

# OFFICE/RETAIL BUILDING FOR SALE OR LEASE

**3855 NORTHSIDE DRIVE  
MACON, GA 31210  
BIBB COUNTY**

**4,200 SF  
.34 ACRE**

**SALE PRICE: \$485,000  
LEASE RATE: \$8/SF, NNN  
(NNN ESTIMATE \$2.50/SF)**



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## PROPERTY INFORMATION

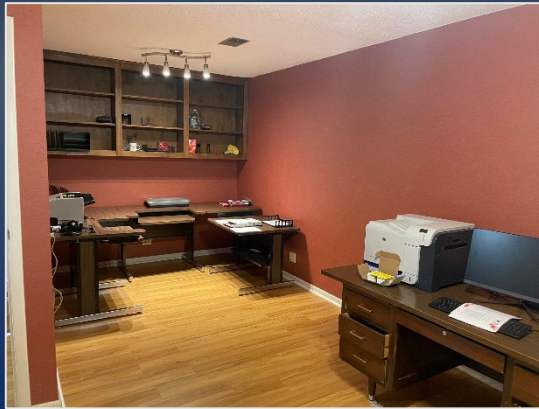
- 4,200 SF building situated on 0.34 acre
- Built 1969
- Water, sewer, electric, phone and internet available (paid by Tenant)
- 12 parking spaces
- Zoned C-1 (Commercial)
- High traffic location near the intersection of Northside Drive and Tom Hill Sr. Boulevard
- Less than 1 mile from Interstate 75 (exit 169)
- Traffic Count (GDOT 2021 estimate)  
Northside Dr – 19,400 vpd



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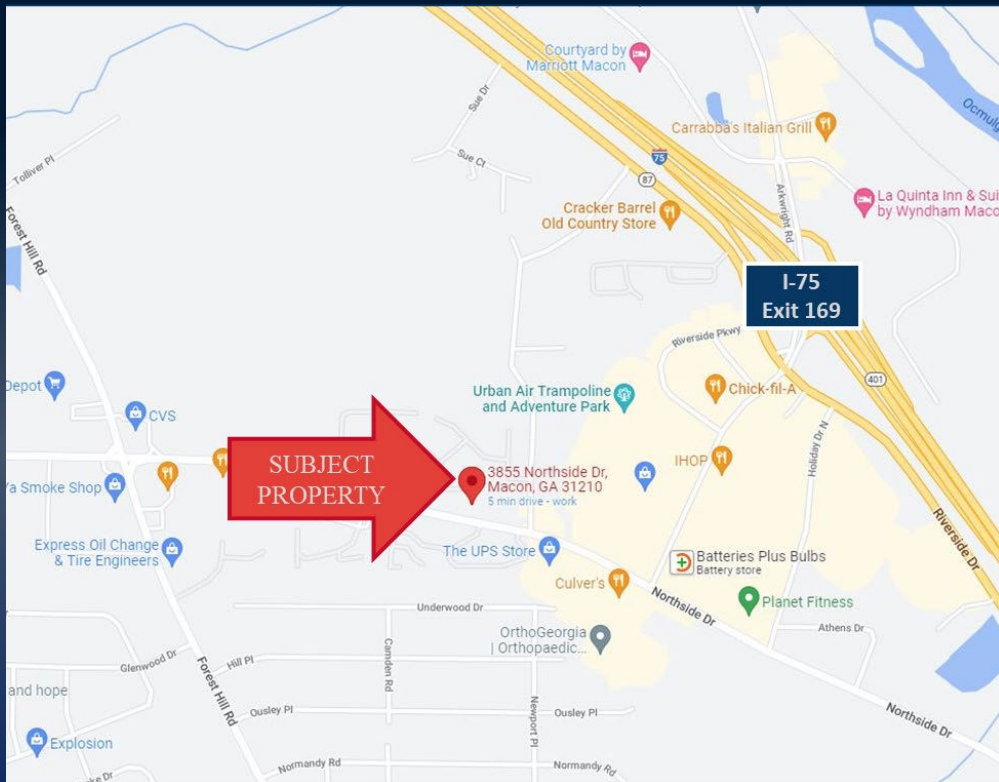




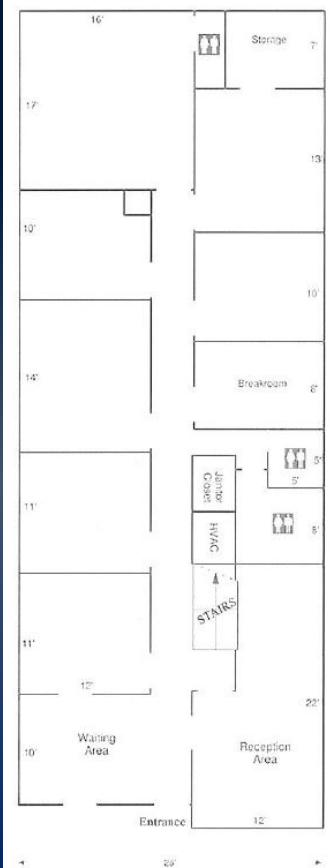


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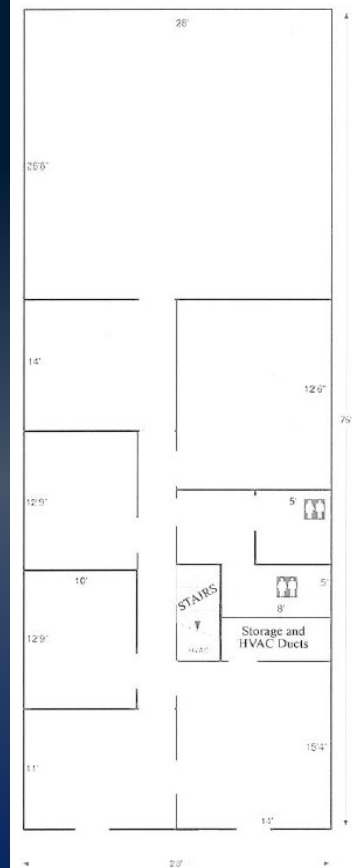




1<sup>st</sup> Floor (NOT to Scale)



2<sup>nd</sup> Floor (NOT to Scale)



## 3855 NORTHSIDE DRIVE MACON, GA 31210



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