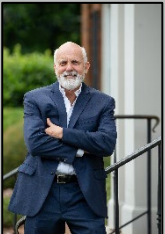


LEASE SPACE AVAILABLE | NORTHGATE SHOPPING CENTER



3076 RIVERSIDE DRIVE, MACON, GA 31210 BIBB COUNTY



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PROPERTY INFORMATION

- Adjacent tenants include 20's Pub & Subs, Farah & Farah Personal Injury Attorneys, Dollar General, Fresh Air BBQ, LongHorn Steakhouse, Pho Saigon, Prime Time Gaming, Star Liquor, a Smoke Shop & Overstock Sales
- High traffic location near the intersection of Riverside Drive and Northside Drive, with visibility from Interstate 75.

**Suite 500 - \$8.50/SF, NNN, 11,466 SF
retail-office space**

Suite 600 - \$8.50/SF, NNN, 17,340 SF

Suite 700 - \$10/SF, NNN, 3,500 SF

Suite 1000 - Leased



**3076 RIVERSIDE DRIVE
MACON, GA 31210**

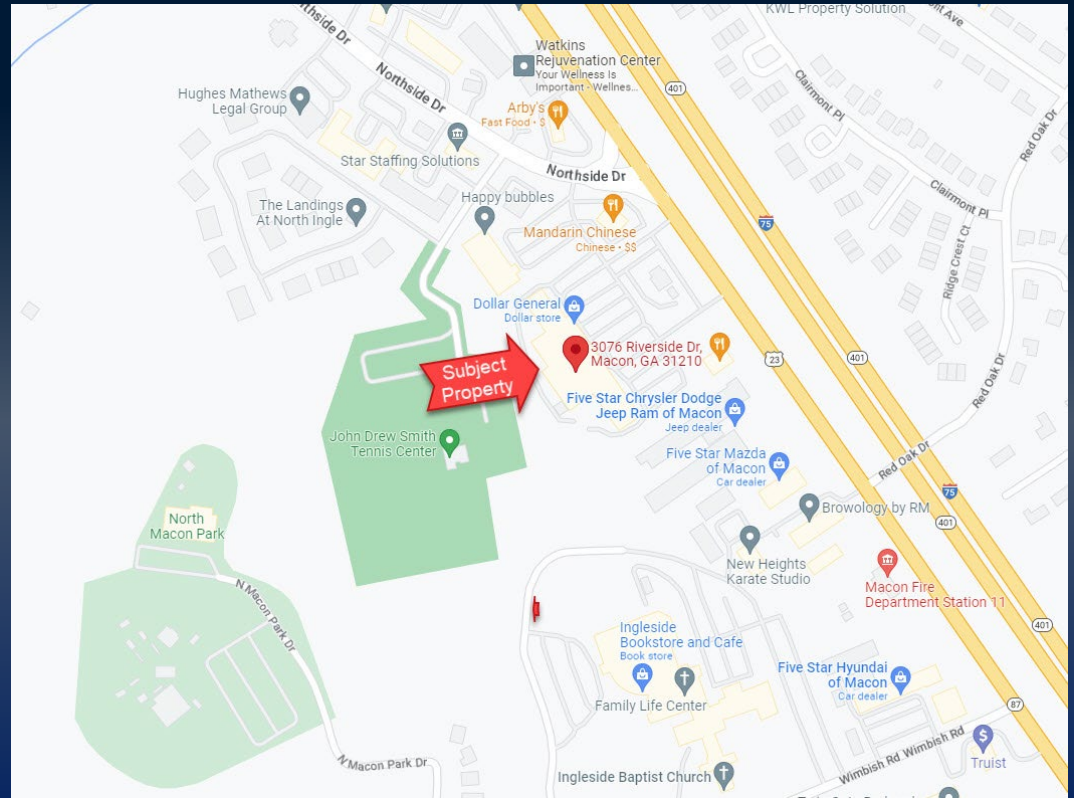


TRAFFIC COUNT & DEMOGRAPHICS

Traffic Count: (GDOT 2021 Published Data estimate)
Riverside Drive @ Northside Drive – 23,900 vpd

