

# LEASE SPACES AVAILABLE

5005 RIVERSIDE DRIVE  
MACON, GEORGIA 31210  
BIBB COUNTY

2 SUITES  
3,080 SF TOTAL

**LEASE RATE:**  
**\$28/SF**  
NNN



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## PROPERTY INFORMATION

- 2 Suites available
  - Suite D: ± 1,840 SF
  - Suite C: ± 1,240 SF
- (Can be combined)
- Zoned C-2 (commercial)
- Two restrooms in each suite
- Neighboring tenants include Jersey Mikes, Aspen Dental, Cox Communications, Hobby Lobby, Mattress Firm & The Vitamin Shoppe
- Excellent high traffic location at the signalized intersection of Riverside Drive and Gateway Drive across from The Shoppes at River Crossing
- Easy access from Interstate 75 (Exits 171 and 172)



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## TRAFFIC COUNTS & DEMOGRAPHICS

TRAFFIC COUNTS: (GDOT 2022 Published Data estimate)

Riverside Drive @ Gateway Drive – 15,000 vpd  
I-75 N of Exit 171 – 52,400 vpd  
I-75 S of Exit 171 – 47,600 vpd

### DEMOGRAPHICS

#### 5 Miles

2024 Population: 42,046  
2029 Population Estimate: 41,743  
2024 Households: 17,767  
2029 Households Estimate: 18,185  
2024 Average HH Income: \$118,786  
2029 Average HH Income Estimate: \$140,866

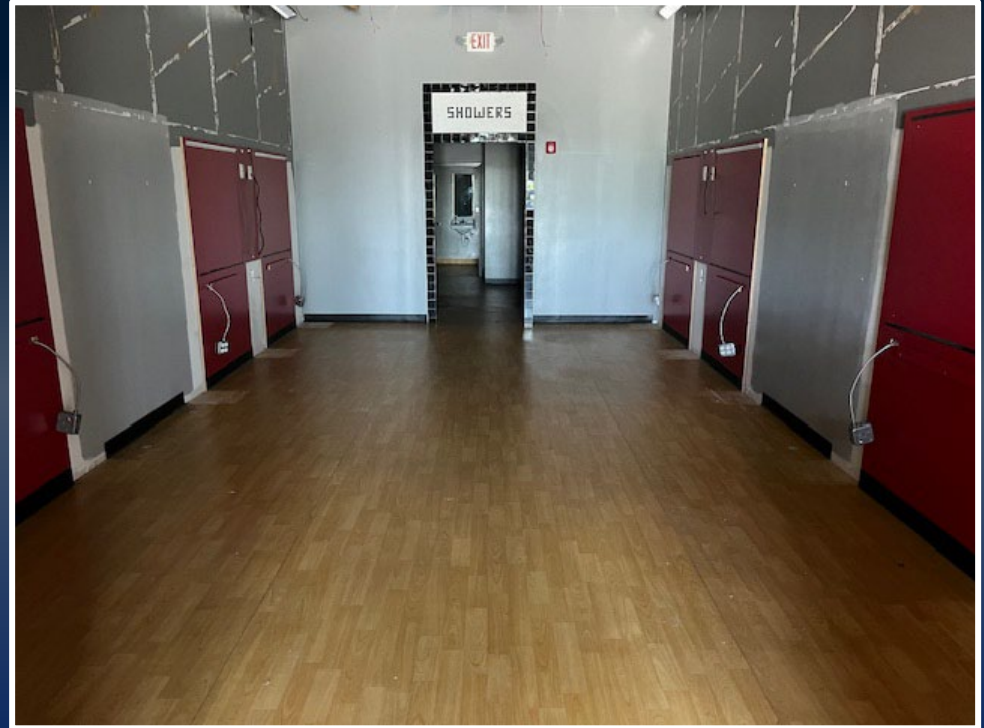
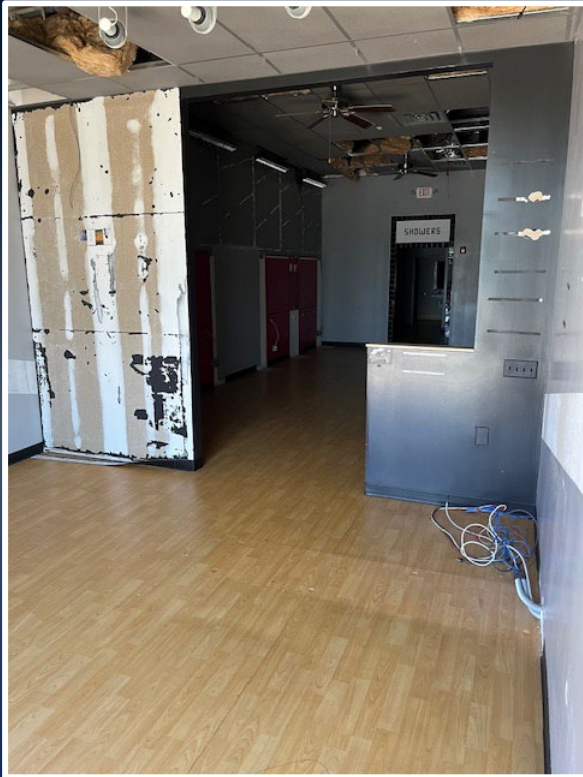
### SUITE D



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PHOTOS  
SUITE C



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