



PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE

4951 FORSYTH ROAD
MACON, GA 31210
BIBB COUNTY

SALES PRICE: \$1,980,000
LEASE RATE: \$16.50/SF FULL SERVICE



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PROPERTY INFORMATION

- **23,000 SF Office**
 - Two (2) Story
 - Can be subdivided
- 1.31 Acres
- Zoned M-1 Wholesale and Light Industrial
- Numerous Offices, Breakrooms, Conference Rooms, Copy/File Room, IT Room on each floor
- Five (5) Restrooms
- 68 Parking Spaces
- Approximately 75 miles from Hartsfield-Jackson International Airport



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DEMOGRAPHICS

Traffic Counts: (GDOT 2020 Published Data estimate)

Forsyth Road at Wesleyan Drive – 17,800 vpd

Forsyth Road at Zebulon Road – 12,800 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population:	4,148	33,244	75,920
2024 Population Estimate:	4,103	33,323	75,646
2019 Households:	1,719	13,906	31,923
2024 Households Estimate:	1,709	14,032	32,005
2019 Average HH Income:	\$130,500	\$107,960	\$93,028
2024 Average HH Income Estimate:	\$150,485	\$126,943	\$111,657



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ADDITIONAL INFO

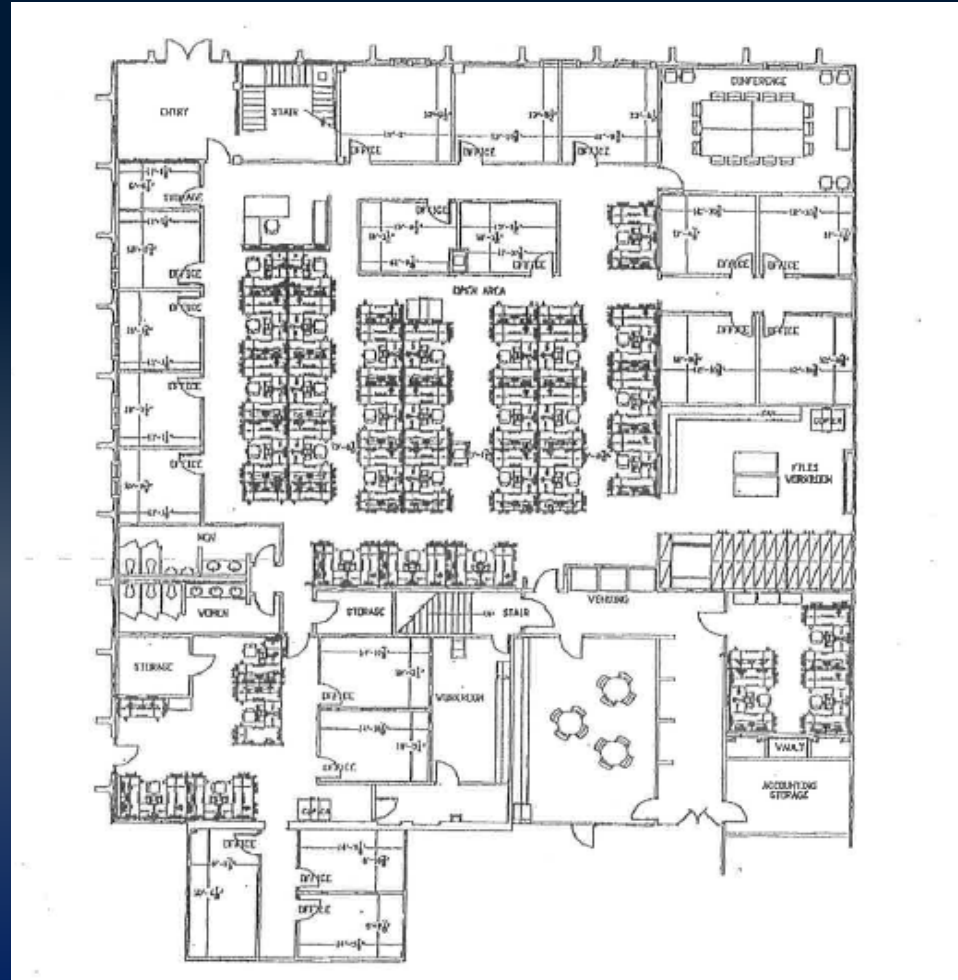
- Pre-stressed concrete construction
- Wet sprinkler system
- Front and rear stairwell with chair lift
- Loading dock in rear
- Ten (10) HVAC units service both floors
- 128' Frontage on Forsyth Road



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FLOOR PLAN
(FIRST FLOOR)



