

FOR SALE



EBERHARDT & BARRY

PROPERTY VIDEO: <http://www.goroundmedia.com/4050-riverside-drive-macon-georgia/>



PRICE DRASTICALLY REDUCED

Medical Office Building / Ambulatory Surgery Center
19,688± Total Square Feet - 3.53± Acres

4050 Riverside Drive
Macon, Bibb County, Georgia 31210

REDUCED SALES PRICE: ~~\$4,185,000~~ \$2,975,000

FOR MORE DETAILS CONTACT:

Revised 9/19/18

STEPHANIE FOLSOM - EXCLUSIVE AGENT

Stephanie@cbcworldwide.com

Coldwell Banker Commercial Eberhardt & Barry Inc.

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Main 478-746-8171

Fax 478-746-1362

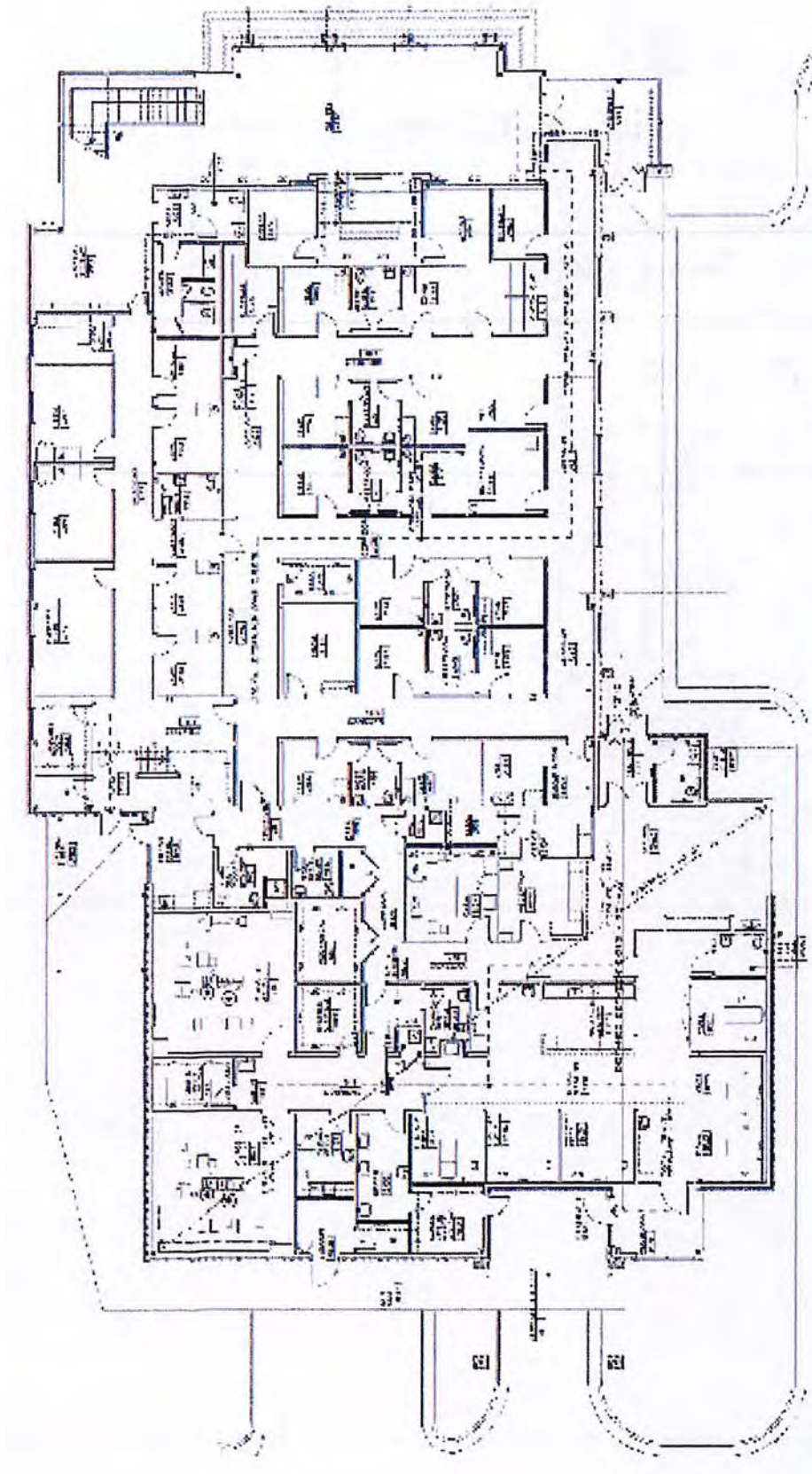
Toll Free 800-926-0990

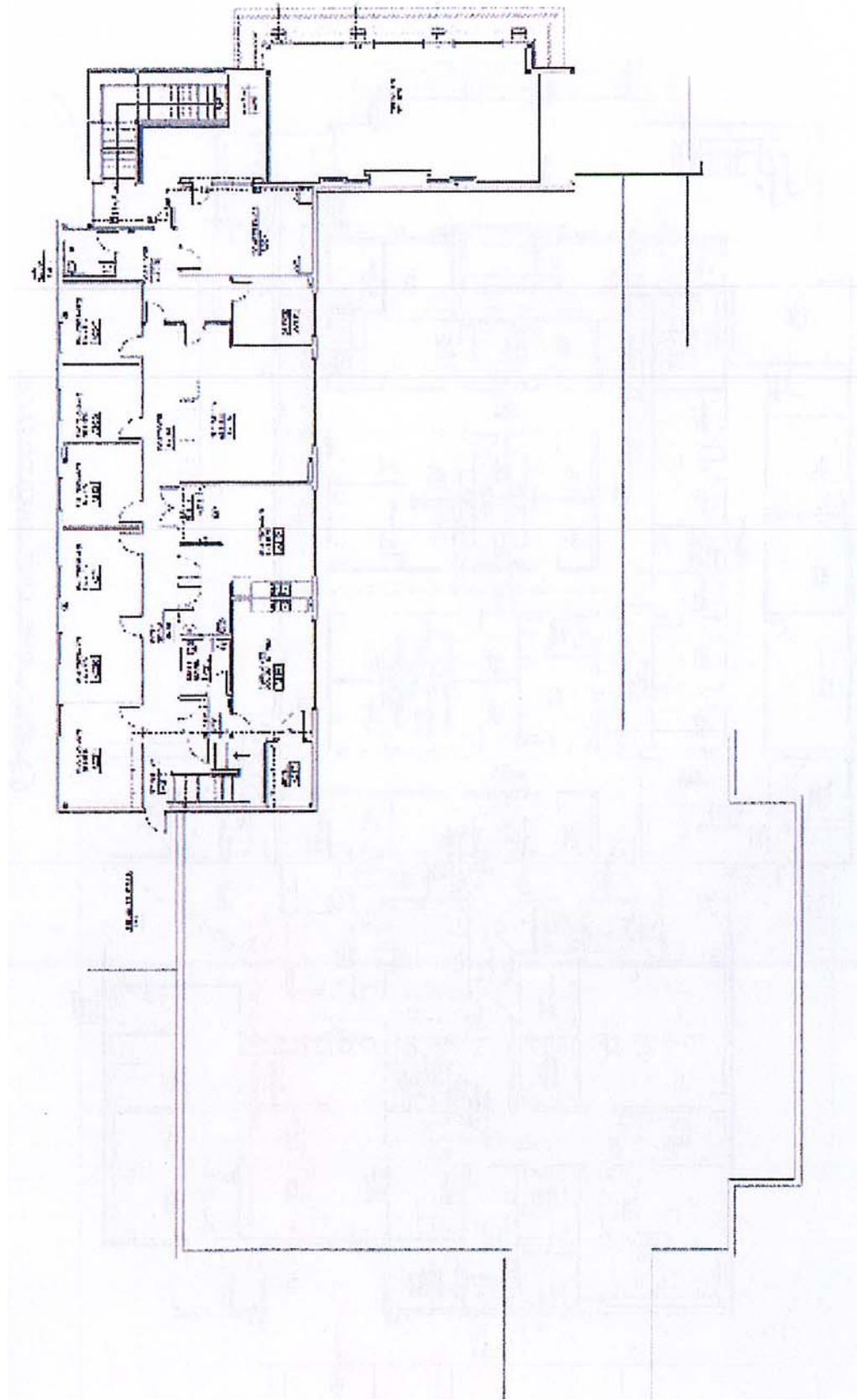
Cell 478-361-8259

990 Riverside Drive

Macon, GA 31201

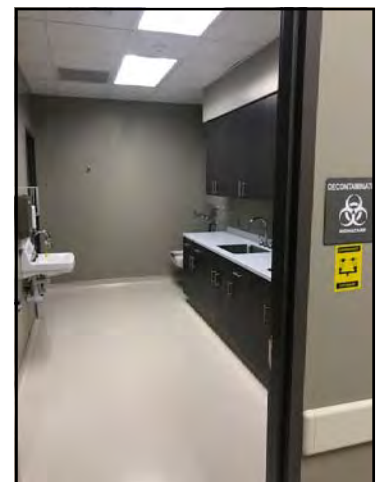
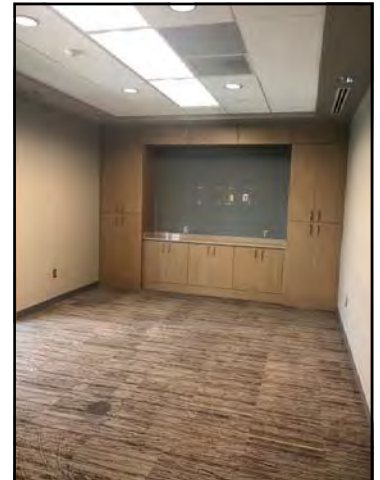
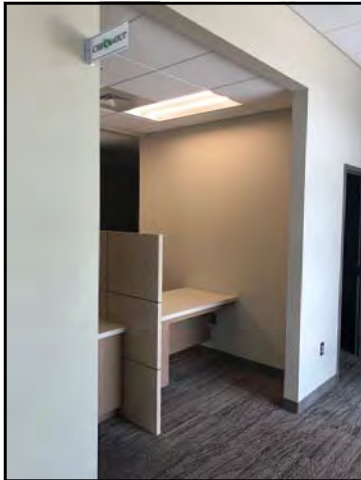
LOCATION:	Subject property is located in North Macon corridor extending from the I-75 Pierce Avenue Exit North along Riverside Drive to the Bass Road Exit.
