

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

Traffic Counts: (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



EXISTING UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

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ADDITIONAL PHOTOS



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