

# OFFICE/RETAIL BUILDING FOR SALE OR LEASE

3855 NORTHSIDE DRIVE  
MACON, GA 31210  
BIBB COUNTY

±4,200 SF  
±0.34 ACRE

ASKING PRICE: \$485,000  
LEASE RATE: \$8/SF, NNN



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## PROPERTY INFORMATION

- ±4,200 SF building including multiple offices/exam rooms, five (5) restrooms, a waiting and reception area, breakroom, and a janitorial closet
- Situated on ±0.34 acre
- Zoned C-1 (Commercial)
- Built in 1969
- 12 parking spaces
- Water, sewer, electric, phone, and internet available
- Northside Drive is a high traffic corridor located only one (1) mile from I-75 (Exit 169), providing strong visibility, surrounded by multiple major anchors such as Robins Air Force Base and Emory Hospital



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## AERIAL MAP & TRAFFIC COUNT

Traffic Count (GDOT Estimate 2024):  
Northside Drive - 19,500 VPD



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