PRICE FURTHER IMPROVED





- Three (3) Office Buildings Each with own entrance from parking lot
- Building "B"
 - Suite 265 3,862± SF Office
 - Reduced Lease Rate: \$4,184.00 \$3,218.33/Month,Gross (See Pages 2-4)
- · Parking available in front of building
- Signage available
- Landlord pays CAM, taxes and insurance



LOCATION OVERVIEW

- Located in North Macon on Riverside Drive between Northside Drive and Tom Hill Senior Boulevard; visible to Interstate 75
- Convenient to shopping, eateries and banks
- Traffic Count: 24,600± AVG VPD (2023 GDOT)
- 5 miles to Downtown Macon
- Zoned C3

TENANT LIST

Beyond The Bell, CWC Furniture, Dr. Robert C. Jones, McIntosh Trail Healthcare, NECCO, Northside Insurance, Primerica, Qualified Staffing, Slender Swiftly, Watkins Rejuvenation Center





BUILDING "B" - SUITE 265 3,862± SF

Lobby

Receptionist Office

Eight (8) Private Offices

Executive Office

Conference Room

Large Storage Room

Break Room

IT/Data Room

SHARED RESTROOM

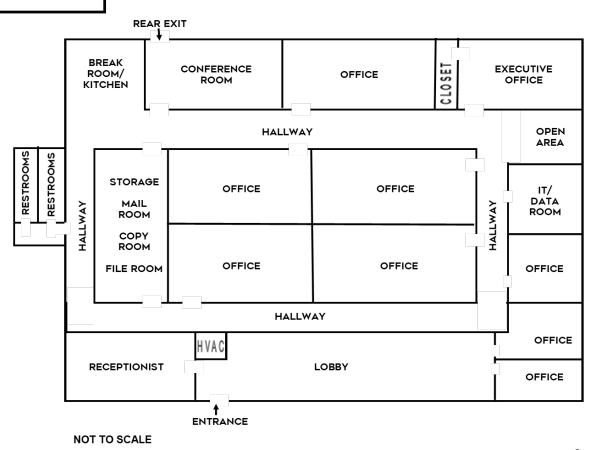
LEASE RATE:

\$4,184.00/MONTH/GROSS

\$3,218.33/MONTH/GROSS

INCLUDES WATER

PRICE FURTHER IMPROVED



2

PHOTOS-SUITE B265

















PHOTOS-SUITE B265

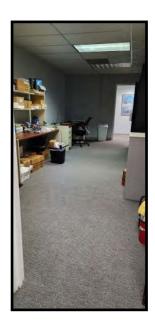












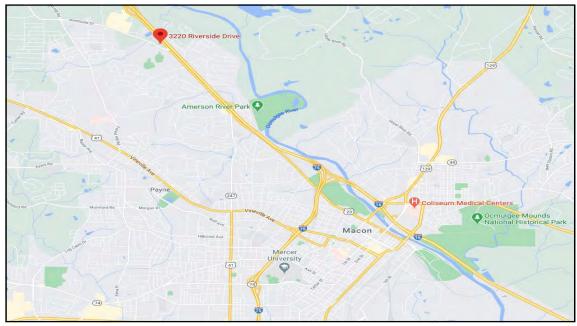


EBERHARDT & BARRY

75 NORTH OFFICE PARK

3220 Riverside Drive - Macon, Bibb County, GA 31210







DEMOGRAPHICS - BIBB COUNTY

KEY FACTS			EDUCATION				
156,482 Population 2.4 Average Household Size		38.3 Median Age \$51,348 Median Household Income	No High School Diploma	32% High School Graduate	-	29% ne College	28% Bachelor's/Grad/Prof Degree
BUSINESS			EMPLOYMENT				
6,878 Total Businesses		82,560 Total Employees	White Collar Blue Collar Services	666		64% 20% 16%	4.9% Unemployment Rate
	INCOME		The largest group	16 999 9. 999 11 999 12	(16.7%) 199 (3.3% Ilue	%) Diff +7.5% +3.2% +4.3% +1.5% +0.4%	
\$51,348	\$31,464	\$78,071	\$75,000 - \$99,9	799 10	0.6%	-2.8%	
Median Household	Per Capita Issue	Median Net Worth	\$100,000 - \$14 \$150,000 - \$19		4.3%	-3.5% -5.8%	-
Income	Per Capita Income	wedian Net Worth	\$200,000+				n from Georgia