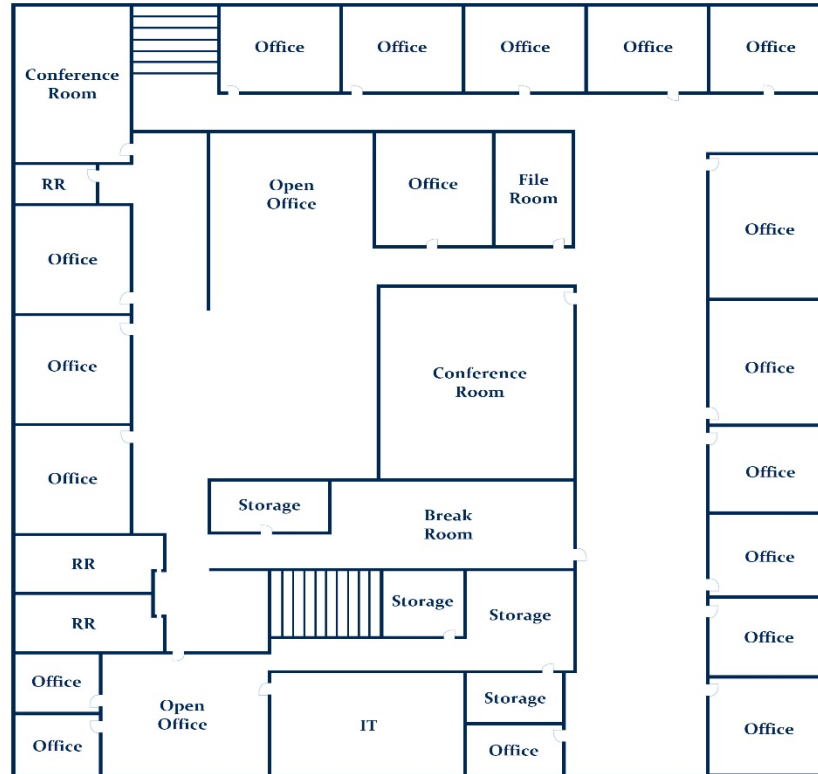
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FLOOR PLAN
(SECOND FLOOR)

4951 Forsyth Road
2nd Floor Layout

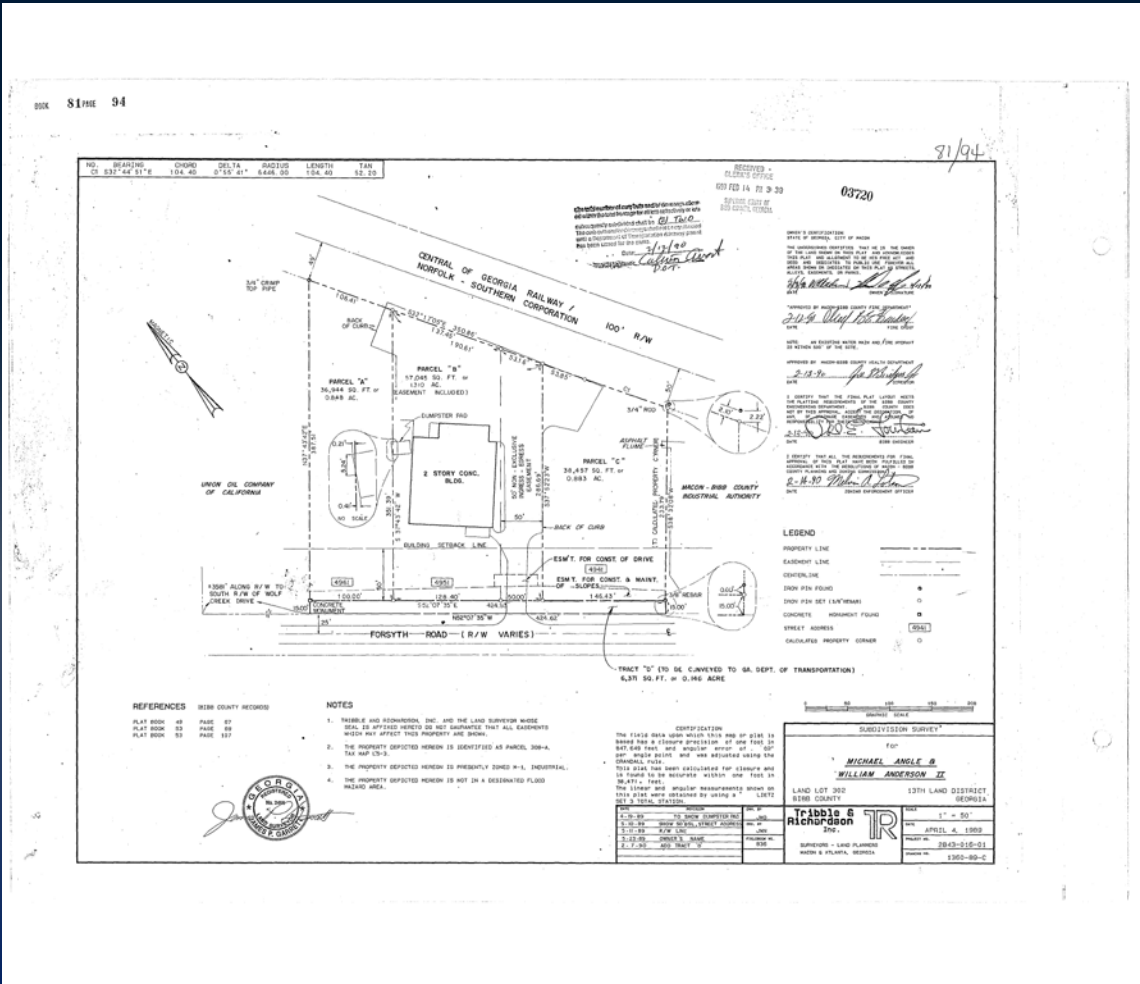
NOT to Scale



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PLAT



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ADDITIONAL PHOTOS



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