

# PRE-LEASING RETAIL SHOPPING CENTER



1448 BASS ROAD, MACON, GEORGIA 31210, BIBB COUNTY  
**ASKING PRICE: \$32/SF, END CAPS: \$30/SF, NNN, INTERIOR**



**STERLING BAILEY C: 478.951.9443 | KEVIN HARKINS C: 478.338.0623**  
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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

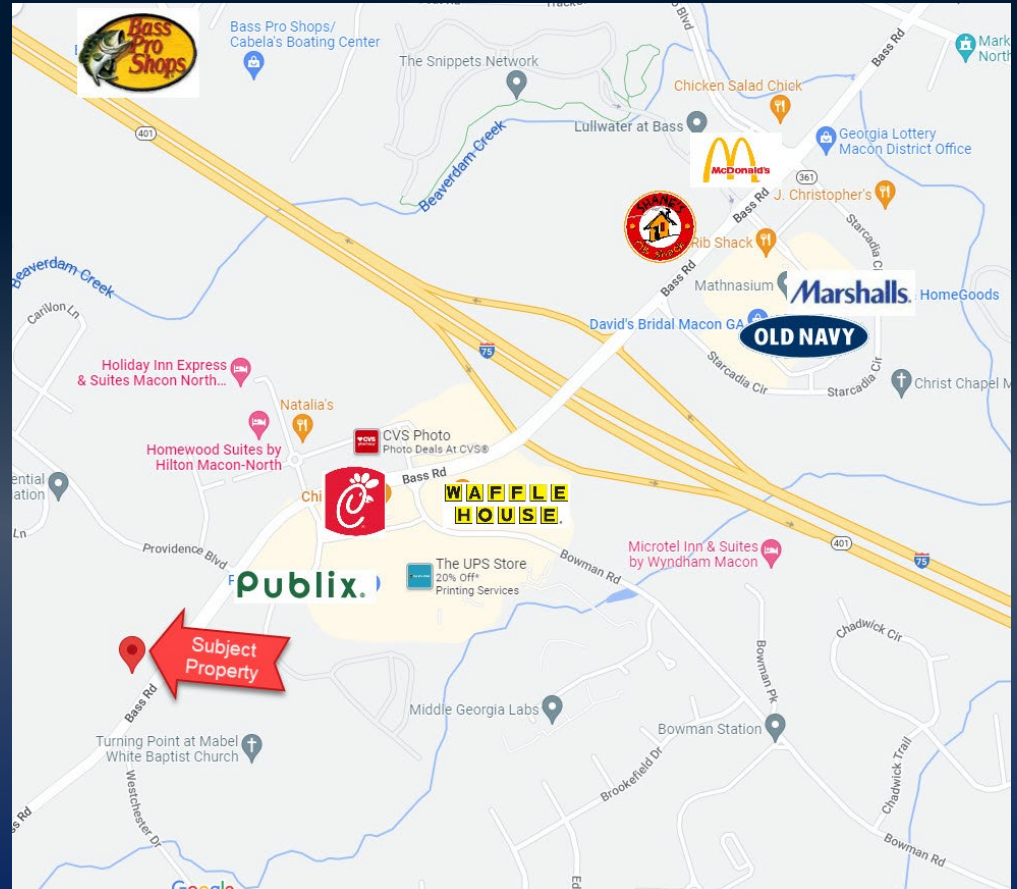
**O: 478.750.7507**

WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- 14,000 SF retail shopping center.
- Five (5) parking spaces per 1,000 SF
- Excellent location on Bass Road, adjacent to Publix Super Market and less than a mile from Interstate 75 (Exit 172)
- Area businesses include Publix, Bass Pro Shops, Marshalls & HomeGoods, Old Navy and more
- Traffic Count (GDOT 2021 Published Data estimate)
  - Bass Road - 12,600 vpd
  - I-75 - 52,300 vpd



