

# NORTH MACON RETAIL SPACE FOR LEASE

1448 BASS ROAD, MACON, GA 31210 | Two (2) SPACES AVAILABLE



**ENDCAP SPACE: \$32/SF, NNN | INTERIOR SPACE: \$30/SF, NNN**



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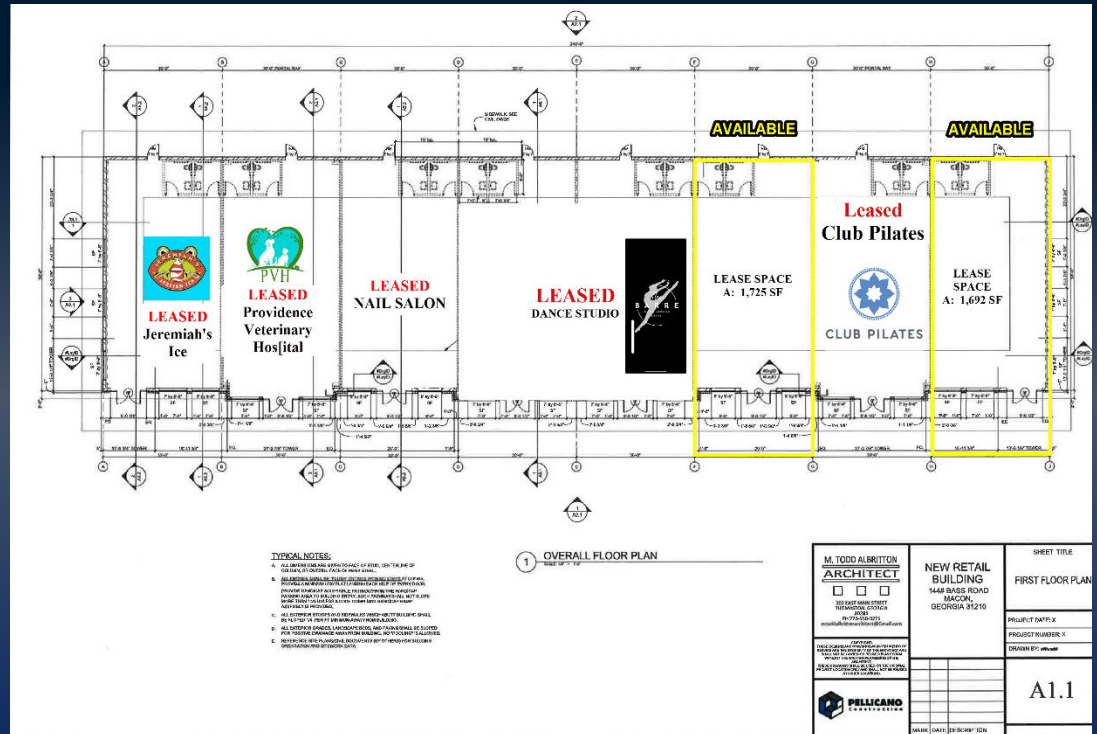
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## PROPERTY INFORMATION

- ±14,000 SF retail shopping center
  - ±1,725 SF
  - ±1,692 SF endcap space with grease trap
- Five (5) parking spaces per 1,000 SF
- Modern construction with attractive storefronts and strong curb appeal
- Adjacent to high-traffic anchors including Bass Pro Shops and Publix
- Ideal for retail, restaurant, or service-oriented businesses
- Less than one mile from Interstate 75 (Exit 172) providing excellent accessibility
- Prime location along Bass Road, one of Macon's most active commercial corridors



1448 BASS ROAD  
 MACON, GA 31210  
 BIBB COUNTY



# AERIAL MAP



*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.*



## DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)  
Bass Road - 13,800 VPD  
Interstate 75 - 48,500 VPD

### 1448 Bass Road - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,496	20,815	44,313
2030 ESTIMATED POPULATION	3,435	21,324	45,050
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,525	9,052	18,593
2030 HOUSEHOLD ESTIMATES	1,506	9,321	18,988
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$156,048	\$129,166	\$125,959
2030 HH INCOME ESTIMATE	\$172,558	\$144,471	\$141,407

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$129,166**



**20,815**



**9,052**



**3.3%**



**10,341**

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