Demographics

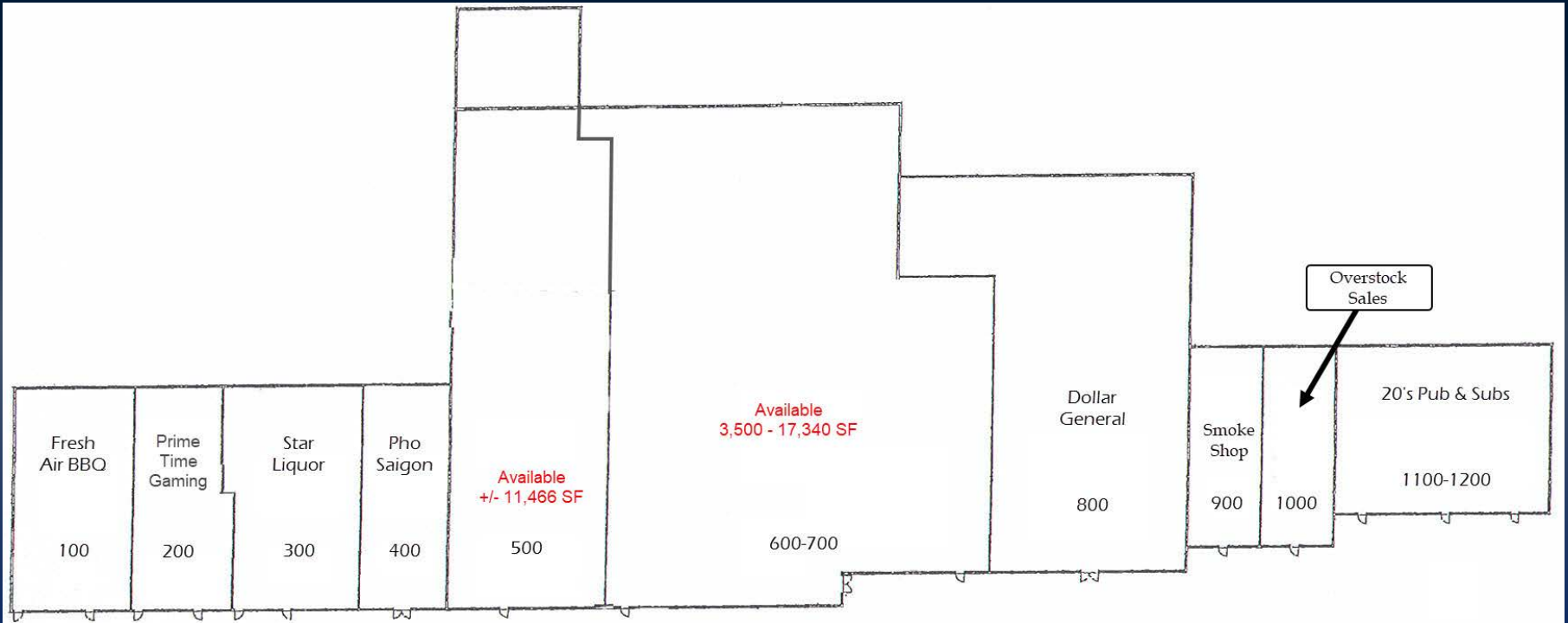
	1 Mile	3 Miles	5 Miles
2019 Population:	4,291	28,520	82,249
2024 Population Estimate:	4,264	28,258	82,095
2019 Households:	1,776	12,278	34,826
2024 Households Estimate:	1,770	12,215	34,955
2019 Average HH Income:	\$76,892	\$91,811	\$80,976
2024 Average HH Income Estimate:	\$95,052	\$110,590	\$97,399



**3076 RIVERSIDE DRIVE
MACON, GA 31210**



FLOOR PLAN



**3076 RIVERSIDE DRIVE
MACON, GA 31210**



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