

RETAIL SHOPPING CENTER SPACE FOR LEASE



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



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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

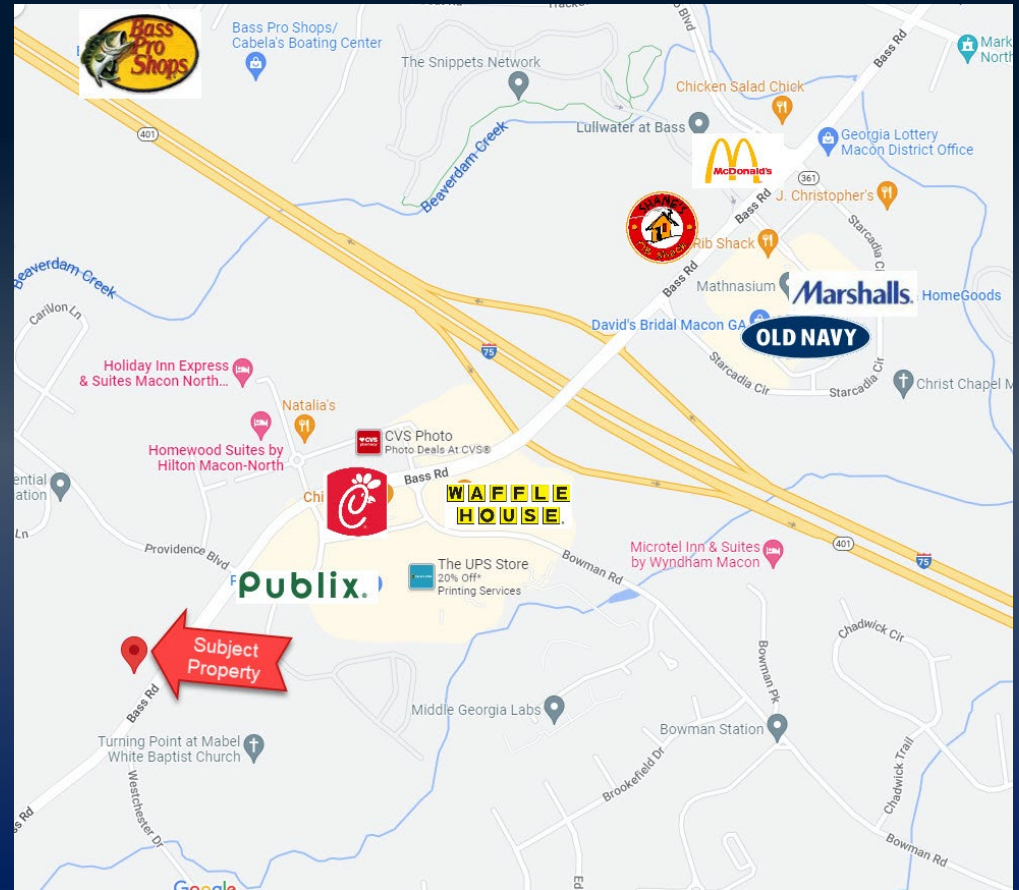
O: 478.750.7507

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PROPERTY INFORMATION

- 14,000 SF retail shopping center.
 - See floor plan for available units
- 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

