

MULTI-PURPOSE RETAIL BUILDING

**3773 NORTHSIDE DRIVE
MACON, GA 31210
BIBB COUNTY**

**LEASE RATE:
\$18/SF, NNN**



KEVIN HARKINS: 478.338.0623

KHARKINS@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- +/- 5,268 SF multi-purpose retail office building situated on .62 acre
- 3 Executive Offices, 3 Open Offices, 2 Conference Rooms, 2 Large Workrooms, Kitchen, IT Storage Room, 2 Storage Closets, and 2 Restrooms.
- Zoned C-2
- Conveniently located in one of Macon's premier retail corridors off I-75 (Exit 169).

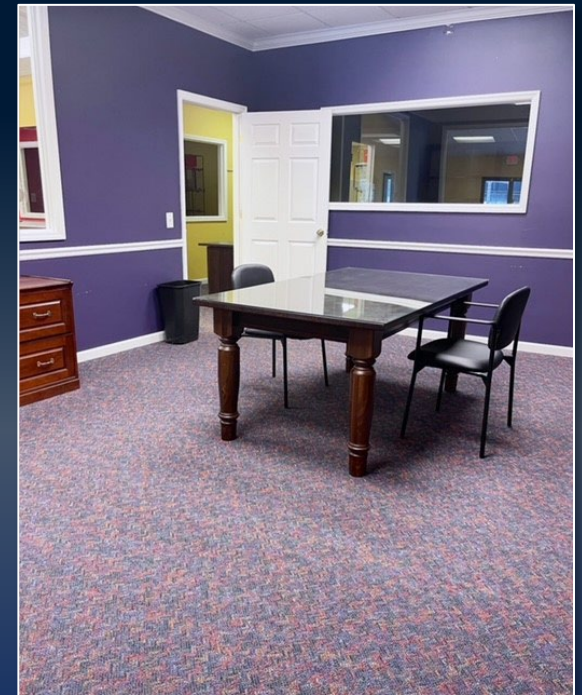


3773 NORTHSIDE DRIVE
MACON, GA 31210
BIBB COUNTY



PROPERTY INFORMATION

- 12 Line Phone System
- Surveillance System
- 3 HVAC Units
- Carpet/Tile Floors
- Covered Outdoor Storage
- 14 Front Parking Spots, +/- 30
Rear Parking Spots



3773 NORTHSIDE DRIVE
MACON, GA 31210
BIBB COUNTY



DEMOGRAPHICS

Traffic Counts: (GDOT 2021 Published Data estimate)