1448 BASS ROAD  
MACON, GA 31210



# DEMOGRAPHICS

## Demographics

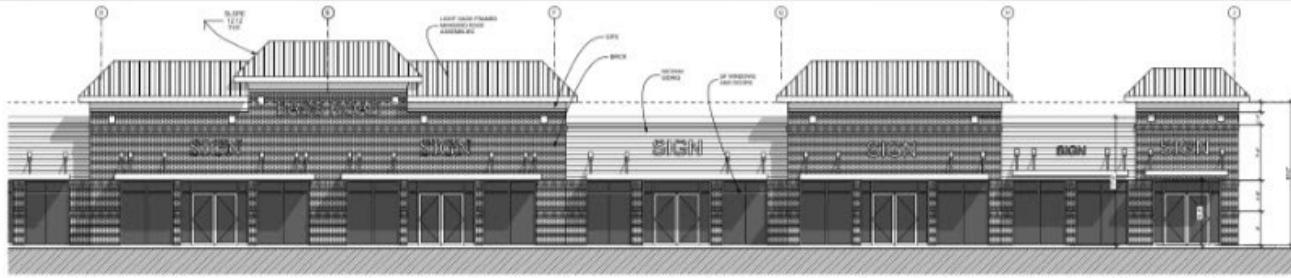
	1 Mile	3 Miles	5 Miles
2022 Population:	3,854	20,250	43,767
2027 Population Estimate:	3,847	20,333	43,625
2022 Households:	1,692	8,816	18,188
2027 Households Estimate:	1,703	8,909	18,221
2022 Average HH Income:	\$143,460	\$125,396	\$114,150
2027 Average HH Income Estimate:	\$162,547	\$145,511	\$134,028