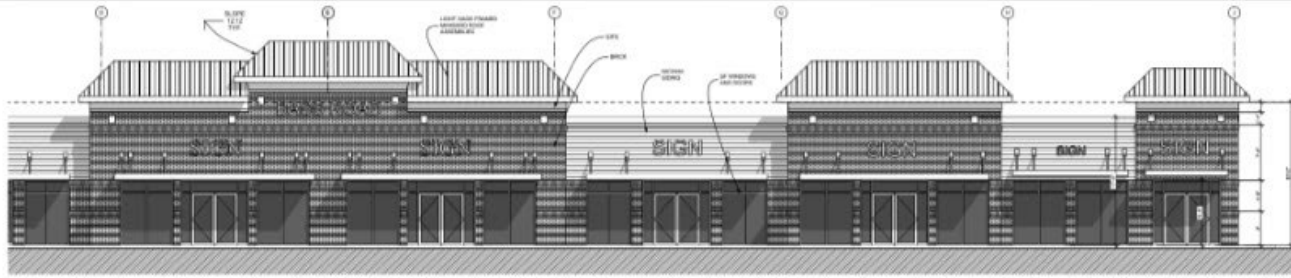
Demographics

	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

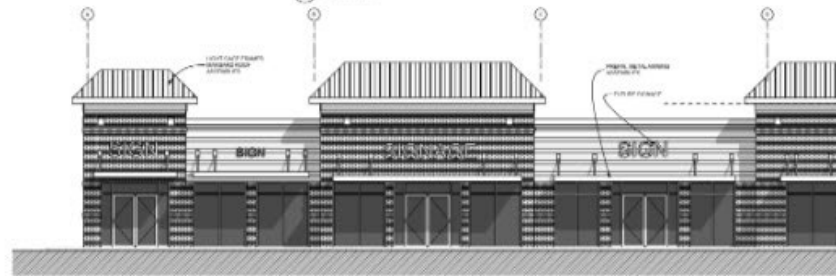


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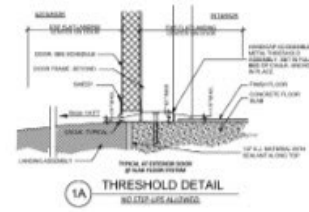
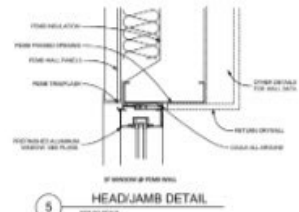
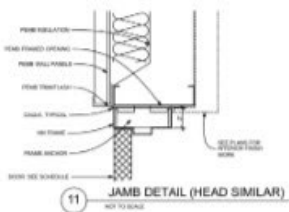


