

COMMERCIAL LOTS | BASS ROAD FRONTAGE



CALL FOR PRICING

1400 BASS ROAD, MACON, GA 31210 (BIBB COUNTY)



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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

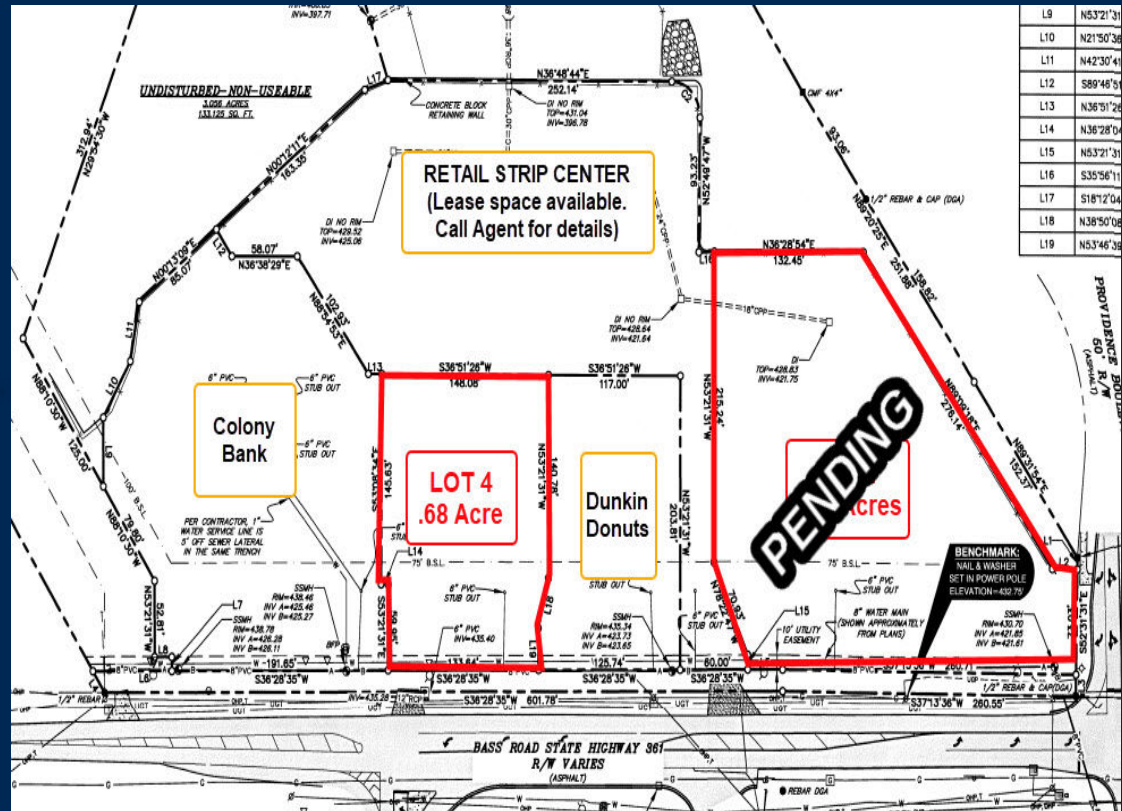
O: 478.750.7507

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PROPERTY DETAILS

- Two lots remaining
 - LOT 1 - approximately 1.59 acres (proposed restaurant site)
 - LOT 4 - approximately .68 acre (proposed retail site)
- Adjacent tenants include Dunkin Donuts, Colony Bank, and a multi-tenant retail center (lease space available in retail center; call Agent for details)
- Two (2) full-access curb cuts
- Public utilities at site; master detention provided
- Zoned PDE (Planned Development)



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LOCATION
INFORMATION

Subject Property:

Excellent high traffic location less than one mile west of Interstate 75 (Exit 172) in a flourishing area of north Macon.

Immediate Neighbors:

The subject property is adjacent to Providence Village, a growing pedestrian-friendly concept encompassing fee-simple retail, offices, hotels, restaurants and a beautiful neighborhood development!

Area Neighbors:

Prominent nearby developments include Providence Village (retail, dining, office & hospitality), North Macon Plaza (retail & restaurants), Bass Pro Shops, The Shoppes at River Crossing (±750,000 SF open-air “Lifestyle Center” anchored by Belk, Dillard’s, Jo-Ann Fabrics and Dick’s Sporting Goods), and multiple car dealerships, retail centers, office complexes, apartments, luxury lofts, fitness centers, and more.

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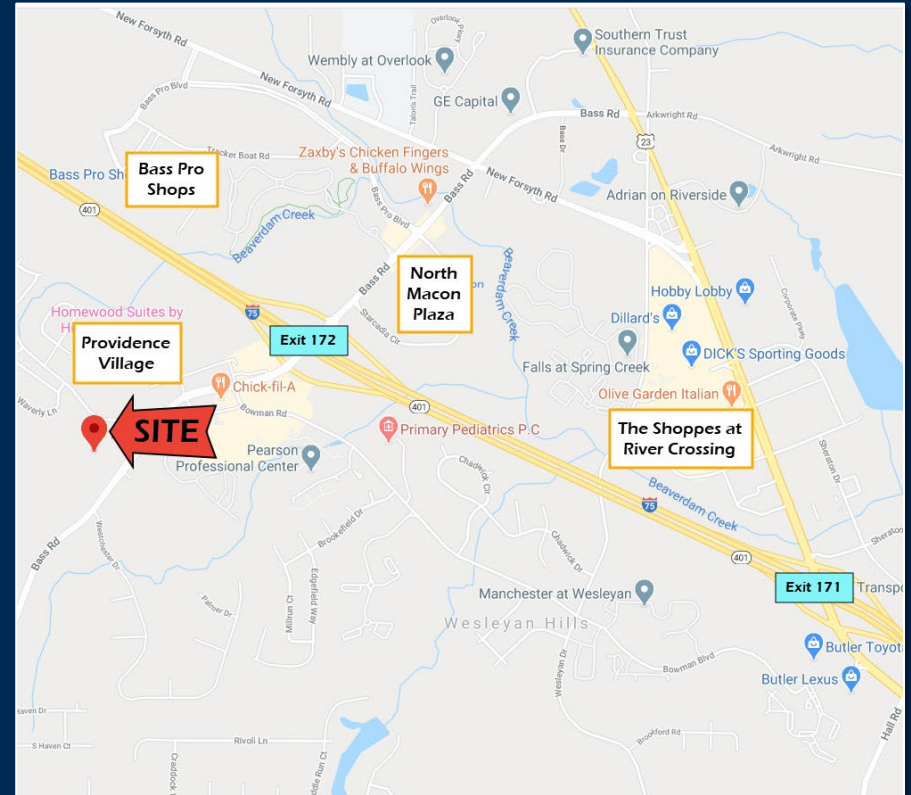
DEMOGRAPHIC & INCOME SUMMARY

Traffic Counts: (GDOT 2020 Published Data estimate)

Bass Road W of I-75 – 11,900 vpd
 I-75 N of Bass Road – 37,700 vpd
 I-75 S of Bass Road – 46,400 vpd

Demographics:

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2021 Population:	18,699	40,808	136,489
2026 Population Estimate:	19,065	41,136	136,583
2021 Households:	7,884	16,892	53,991
2026 Households Estimate:	8,067	17,082	54,143
2021 Average HH Income:	\$109,619	\$100,197	\$70,405
2026 Average HH Income Estimate:	\$123,931	\$114,083	\$81,217



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