

# 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**

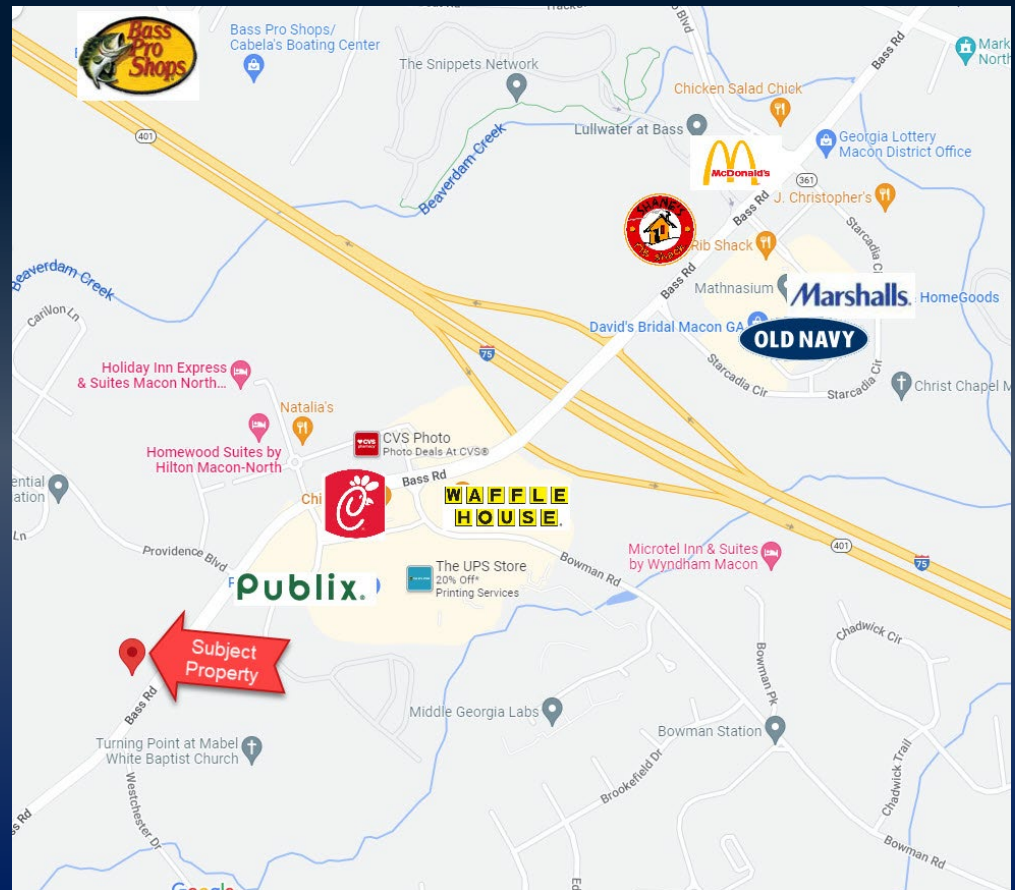
**O: 478.750.7507**

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## PROPERTY INFORMATION

- 14,000 SF retail shopping center.
  - See floor plan for available units
  - \*Only Two Spaces Left\*
  - One end Cap with patio and grease trap
- 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