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 19,688± SF One and One-Half Story Medical Building <ul style="list-style-type: none"> - 13,358± SF Medical Office Building - 6,300± SF Surgery Center with porte-cochere - Floor plan consists of: reception/check-in, waiting area, business office, exam rooms, executive offices, multiple restrooms, break rooms, conference room, spa room, sterile storage area, clean room, pre-op/prep room, changing rooms, decontamination room, soiled linen room, Lab, IT room and multiple storage areas. - Medical gases piped throughout building, medical alarm system & medical oxygen system.
LAND AREA/ ACCESS:	<ul style="list-style-type: none"> • 3.527 Total Acres <ul style="list-style-type: none"> - 2.19 acres - primary site - 1.337 acres, less GA DOT right-of-way • Easement through adjacent property (Cheddar's Restaurant) to Riverside Drive.
TRAFFIC COUNTS:	<ul style="list-style-type: none"> • 22,267 vehicles per day on Riverside Drive • 45,090 vehicles per day on Interstate 75
YEAR BUILT:	2013
CONSTRUCTION:	Stucco and concrete masonry; concrete slab
ROOF:	Membrane and standing seam
WALLS:	Painted wall board
FLOORING:	Ceramic tile & carpet
CEILING/LIGHTING:	Acoustical tile ceilings with fluorescent fixtures and wall sconces
HVAC:	Central heat and air conditioning
PARKING:	Paved lot with 43 on-site spaces
UTILITIES:	All public utilities including hi-tech electrical systems.
FIRE PREVENTION:	Wet sprinkler
ZONING:	C2
SIGNAGE:	Large electronic signage
MISCELLANEOUS:	<ul style="list-style-type: none"> • Large electronic signage • Porte-Cochere • Shower in physician's restroom • Built-in sound system • Elevated patio on second floor • Built-in cabinetry • Detention pond • Irrigation
LETTER OF NON-REVIEWABILITY:	The former physician had an Letter of Non-Reviewability (LNR) for the establishment of a physician owned, single use, office based ambulatory surgery center.