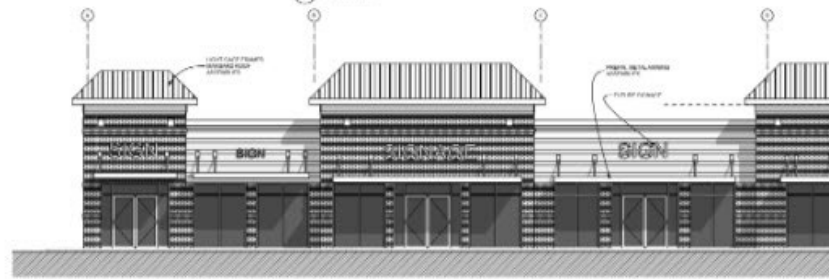
**1448 BASS ROAD  
MACON, GA 31210**





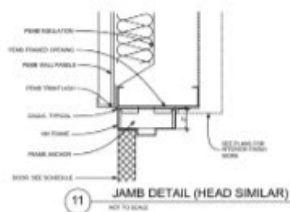


1 FRONT EXTERIOR ELEVATION

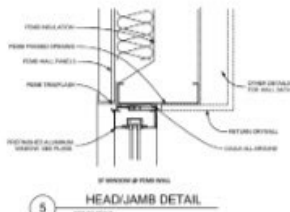


2 FRONT EXTERIOR ELEVATION

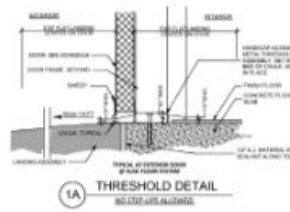
Exterior Elevations



11



5



1A

M. TODD ALBRITTON  
**ARCHITECT**

200 EAST MAIN STREET  
MACON, GEORGIA 31203  
TEL: 478.875.5275  
PROJECT NUMBER: 1448BASS

**NEW RETAIL BUILDING**  
1448 BASS ROAD  
MACON, GEORGIA 31210

SHEET TITLE  
EXTERIOR ELEVATIONS

PROJECT DATE: X  
PROJECT NUMBER: X  
DRAWN BY: MADDIX



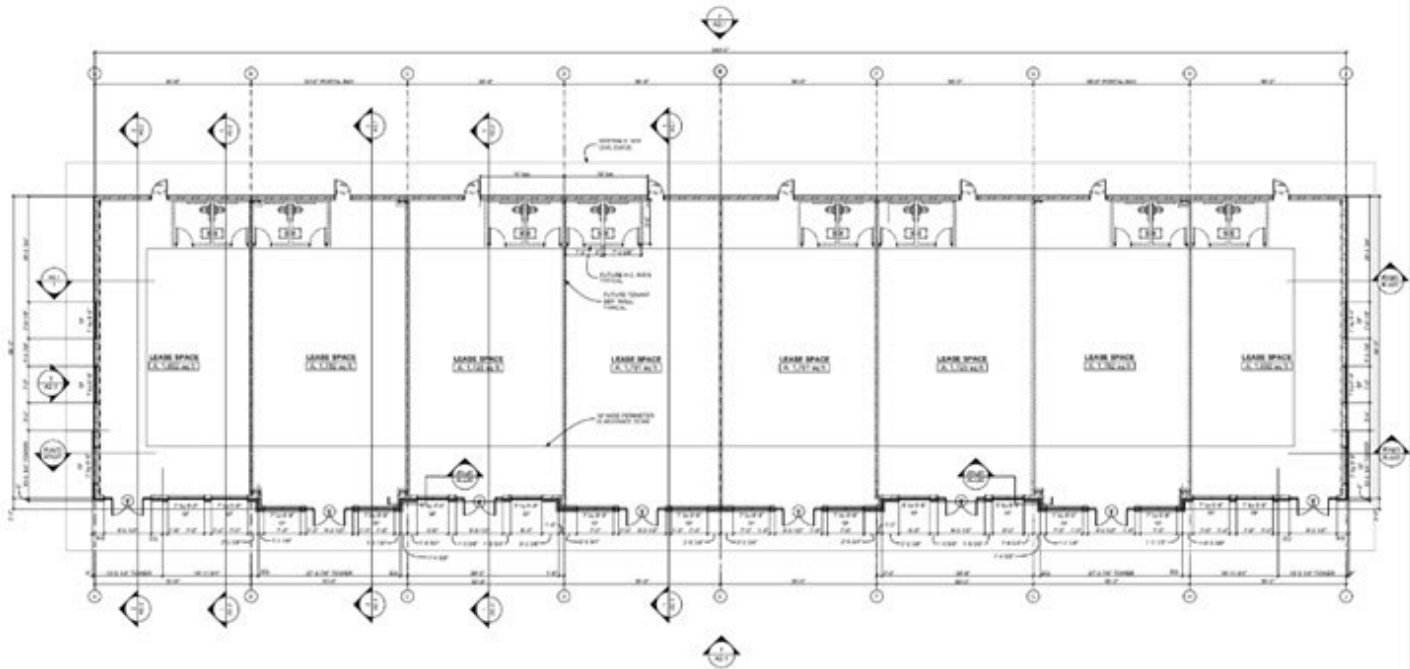
MARK	DATE	DESCRIPTION

A2.2

1448 BASS ROAD  
MACON, GA 31210



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- TYPICAL NOTES:**
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**1 OVERALL FLOOR PLAN**

**Floor Plan**

<b>M. TODD ALBRIGHT</b> <b>ARCHITECT</b> 100 EAST WALTON STREET SUITE 100 MACON, GEORGIA 31201 TEL: 706.233.8333 WWW.MTDARCHITECT.COM	<b>NEW RETAIL BUILDING</b> 1448 BASS ROAD MACON, GEORGIA 31210	SHEET TITLE
		FIRST FLOOR PLAN
PROJECT DATE: A PROJECT NUMBER: 0 DRAWN BY: JH/ML		<b>A1.1</b>
MARK DATE DESCRIPTION		

**1448 BASS ROAD  
 MACON, GA 31210**



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