### PROFESSIONAL OFFICE SPACE FOR LEASE

5444 RIVERSIDE DRIVE MACON, GA 31210 BIBB COUNTY



LEASE RATE: \$18.50/SF FULL SERVICE



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# PROPERTY INFORMATION

- 15,340 SF of Class A Office Space
- 5.35 Acres
- 36 Offices, Large Conference Room (can be converted into 2 separate rooms), 2 Restrooms, Break Room
- Elevator Access and Exterior Stair Access
- Ample Parking
- Space is divisible (Ask agent for more details)



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#### **DEMOGRAPHICS**

<u>Traffic Counts</u>: (GDOT 2021 Published Data estimate) Riverside Drive – 14,700 vpd Bass Road – 10,400 vpd

#### **Demographics**

<u>1 Mile</u> <u>3 Miles</u> <u>5 Miles</u> 2019 Population:

2,467 14,392 36,116

2024 Population Estimate:

2,414 14,291 36,073

2019 Households:

1,196 6,292 15,352

2024 Households Estimate:

1,173 6,278 15,415

2019 Average HH Income:

\$126,556 \$121,011 \$114,934

2024 Average HH Income Estimate:

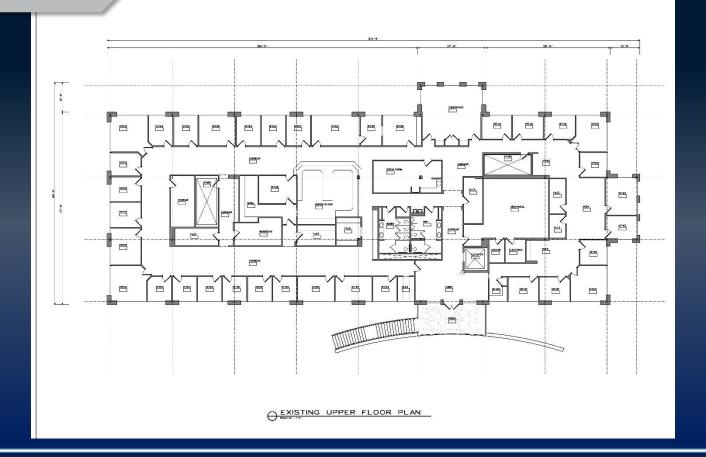
\$142,488 \$140,817 \$134,684



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### FLOOR PLAN



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# ADDITIONAL PHOTOS







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