



OFFICE BUILDING | FOR SALE



**1425 BASS ROAD
MACON, GEORGIA 31210
BIBB COUNTY**

**ASKING PRICE
\$1,300,000**

CALL AGENT FOR FINANCIAL INFORMATION



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PROPERTY INFORMATION

- 8,308 SF Office Building
- 1.6 Acres
- Built in 1999
- Zoned PDE
- High traffic location off Interstate 75 (Exit 172).



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DEMOGRAPHICS

TRAFFIC COUNT (GA DOT 2020 PUBLISHED DATA ESTIMATE):

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

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2021 Population:	3,425	19,039	41,145
2026 Population Estimate:	3,491	19,411	41,469
2021 Households:	1,292	8,026	17,036
2026 Households Estimate:	1,317	8,213	17,224
2021 Average HH Income:	\$125,869	\$108,033	\$100,059
2026 Average HH Income Estimate:	\$141,910	\$122,215	\$113,951



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ADDITIONAL
PHOTOS



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