Northside Drive – 19,400 vpd

Tom Hill Senior Boulevard – 18,000 vpd

Demographics

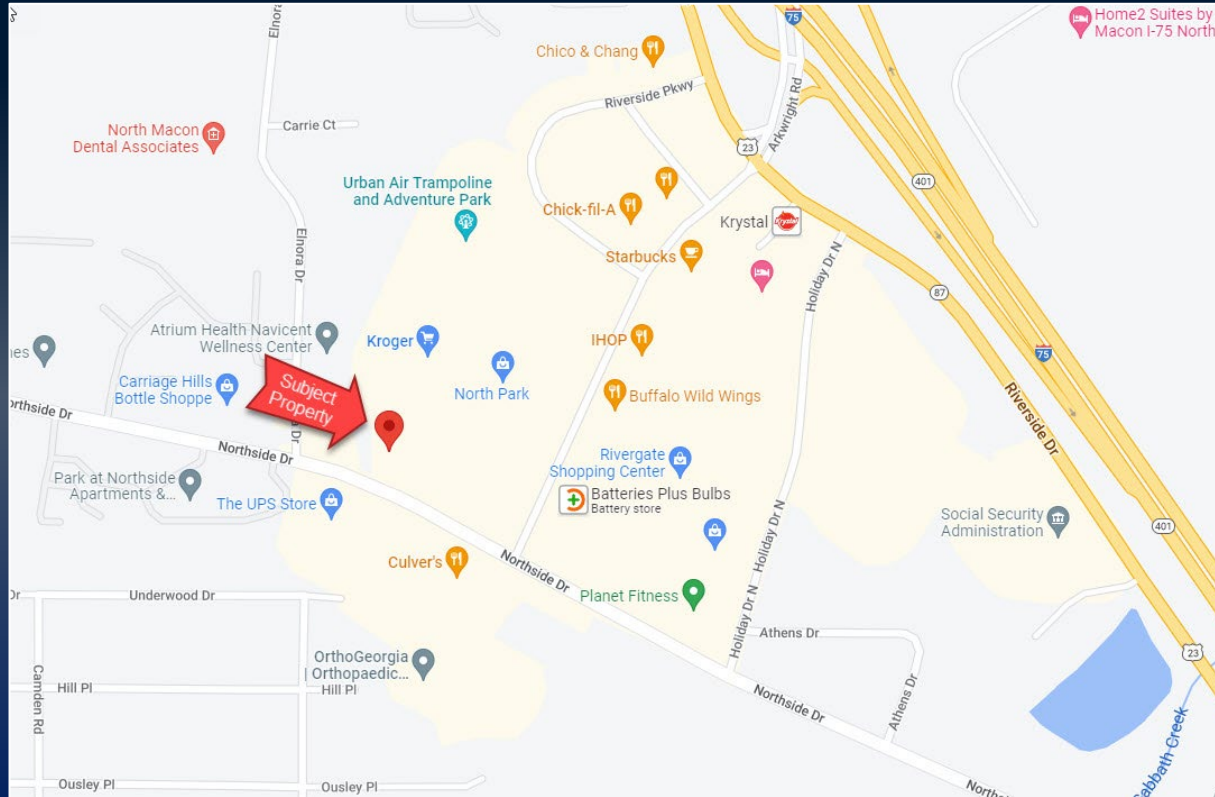
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:	4,917	30,420	68,117
2028 Population Estimate:	4,835	29,915	67,355
2023 Households:	2,269	13,145	29,368
2028 Households Estimate:	2,252	13,049	29,358
2023 Average HH Income:	\$67,407	\$104,108	\$90,760
2028 Average HH Income Estimate:	\$77,841	\$121,542	\$107,143



3773 NORTHSIDE DRIVE
MACON, GA 31210
BIBB COUNTY



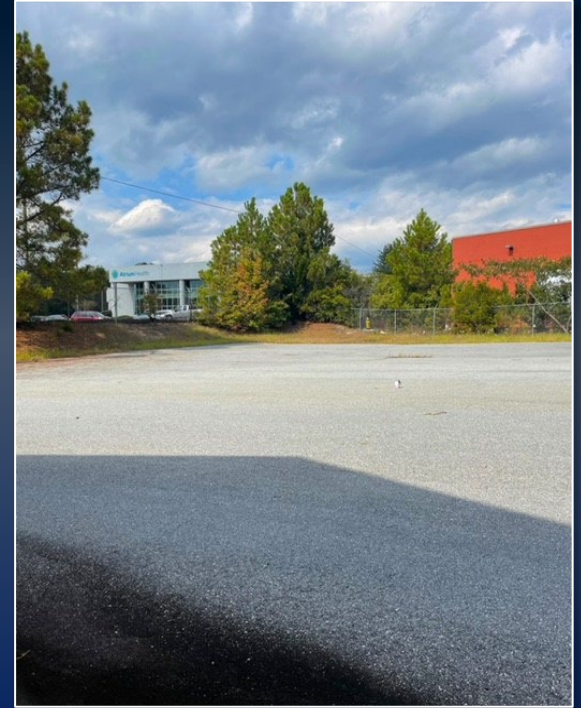
AERIAL



3773 NORTHSIDE DRIVE
MACON, GA 31210
BIBB COUNTY



ADDITIONAL PHOTOS



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

