

OFFICE SPACE WITH I-75 VISIBILITY

4580 SHERATON DRIVE
MACON, GA 31210
BIBB COUNTY

±4,000 SF

LEASE RATE: \$16/SF



KEVIN HARKINS C: 478.338.0623
KHARKINS@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Former model home (would make for a great professional office space)
- Excellent location immediately off Interstate 75 (exit 171), next to Groome Transportation
- Includes ample parking
- Landlord pays property tax & insurance and tenant pays utilities
- Area businesses include The Shoppes at River Crossing (Belk, Dick's Sporting Good, Dillard's, JoAnn Fabric and more), Hobby Lobby, Ashley Furniture, Rooms to Go, multiple car dealerships, restaurants, retailers, and offices



4580 SHERATON DRIVE, MACON, GA 31210
BIBB COUNTY

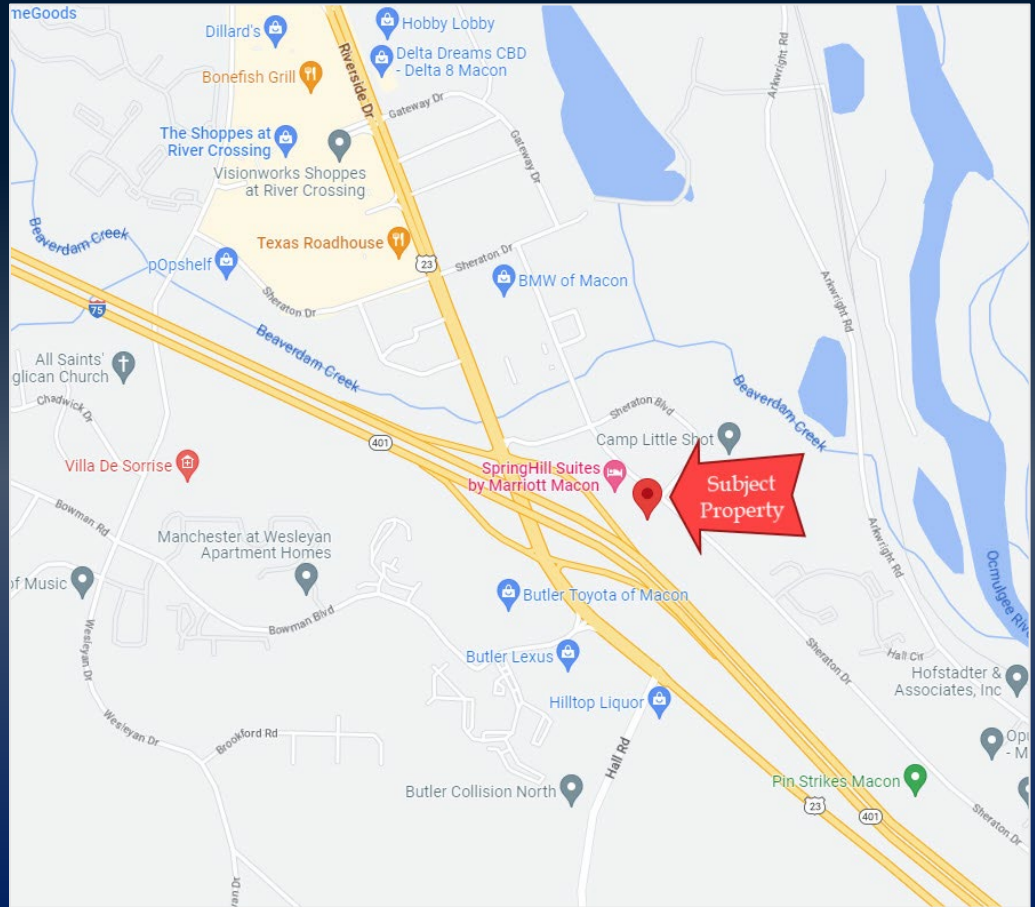


DEMOGRAPHICS & TRAFFIC DATA

Traffic Counts: (GDOT 2021 estimate)
 Riverside Dr – 14,700 vpd
 I-75 – 47,900 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population:	2,466	22,660	47,858
2027 Population Estimate:	2,445	22,517	47,681
2022 Households:	1,220	9,946	20,219
2027 Households Estimate:	1,210	9,925	20,253
2022 Average HH Income:	\$90,785	\$106,910	\$110,078
2027 Average HH Income Estimate:	\$110,632	\$125,568	\$128,994



