

# NORTH MACON COMMERCIAL LOT



PRICE REDUCED!! ~~\$950,000~~ **\$899,999**

**4782 RIVERSIDE DRIVE, MACON, BIBB COUNTY, GA 31210**



**BO ELLIOTT**

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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

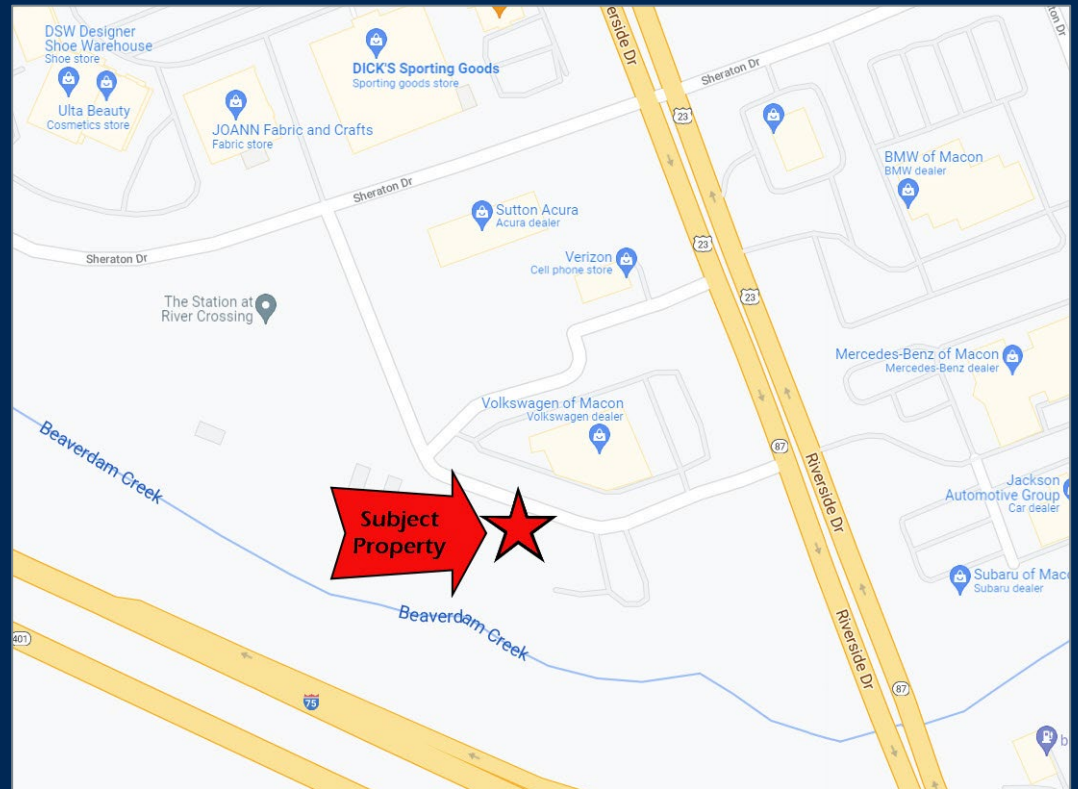
O: 478.750.7507 | C: 478.718.2049

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## PROPERTY DETAILS

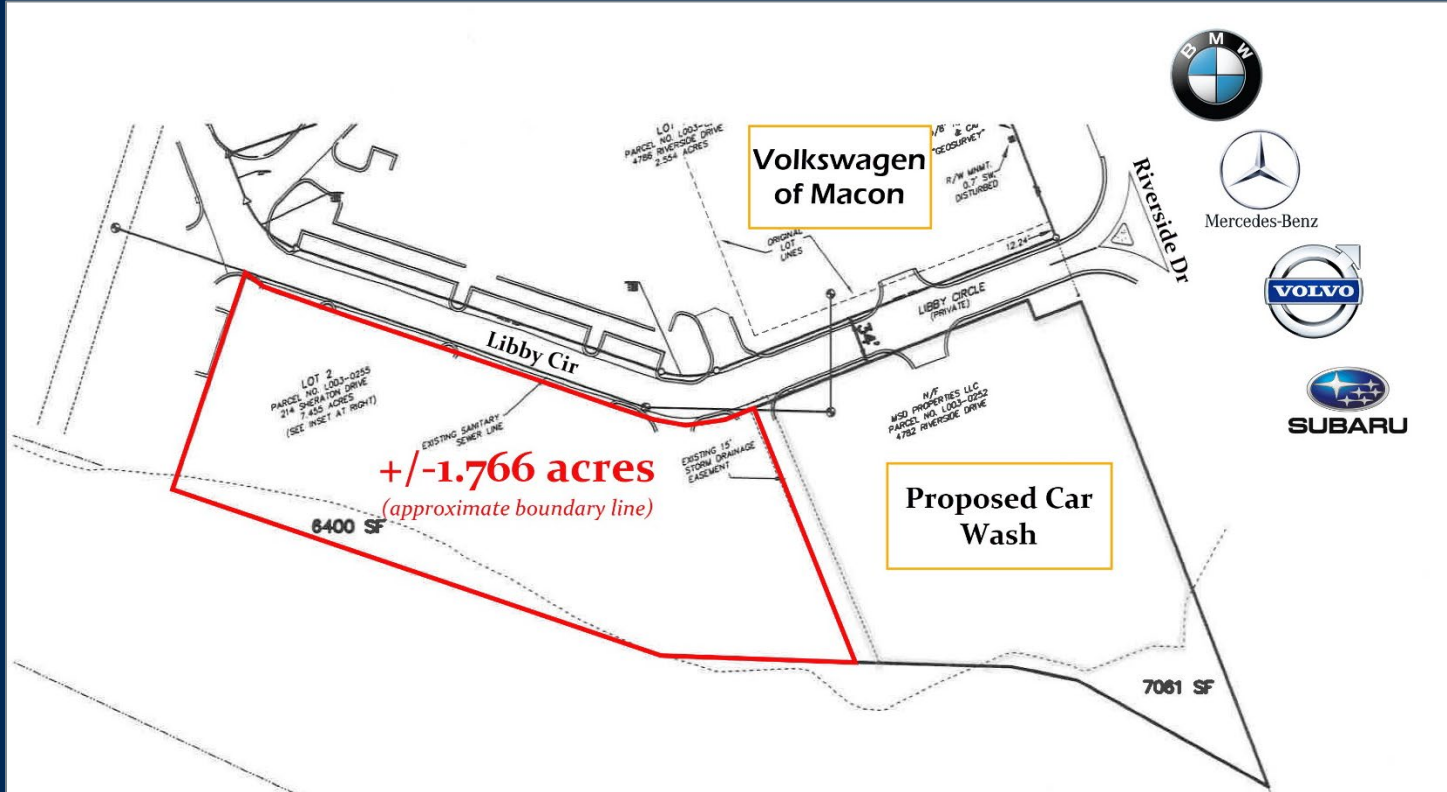
- ±1.766 acres
- Zoned C-2 (Commercial)
- Traffic Counts (GDOT 2020 Published Data estimate):
  - Riverside Drive - 16,500 vpd
  - Interstate 75 - 52,400 vpd
- Frontage on Libby Circle
- Visibility from Riverside Drive



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SURVEY



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## LOCATION

### Subject Property:

High traffic location immediately off Interstate 75 (Exit 171) in a highly desirable area of north Macon.

### Immediate Neighbors:

Adjacent to The Station luxury lofts, Volkswagen of Macon, Verizon, Sutton Acura and a proposed car wash.

### Area Neighbors:

Property is surrounded by regional and national tenants including the Shoppes at River Crossing, a 750,000 SF “open-air lifestyle” center anchored by Belk, Dick’s Sporting Good, Dillard’s and PetSmart. Additional neighbors include Ashley Furniture, Barnes & Noble, Bonefish Grill, Hobby Lobby, Olive Garden, Rooms to Go, Simply Mac and Texas Roadhouse along with various other retailers, restaurants, car dealerships, offices and apartments!

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