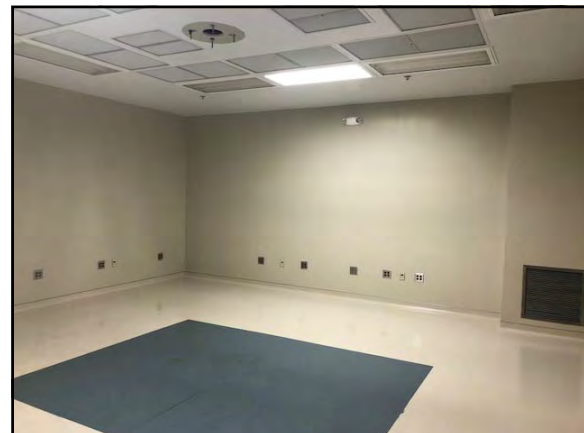
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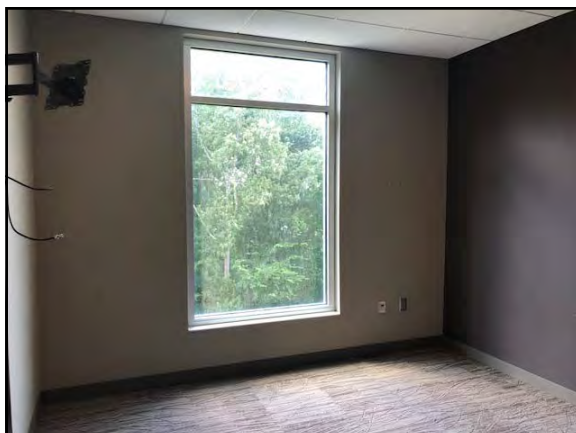
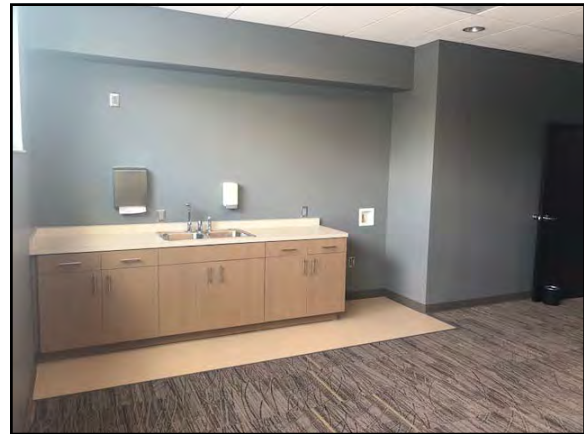
PHOTOS