4580 SHERATON DRIVE, MACON, GA 31210
 BIBB COUNTY



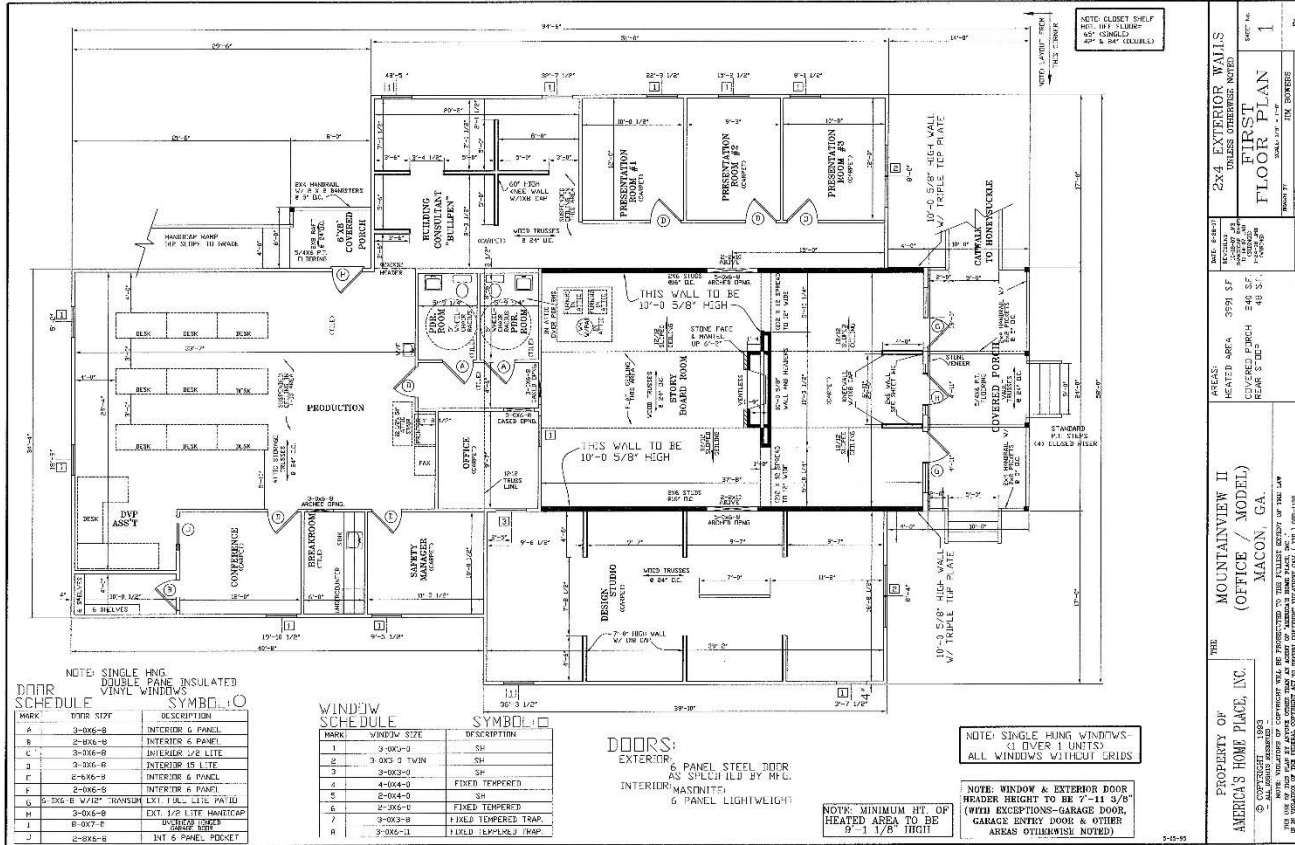
INTERIOR PHOTOS



4580 SHERATON DRIVE, MACON, GA 31210
BIBB COUNTY



Floor Plan



4580 SHERATON DRIVE, MACON, GA 31210
 BIBB COUNTY