1 FRONT EXTERIOR ELEVATION



2 FRONT EXTERIOR ELEVATION

Exterior Elevations



M. TODD ALBRITTON
ARCHITECT
200 EAST MAIN STREET
MACON, GEORGIA 31203
TEL: 478.875.1000
PROJECT NUMBER: 1448BASS

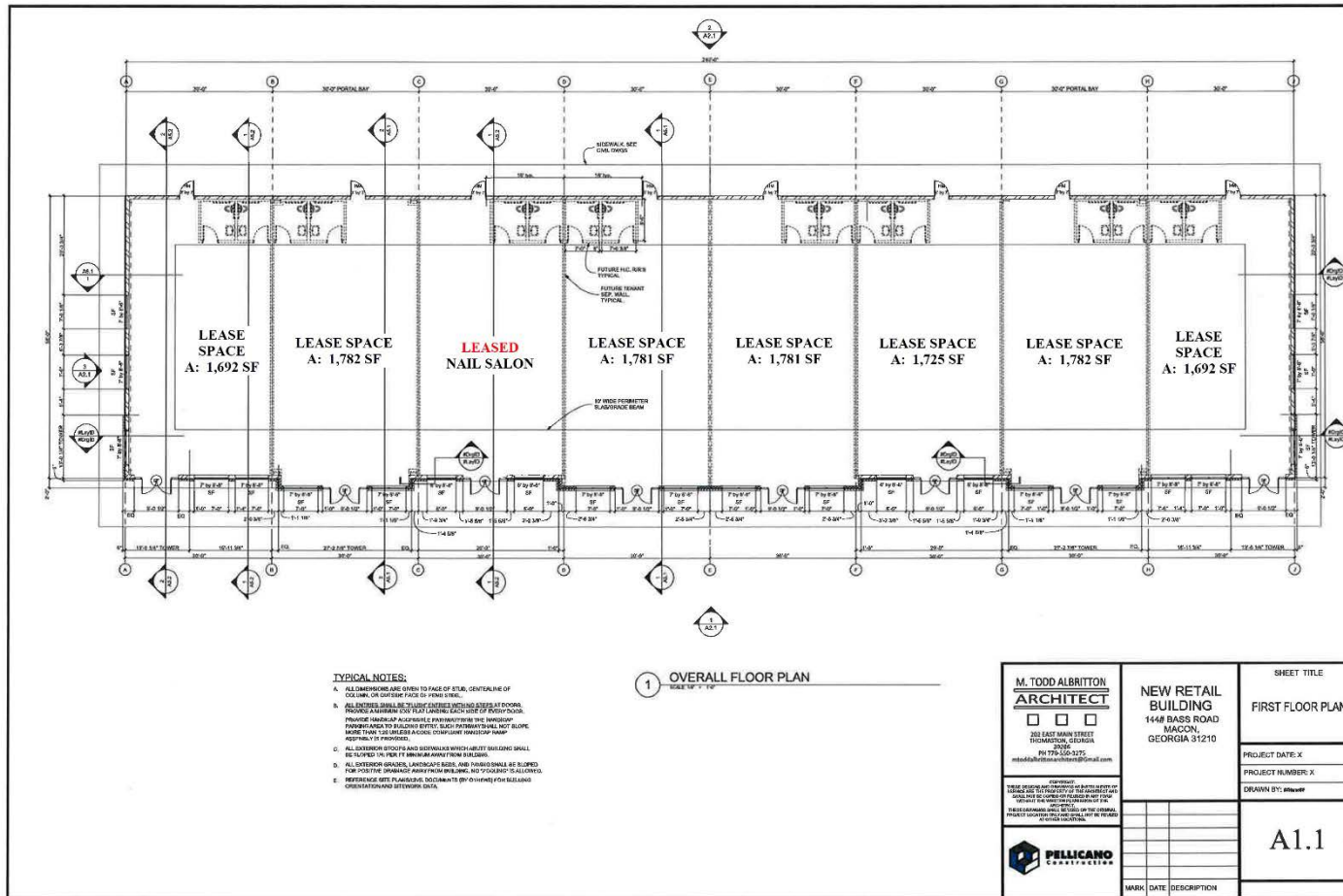
NEW RETAIL BUILDING
1448 BASS ROAD
MACON, GEORGIA 31210

SHEET TITLE	EXTERIOR ELEVATIONS
PROJECT DATE: X	
PROJECT NUMBER: X	
DESIGNED BY: MTD/MLP	
A2.2	
MARK	DATE DESCRIPTION

1448 BASS ROAD
MACON, GA 31210



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.



TYPICAL NOTES:

- A. ALL DIMENSIONS ARE GIVEN TO FACE OF STUD, CENTERLINE OF COLUMN OR CENTER FACE OF FINISH WALL.
- B. ALL FINISHES SHALL BE TYPICAL UNLESS NOTED OTHERWISE AT FLOORING, FINISHES, MILLWORK, CEILING, LIGHTING, ETC. OF FINISHINGS. PROVIDE HANGERS AS APPLICABLE PER REQUIREMENTS OF THE INSPECTOR. PROVIDE FINISHES TO BE FLOORING FINISHES. SLAB FINISHES SHALL NOT BE MORE THAN 1/2" ABOVE A GRADE. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- C. ALL EXTERIOR STUCCO AND SIDING SHALL BE APPLIED TO EXTERIOR WALLS. ALL EXTERIOR STUCCO AND SIDING SHALL BE APPLIED TO EXTERIOR WALLS. ALL EXTERIOR STUCCO AND SIDING SHALL BE APPLIED TO EXTERIOR WALLS.
- D. ALL EXTERIOR GRILLS, LANDSCAPE SIZES, AND DIMENSIONS SHALL BE BLIND. FOR EXTERIOR GRILLS, LANDSCAPE SIZES, AND DIMENSIONS SHALL BE BLIND.
- E. REFERENCE SETS PLUMBING, MECHANICAL, AND ELECTRICAL FOR BUILDING OPERATIONS AND EXTENSION SHALL.

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

M. TODD ALBRITTON ARCHITECT 202 EAST MAIN STREET THOMASVILLE, GEORGIA 30760 PH 770.566.9175 mtd@albrittonarchitect.com	NEW RETAIL BUILDING 1448 BASS ROAD MACON, GEORGIA 31210	SHEET TITLE FIRST FLOOR PLAN														
	PROJECT DATE: X	PROJECT NUMBER: X														
	DRAWN BY: mtd	A1.1														
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