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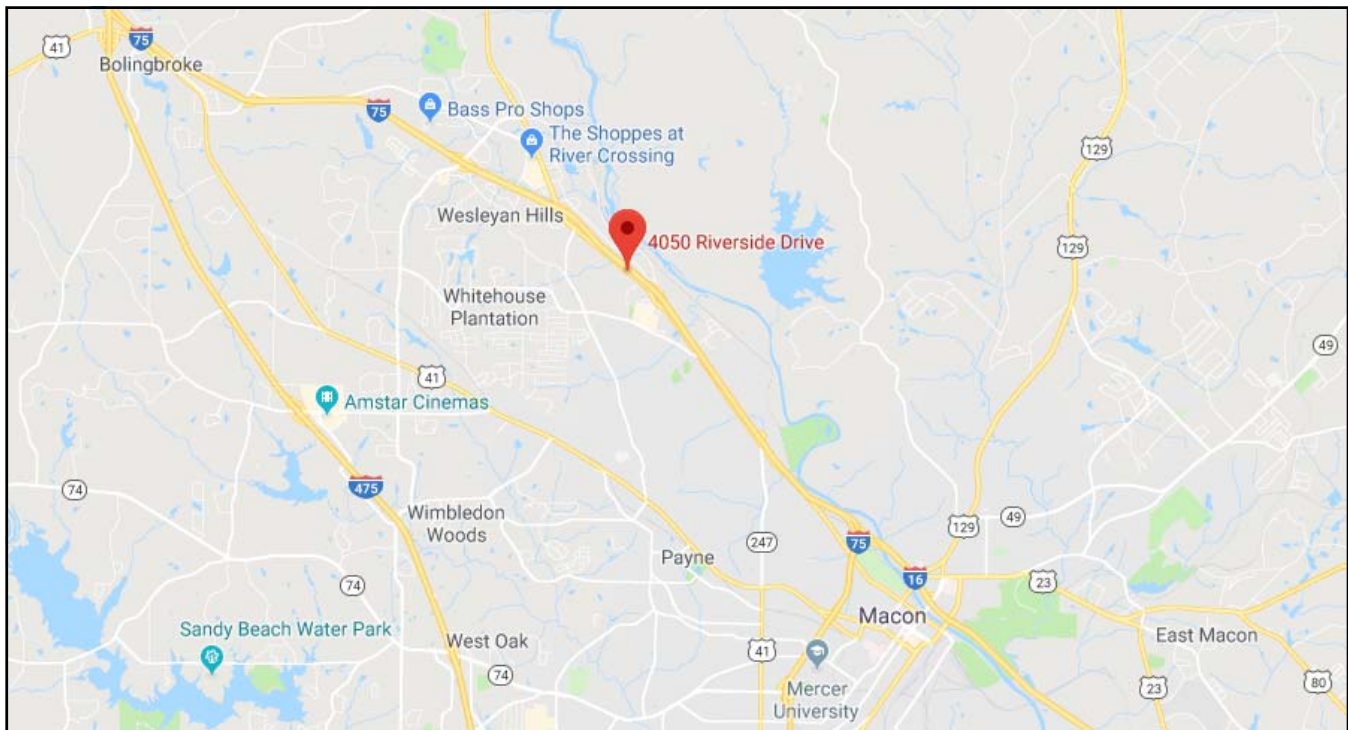
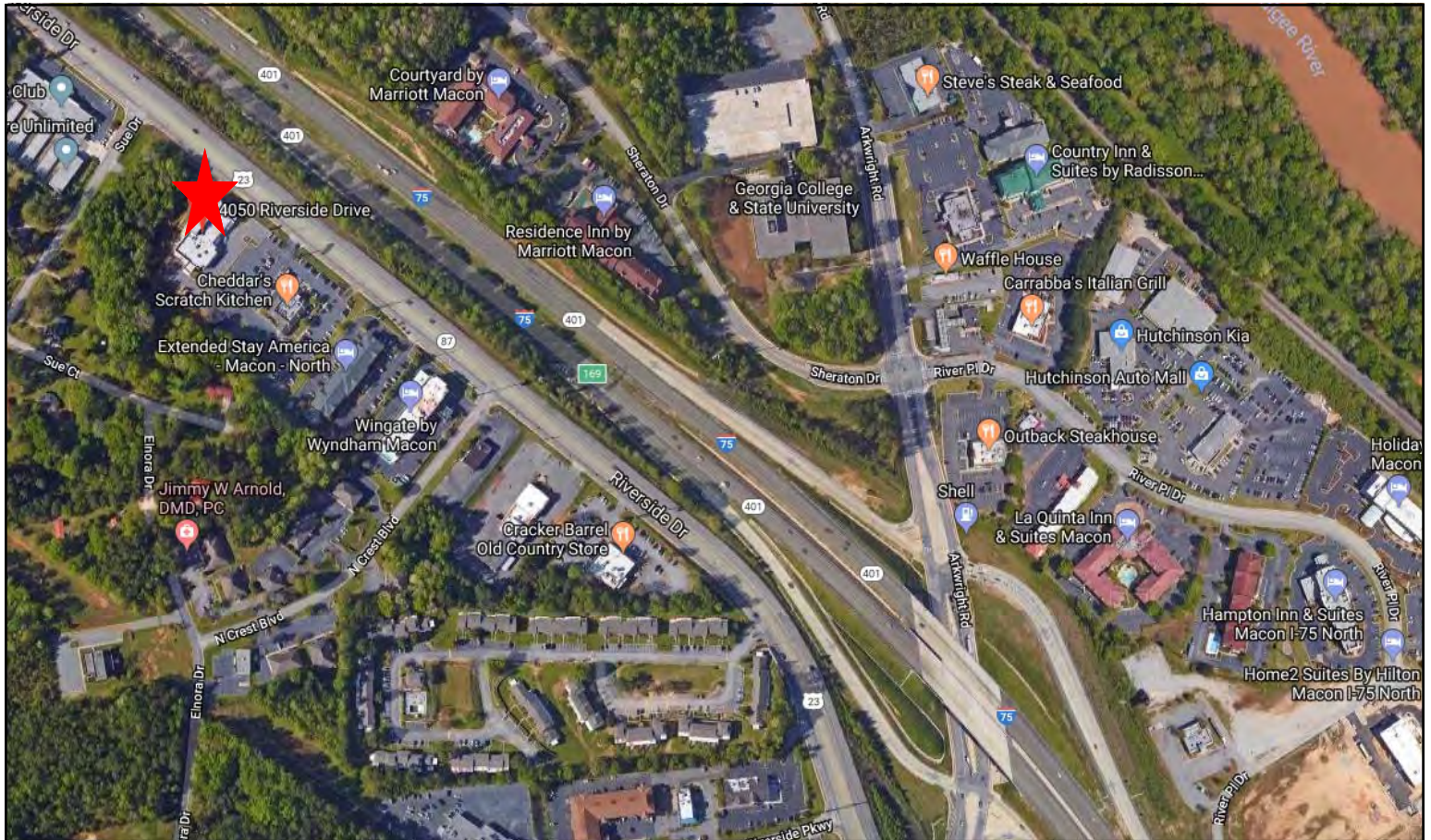