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# DEMOGRAPHICS

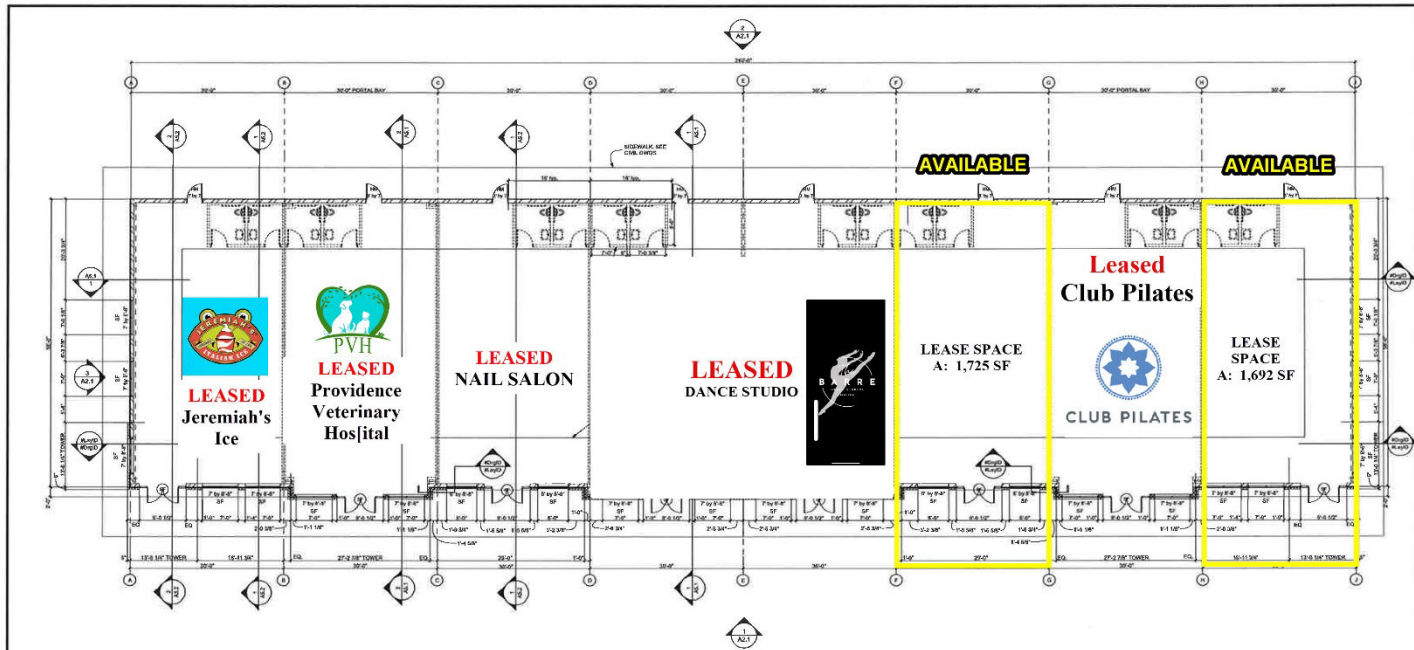
## Demographics

	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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**TYPICAL NOTES:**

- A. ALL DIMENSIONS ARE GIVEN TO FACE OF STUD, CENTERLINE OF COLUMN, OR OUTSIDE FACE OF FINISH SLOPE.
- B. ALL EXTERIOR WALLS, WINDOW CASINGS, DOOR THRESHOLD CASINGS, PROVIDE A MINIMUM FIVE (5) PLANT LANDINGS EACH SIDE OF EVERY DOOR. PROVIDE HANDICAP ACCESSIBLE ENTRY FROM THE SIDEWALK. PROVIDE HANDICAP ACCESSIBLE ENTRY TO ALL EXTERIOR WALLS. PROVIDE HANDICAP ACCESSIBLE ENTRY TO ALL EXTERIOR WALLS. PROVIDE HANDICAP ACCESSIBLE ENTRY TO ALL EXTERIOR WALLS.
- C. ALL EXTERIOR STAIRS AND STAIRWELLS MUST HAVE HANDICAP COMPLIANT RAMP. RAMP SHALL BE FIVE (5) FEET MINIMUM WIDTH FROM BALCONY.
- D. ALL EXTERIOR GRASSES, LANDSCAPE BEDS, AND PLANTINGS SHALL BE SLOPED FOR POSITIVE DRAINAGE AWAY FROM BUILDING. SEE VERTICAL CURBING AND DRAINAGE SCHEDULES.
- E. REFERENCE SEE PLUMBING DOCUMENTS BY OTHERS FOR BUILDING ORIENTATION AND UTILITY DATA.

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

<b>M. TODD ALBRITTON</b> <b>ARCHITECT</b>  302 EAST MAIN STREET SPENCER, GEORGIA 31782 PH: 770-520-5272 mtd@albritionarchitect.com	<b>NEW RETAIL BUILDING</b> 1448 BASS ROAD MACON, GEORGIA 31210	SHEET TITLE <b>FIRST FLOOR PLAN</b>
	PROJECT DATE: X PROJECT NUMBER: X DRAWN BY: MTD	<b>A1.1</b>
	MARK DATE DESCRIPTION	

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