LEASE





LEASE RATE: \$11.00/PSF*

PROPERTY OVERVIEW

- 4,096± SF Professional Office Building
 - Two (2) Reception areas
 - Two (2) Waiting rooms
 - 11 Exam rooms
 - One Executive office with private restroom & shower
 - Breakroom
 - Four (4) restrooms
 - Storage space
- Currently occupied by Watkins Rejuvenation Center
- Office Complex consisting of three (3) buildings -Each with own entrance from parking lot
- · Parking available in front of building
- Signage available
- *Landlord pays property taxes and CAM
- Tenant pays all utilities

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

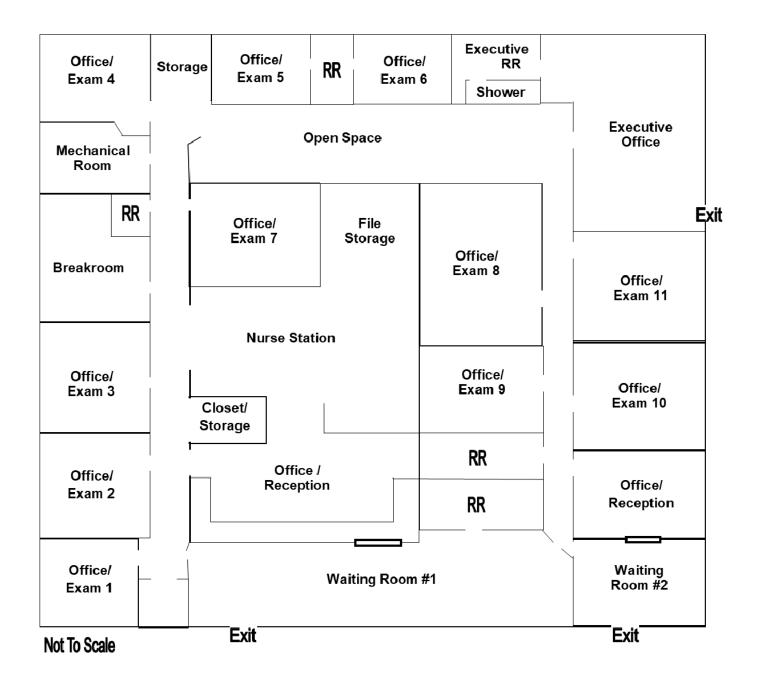
Slender Swiftly

Watkins Rejuvenation Center

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FLOOR PLAN



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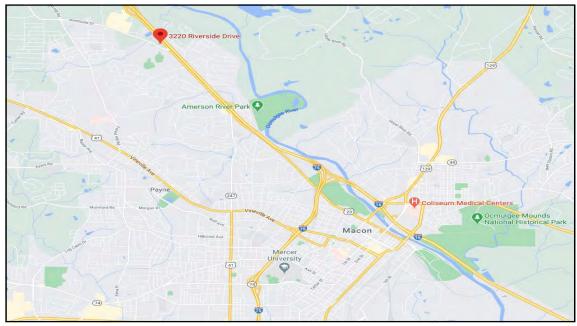














DEMOGRAPHICS - BIBB COUNTY

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		9% College	28% Bachelor's/Grad/Prof Degree
BUSINESS			EMPLOYMENT				
6,878 Total Businesses		82,560 Total Employees	White Collar White Collar Blue Collar Services	6666		64% 20% 16%	4.9% Unemployment Rate
INCOME			2024 Households By Income (Esri) The largest group: \$50,000 - \$74,999 (16.7%) The smallest group: \$150,000 - \$199,999 (3.3%)				
		-	Indicator ▲ <\$15,000 \$15,000 - \$24, \$25,000 - \$34, \$35,000 - \$49,	999 9. 999 11 999 13	6.0% + 6% + 1.1% + 2.0% +	iff 7.5% 3.2% 4.3% 1.5%	
\$51,348	\$31,464	\$78,071	\$50,000 - \$74, \$75,000 - \$99,	999 10	0.6% -2	0.4%	
Median Household Income	Per Capita Income	Median Net Worth	\$100,000 - \$19 \$150,000 - \$19 \$200,000+	9,999 3.	3% -	3.5% 5.8% 1.9% v deviatio	n from Georgia