4050 Riverside Drive - Macon, GA 31210

MAPS





Demographic and Income Profile

Bibb County, GA
 Bibb County, GA (13021)
 Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023			
Population	155,547	154,432	152,620			
Households	60,295	59,664	58,874			
Families	38,714	37,752	37,018			
Average Household Size	2.48	2.49	2.49			
Owner Occupied Housing Units	33,537	29,024	29,327			
Renter Occupied Housing Units	26,758	30,640	29,547			
Median Age	35.5	36.8	37.7			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	-0.24%	1.10%	0.83%			
Households	-0.27%	1.08%	0.79%			
Families	-0.39%	0.99%	0.71%			
Owner HHs	0.21%	1.52%	1.16%			
Median Household Income	1.62%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	11,211	18.8%	10,066	17.1%		
\$15,000 - \$24,999	7,796	13.1%	7,416	12.6%		
\$25,000 - \$34,999	6,351	10.6%	6,067	10.3%		
\$35,000 - \$49,999	7,582	12.7%	7,325	12.4%		
\$50,000 - \$74,999	10,233	17.2%	10,186	17.3%		
\$75,000 - \$99,999	6,171	10.3%	6,480	11.0%		
\$100,000 - \$149,999	6,143	10.3%	6,427	10.9%		
\$150,000 - \$199,999	1,897	3.2%	2,103	3.6%		
\$200,000+	2,280	3.8%	2,804	4.8%		
Median Household Income	\$42,730		\$46,303			
Average Household Income	\$63,193		\$70,549			
Per Capita Income	\$25,339		\$28,151			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,368	6.7%	10,209	6.7%
5 - 9	10,931	7.0%	10,327	6.7%	9,813	6.4%
10 - 14	10,833	7.0%	10,386	6.7%	10,054	6.6%
15 - 19	11,777	7.6%	10,715	6.9%	10,525	6.9%
20 - 24	11,537	7.4%	11,155	7.2%	10,433	6.8%
25 - 34	20,188	13.0%	20,686	13.4%	19,945	13.1%
35 - 44	19,047	12.2%	18,519	12.0%	19,139	12.5%
45 - 54	21,631	13.9%	18,586	12.0%	17,620	11.5%
55 - 64	18,449	11.9%	19,406	12.6%	17,887	11.7%
65 - 74	10,462	6.7%	14,297	9.3%	15,665	10.3%
75 - 84	6,602	4.2%	6,937	4.5%	8,299	5.4%
85+	2,625	1.7%	3,050	2.0%	3,031	2.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	59,705	38.7%	54,349	35.6%
Black Alone	81,116	52.1%	85,870	55.6%	88,021	57.7%
American Indian Alone	332	0.2%	367	0.2%	395	0.3%
Asian Alone	2,531	1.6%	3,323	2.2%	3,959	2.6%
Pacific Islander Alone	120	0.1%	129	0.1%	139	0.1%
Some Other Race Alone	2,014	1.3%	2,213	1.4%	2,415	1.6%
Two or More Races	2,235	1.4%	2,825	1.8%	3,342	2.2%
Hispanic Origin (Any Race)	4,389	2.8%	5,046	3.3%	5,649	3.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

