

# NORTHSIDE CROSSING OFFICE FOR SALE

2000 NORTHSIDE CROSSING  
MACON, GA 31210  
BIBB COUNTY

±4,950 SF  
±0.11 ACRES

SALE PRICE:  
\$825,000



**BO ELLIOTT C: 478.718.2049**

BELLIOTT@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

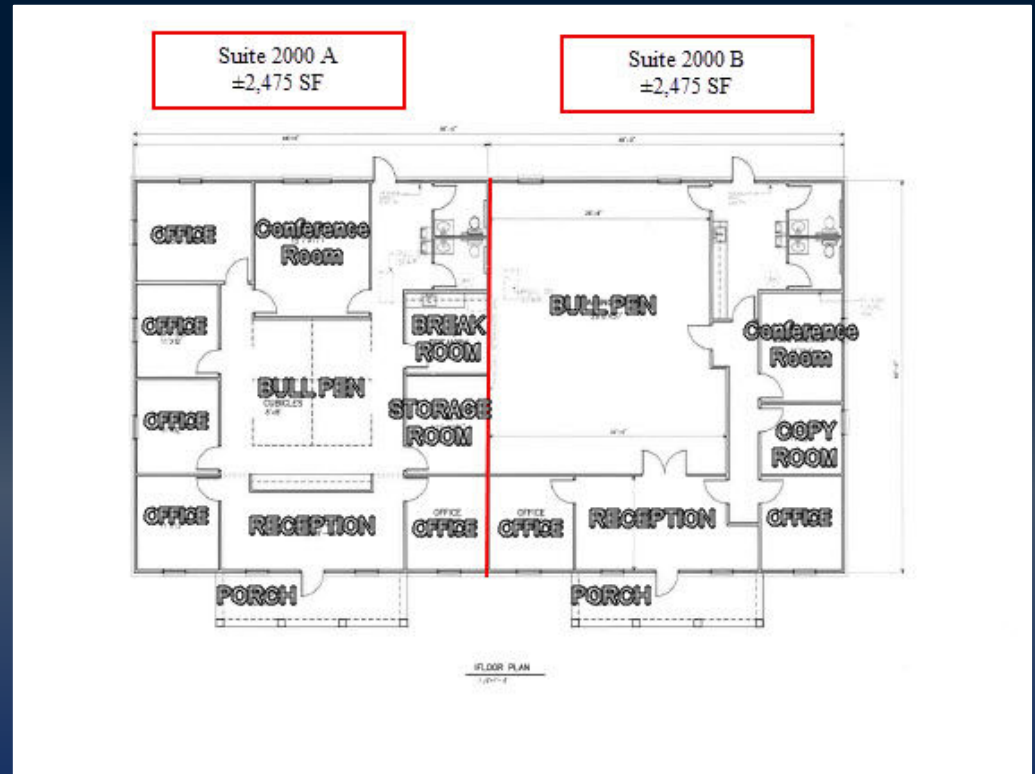
**O: 478.750.7507**

WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- ±4,950 SF duplex style building situated on ±.11 acre
- The space includes seven (7) offices, two (2) conference rooms, two (2) reception areas, two (2) restrooms, two (2) bullpen areas, one (1) storage room, one (1) break room, and a copy room
- Zoned: R-3
- North Macon professional office park with 24-hour access, surrounded by many established businesses including Kroger, 1<sup>st</sup> Franklin Financial Bank, CVS Pharmacy, The UPS Store, Panera Bread, Chick-fil-A, and many more.
- The building can be used as one large office or divided into two suites. Ask agent about subdividing
- This property is in an excellent, high-visibility location with easy access to I-75 (Exit 167)



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## TRAFFIC COUNTS & DEMOGRAPHICS

- Traffic Count (GDOT 2023)  
Northside Drive – 19,500 VPD  
Forest Hill Road – 10,500 VPD

### 2000 Northside Drive - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,706	30,040	60,517
2030 ESTIMATED POPULATION	3,662	30,388	60,945
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,544	12,897	25,477
2030 HOUSEHOLD ESTIMATES	1,536	13,136	25,789
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$166,041	\$124,342	\$114,191
2030 HH INCOME ESTIMATE	\$188,762	\$138,807	\$129,237

AVERAGE INCOME   POPULATION   HOUSEHOLDS   UNEMPLOYMENT   LABOR FORCE



**\$124,342**



**30,040**



**12,897**



**3.9%**



**58,361**

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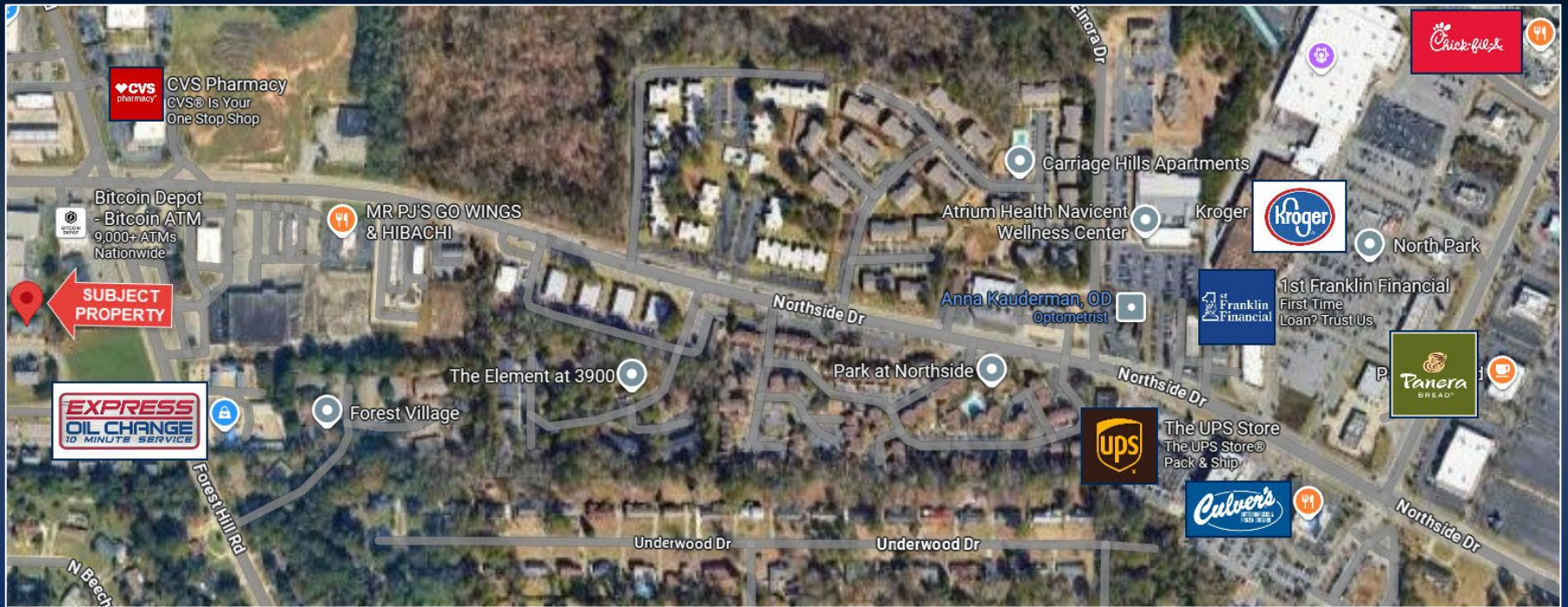
## ADDITIONAL PHOTOS



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# MAP



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