

# OFFICE BUILDING FOR SALE

200 NORTHSIDE CROSSING  
MACON, GA 31210  
BIBB COUNTY

±2,392 SF  
±0.05 AC

ASKING PRICE:  
**\$395,000**



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## PROPERTY INFORMATION

- ±2,392 SF of office situated on ±0.05 acre and including six (6) offices, conference room, waiting area, reception area, two (2) restrooms and kitchen/break area
- Zoned: R-3
- Built in 2008
- Ample cross parking
- HOA includes outside lighting, pine straw (2x/year), and trash pickup
- Conveniently located next to a strong mix of medical offices, banks, fitness centers, professional services and restaurants including Kroger, Planet Fitness, Chick-fil-A, Starbucks, Wells Fargo and more.



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## TRAFFIC COUNTS & DEMOGRAPHICS

### Traffic Counts (GDOT 2024)

Northside Drive – 19,500 VPD

Tom Hill Senior Blvd – 19,000 VPD

Riverside Drive – 14,900 VPD

## 200 Northside Crossing - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,266	31,535	68,785
2030 ESTIMATED POPULATION	5,367	31,588	68,923
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,280	13,730	29,383
2030 HOUSEHOLD ESTIMATES	2,348	13,833	29,614
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$86,437	\$116,851	\$101,129
2030 HH INCOME ESTIMATE	\$97,233	\$131,302	\$114,280

AVERAGE INCOME   POPULATION   HOUSEHOLDS   UNEMPLOYMENT   LABOR FORCE



\$116,851



31,535



13,730



4.2%



25,809

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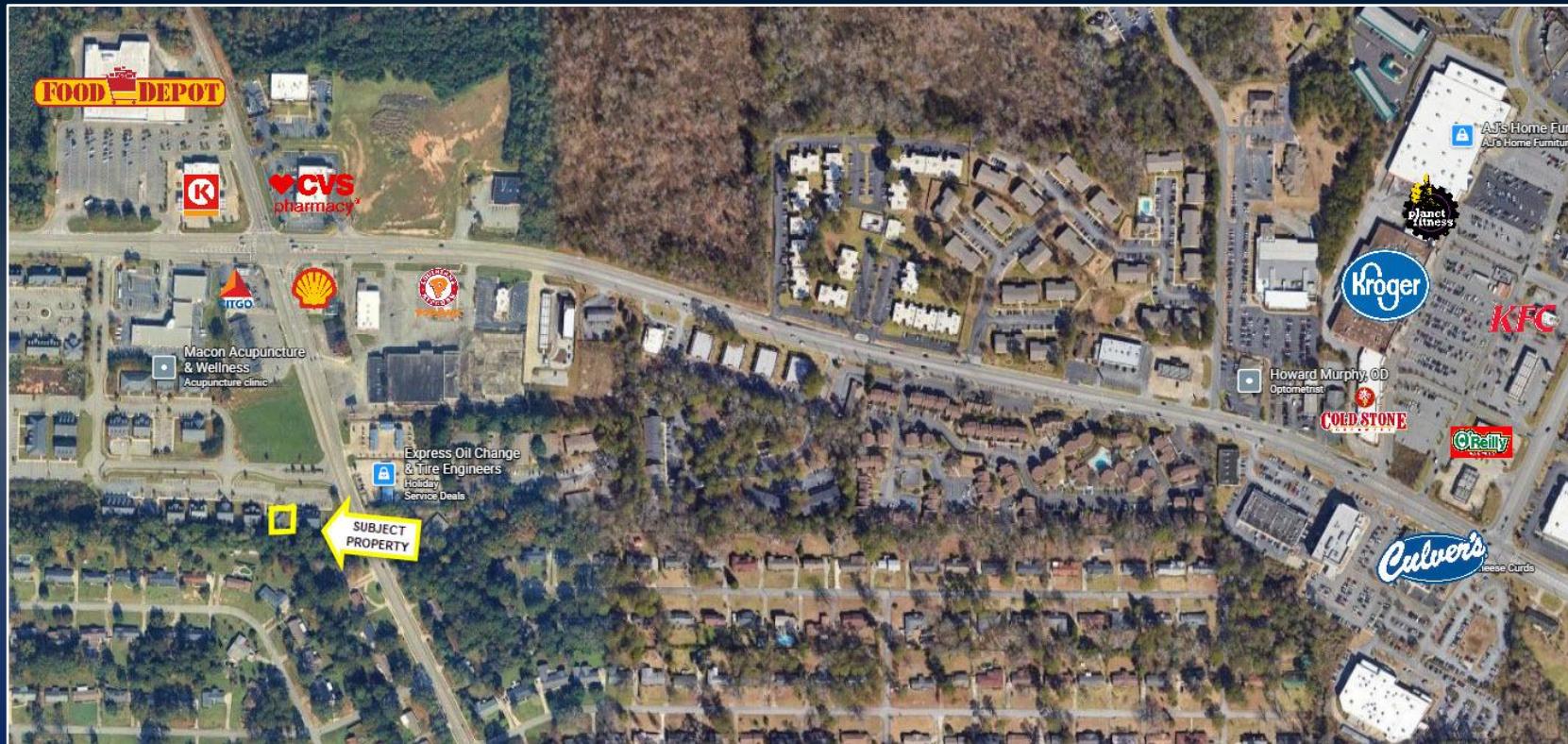
ADDITIONAL  
PHOTOS



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# MAP



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