013
Average House Value	\$192,253	\$288,391	\$273,000
Per Capita Income	\$32,062	\$45,950	\$38,338

Map and demographics data derived from AlphaMap



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