



**NORTH MACON
PROFESSIONAL OFFICE**

**1950 NORTHSIDE CROSSING
MACON, GA 31210
BIBB COUNTY**

**LEASE PRICE
\$16/SF**



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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

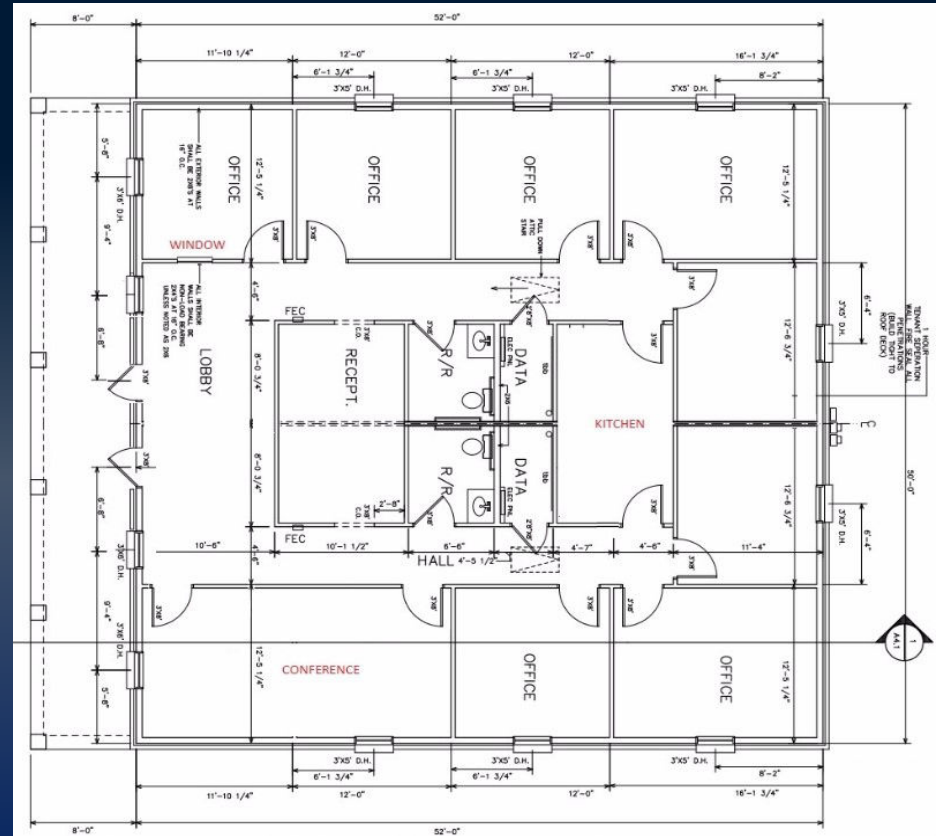
O: 478.750.7507

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PROPERTY INFORMATION

- 2,650 SF office building
- Located in Northside Crossing office park with access from Northside Drive and Forest Hill Road
- Less than 2 miles from Interstate 75 (Exit 169)
- Traffic Counts: (GDOT 2021 Published Data estimate)
 - Northside Drive – 19,400 vpd
 - Forest Hill Rd. – 6,470 vpd
- 8 offices, 2 restrooms, kitchen, conference room and reception area



