

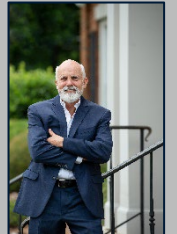
# NORTH MACON OFFICE LEASE SPACE AVAILABLE

1503 BASS ROAD  
MACON, GEORGIA 31210  
BIBB COUNTY

LEASE RATE  
\$18.50/SF



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## PROPERTY INFORMATION

- ± 7,500 SF of office
- Excellent location at the corner of Bass Road and Bass Plantation Drive, in front of Publix
- Less than a mile from Interstate 75 (Exit 172)
- Includes 26 offices, 2 conference rooms, 4 restrooms & a break room
- Full-Service lease



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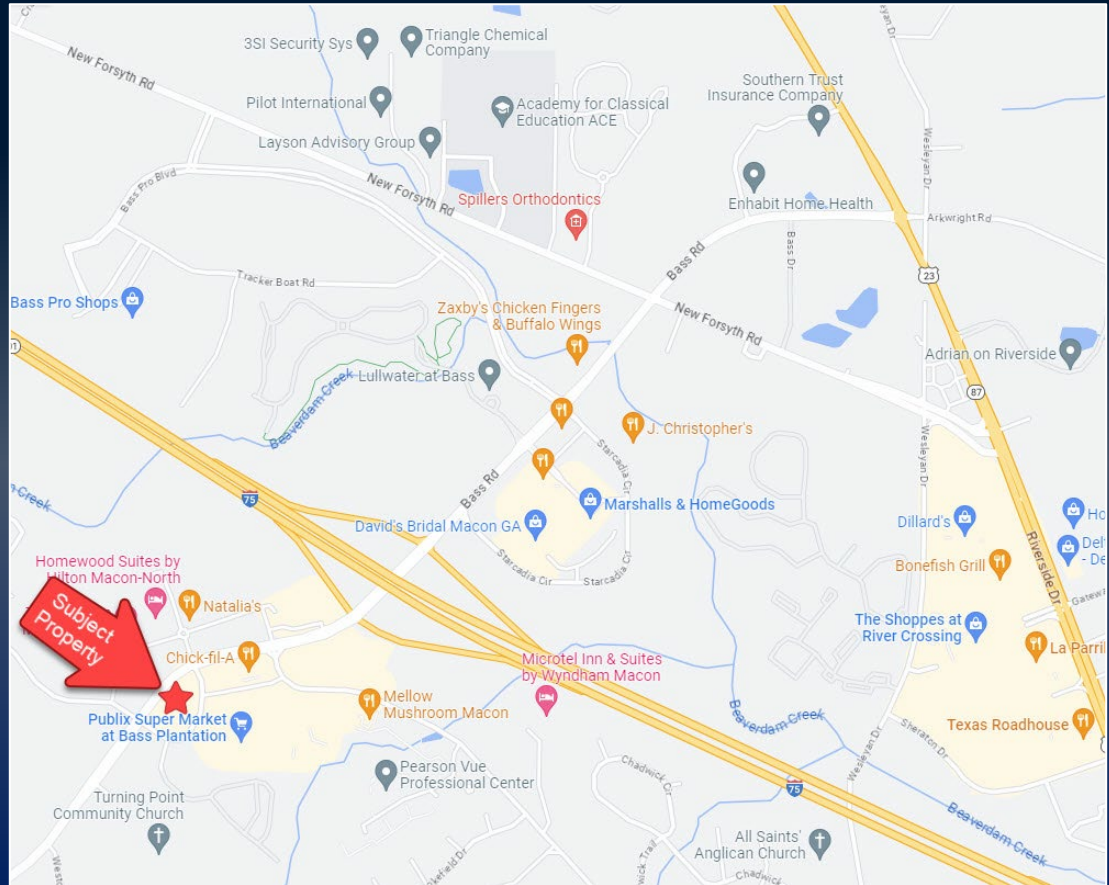
# TRAFFIC COUNTS & DEMOGRAPHICS

## Traffic Counts: 2021 GDOT Data Estimate

- Bass Road – 12,600 vpd

## Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population:	3,584	20,156	43,216
2027 Population Estimate:	3,583	20,234	43,076
2022 Households:	1,562	8,791	18,006
2027 Households Estimate:	1,576	8,882	18,040
2022 Average HH Income:	\$141,890	\$124,332	\$113,741
2027 Average HH Income Estimate:	\$161,083	\$144,494	\$133,592



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