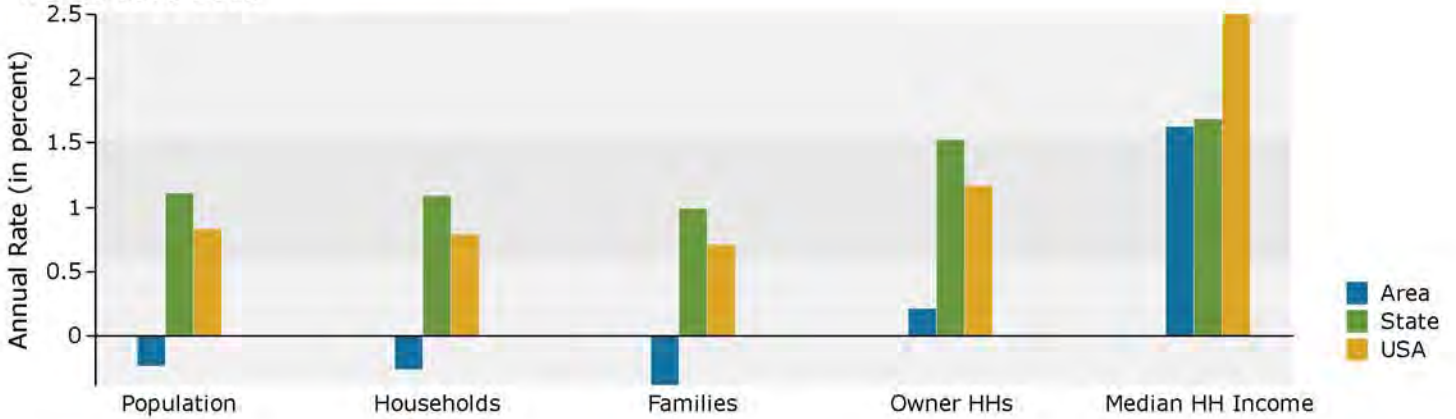


Demographic and Income Profile

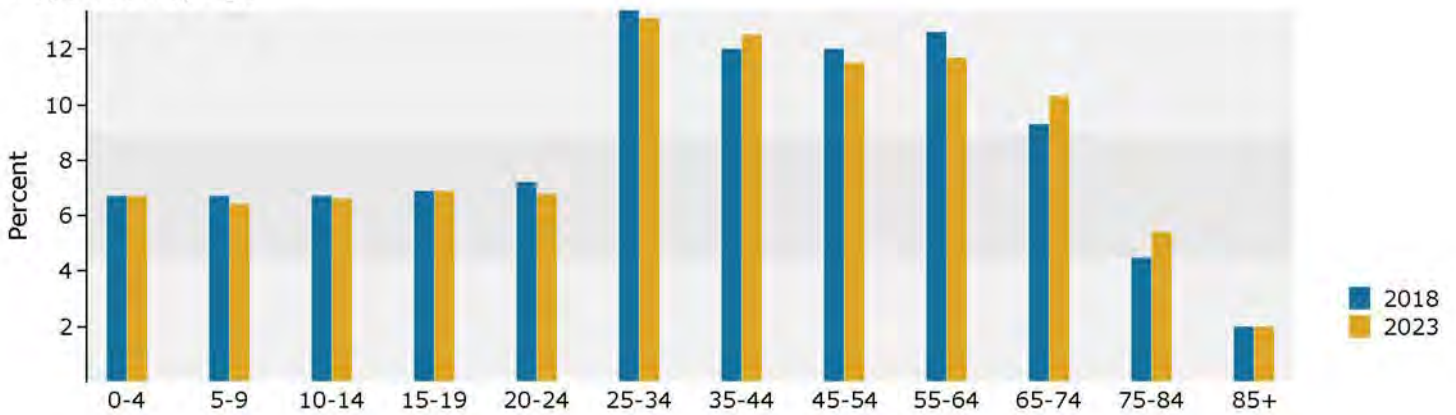
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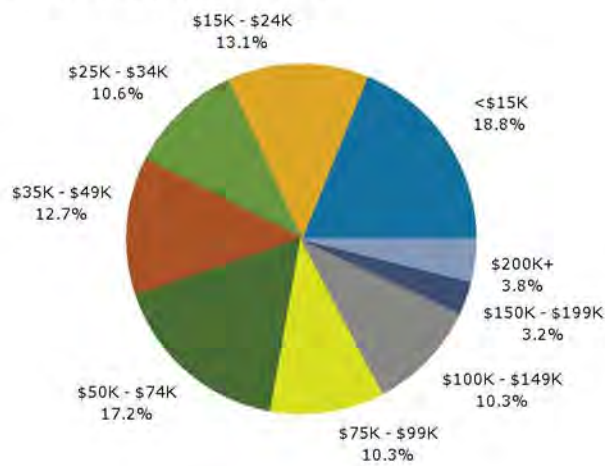
Trends 2018-2023



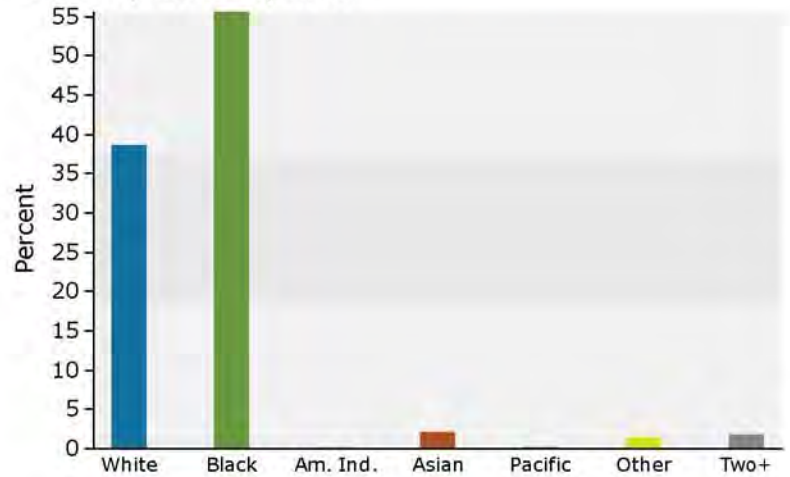
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%