

# OFFICE/RETAIL BUILDING FOR SALE OR LEASE

3855 NORTHSIDE DRIVE  
MACON, GA 31210  
BIBB COUNTY

4,200 SF  
.34 ACRE

**LEASE RATE: \$8/SF**  
**NNN**

(OWNER PAYS TAX & INSURANCE  
TENANT PAYS UTILITIES)



**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

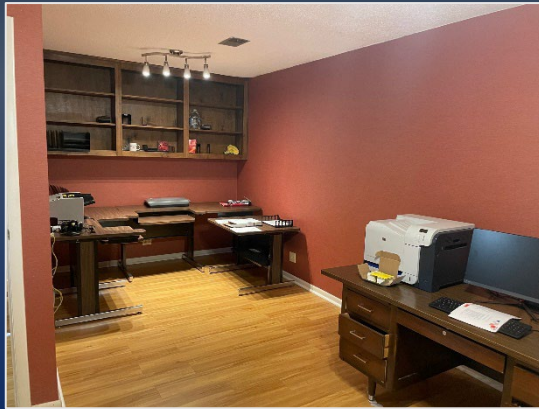
- 4,200 SF building situated on 0.34 acre
- Built 1969
- Water, sewer, electric, phone and internet available (paid by Tenant)
- 12 parking spaces
- Zoned C-1 (Commercial)
- High traffic location near the intersection of Northside Drive and Tom Hill Sr. Boulevard
- Less than 1 mile from Interstate 75 (exit 169)
- Traffic Count (GDOT 2021 estimate)  
Northside Dr - 19,400 vpd



3855 NORTHSIDE DRIVE  
MACON, GA 31210

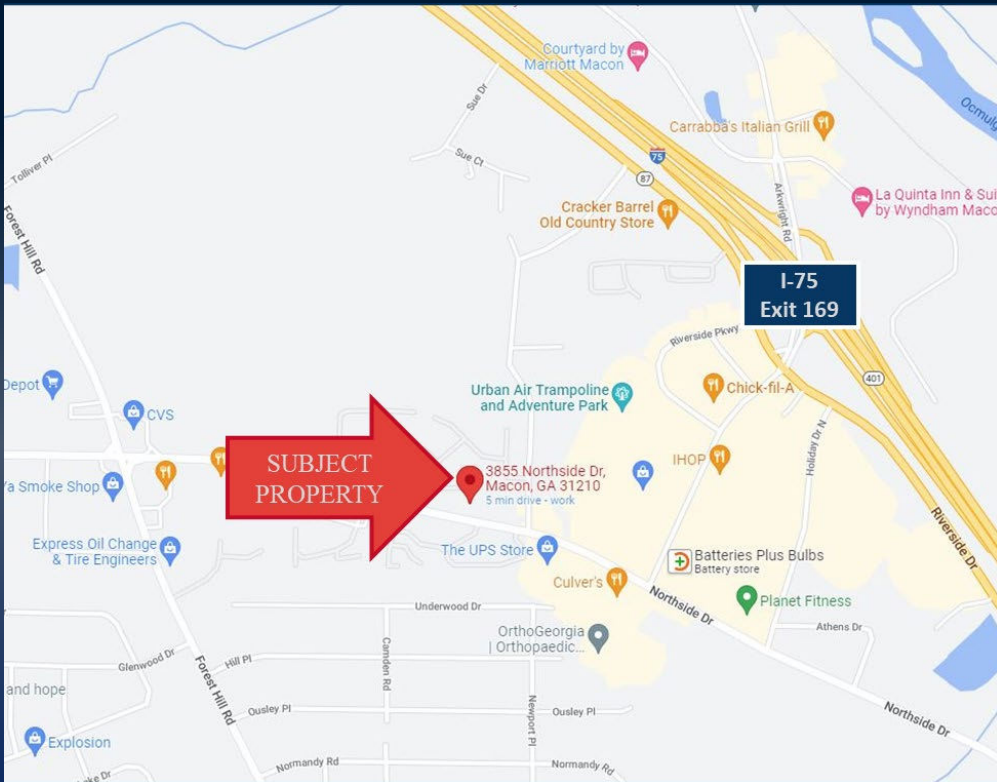




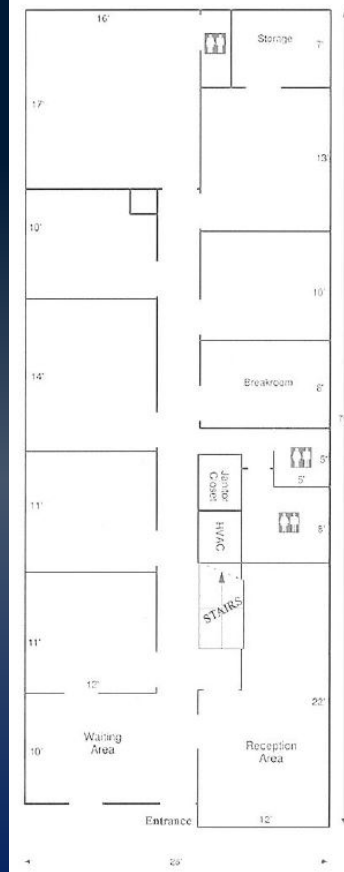


3855 NORTHSIDE DRIVE  
MACON, GA 31210

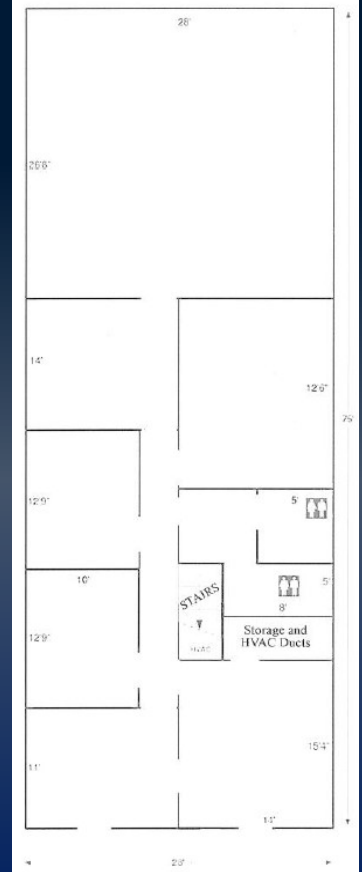




1<sup>st</sup> Floor (NOT to Scale)



2<sup>nd</sup> Floor (NOT to Scale)



## 3855 NORTHSIDE DRIVE MACON, GA 31210



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.