

4951 Riverside Drive
Macon, GA 31210
Bibb County

SALE PRICE: \$3,440,000
LEASE RATE: \$15/SF, NNN



- Traffic Counts (GDOT 2018 Published Data estimate):
 - Riverside Drive-16,500 vpd
 - I-75 N-48,000 vpd
 - I-75 S-54,700
- 17,000 total SF originally built for State Farm insurance company
 - 15,619 SF office
 - 1,381 SF inspection garage
- Steel construction with brick veneer and glass exterior
- 132 parking spaces (7.76 per 1,000 SF)
- 3.44 acres
- Zoned C-2 (Commercial)
- Located at the signalized corner across Riverside Drive from The Shoppes at River Crossing (750,000 SF open-air retail center)



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **STERLING D. BAILEY** | Cell (478) 951-9443 | sbailey@thesummitgroupmacon.com

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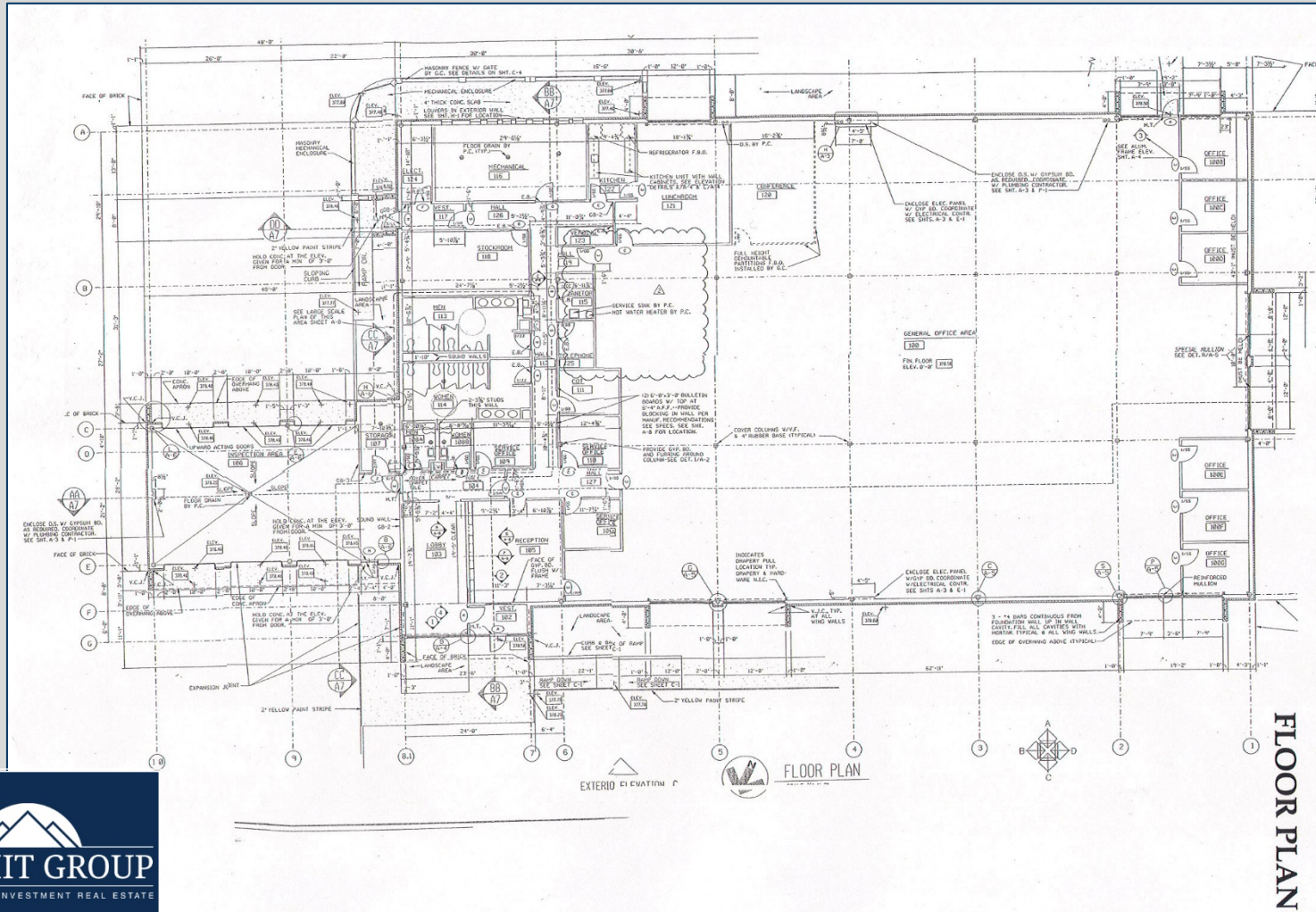


