

LEASE SPACES AVAILABLE

5005 RIVERSIDE DRIVE
MACON, GEORGIA 31210
BIBB COUNTY

2 SUITES
3,080 SF TOTAL

LEASE RATE:
\$30/SF
NNN



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PROPERTY INFORMATION

- 2 Suites available
 - Suite D: ± 1,840 SF
 - Suite C: ± 1,240 SF
- (Can be combined)
- Zoned C-2 (commercial)
- Two restrooms in each suite
- Neighboring tenants include Jersey Mikes, Aspen Dental, Cox Communications, Hobby Lobby, Mattress Firm & The Vitamin Shoppe
- Excellent high traffic location at the signalized intersection of Riverside Drive and Gateway Drive across from The Shoppes at River Crossing
- Easy access from Interstate 75 (Exits 171 and 172)



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TRAFFIC COUNTS & DEMOGRAPHICS

TRAFFIC COUNTS: (GDOT 2022 Published Data estimate)

Riverside Drive @ Gateway Drive – 15,000 vpd

I-75 N of Exit 171 – 52,400 vpd

I-75 S of Exit 171 – 47,600 vpd

DEMOGRAPHICS

5 Miles

2023 Population: 41,284

2028 Population Estimate: 41,100

2023 Households: 17,476

2028 Households Estimate: 17,594

2023 Average HH Income: \$114,463

2028 Average HH Income Estimate: \$33,953

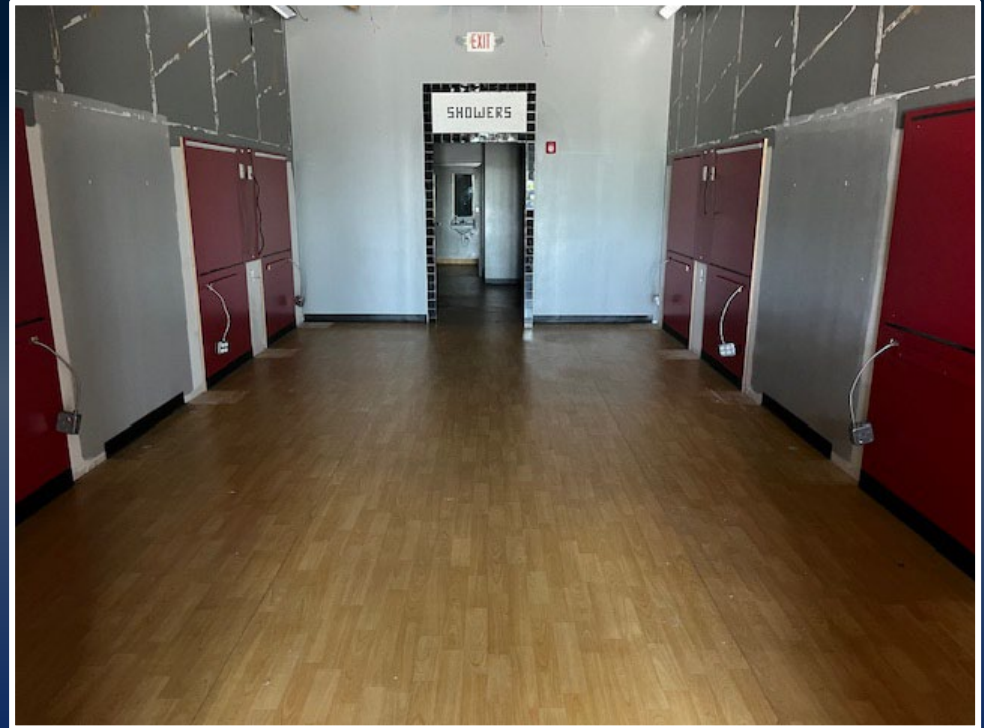
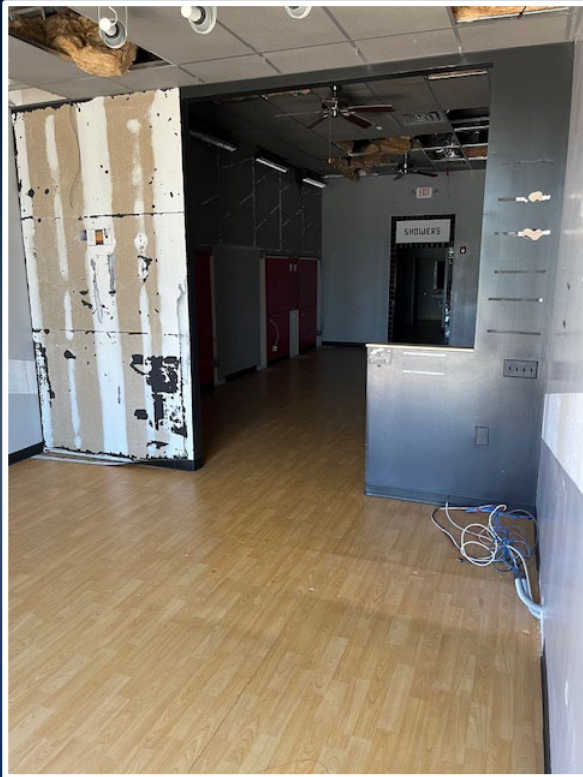
SUITE D



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PHOTOS
SUITE C



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