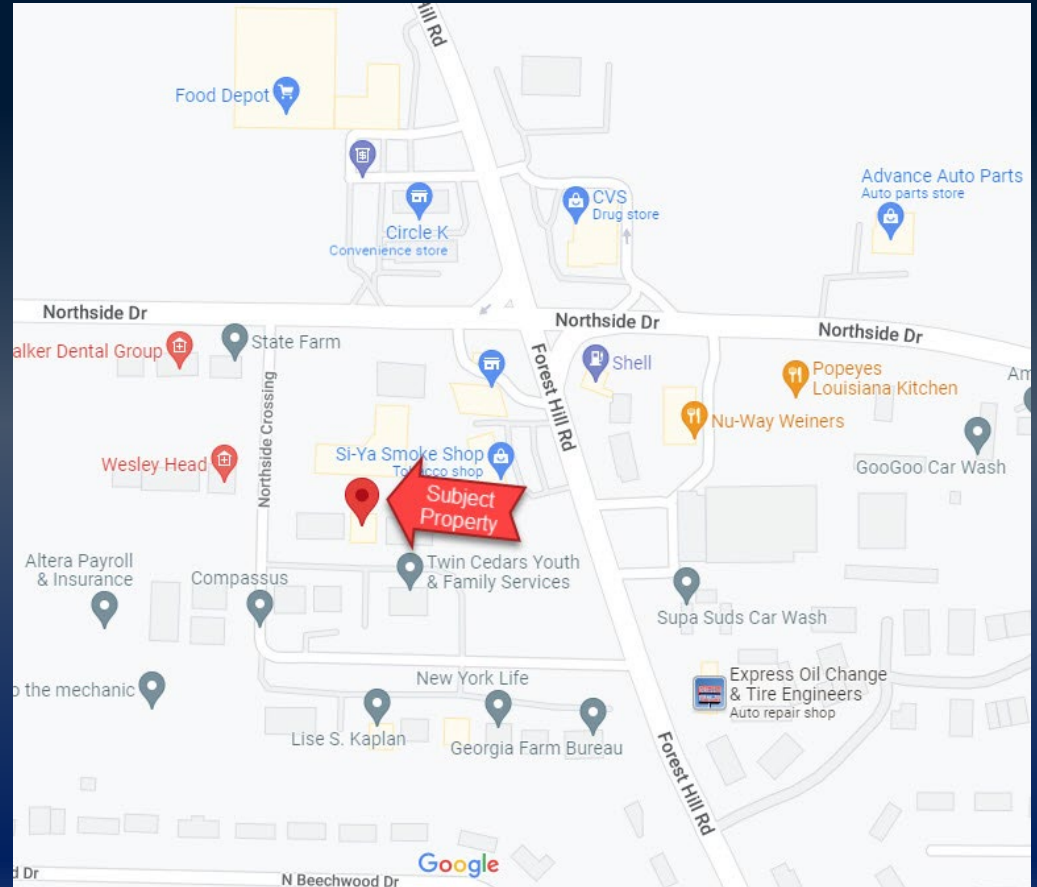
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DEMOGRAPHICS

Demographics

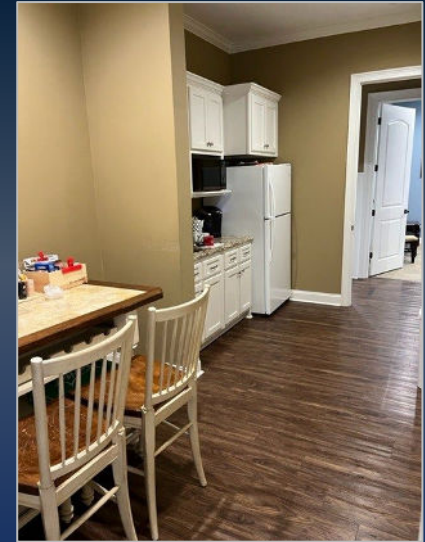
| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|----------|-----------|-----------|
| 2022 Population: | 5,107 | 30,770 | 66,936 |
| 2027 Population Estimate: | 5,052 | 30,574 | 66,556 |
| 2022 Households: | 2,197 | 13,238 | 28,346 |
| 2027 Households Estimate: | 2,178 | 13,215 | 28,350 |
| 2022 Average HH Income: | \$79,965 | \$105,905 | \$94,769 |
| 2027 Average HH Income Estimate: | \$96,579 | \$125,077 | \$113,073 |



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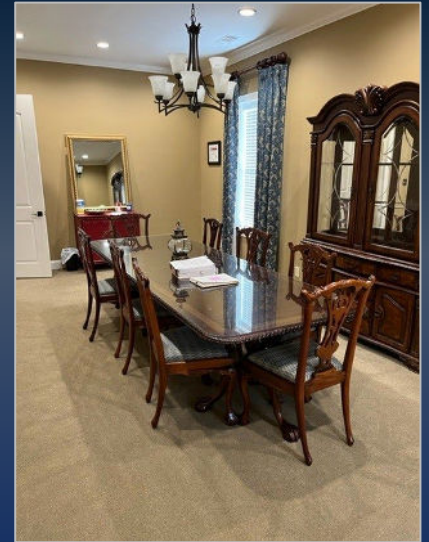
ADDITIONAL
PHOTOS



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