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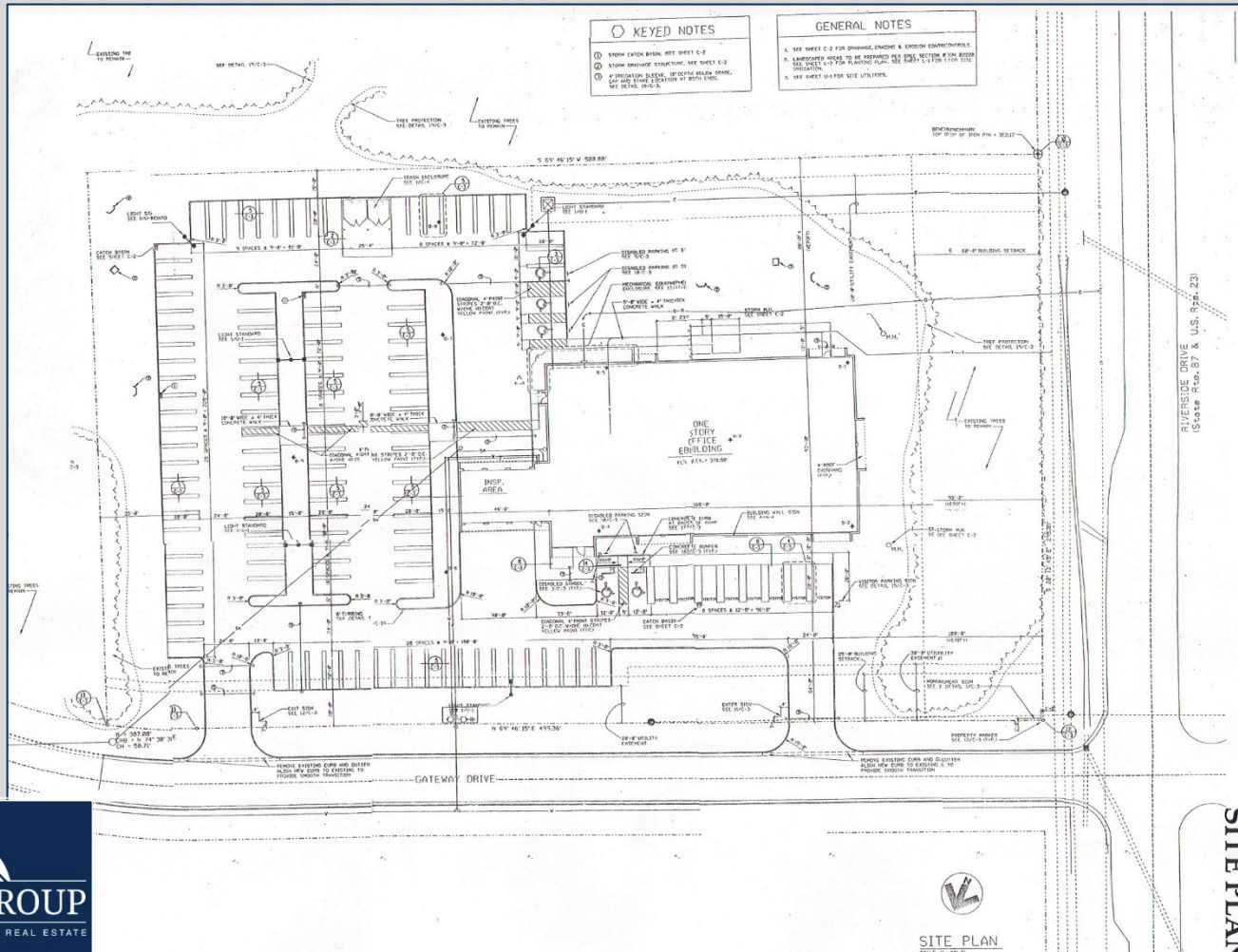
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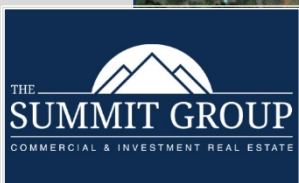


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