

FOR SALE



EBERHARDT & BARRY

PROPERTY VIDEO: <http://www.goroundmedia.com/3330-northside-drive-macon-georgia/>



TWO-STORY CLASS "A" PROFESSIONAL OFFICE BUILDING
23,604± Square Feet - 1.35 Acres

3330 Northside Drive
Macon, Bibb County, Georgia 31210

SALES PRICE: \$2,500,000

FOR MORE DETAILS CONTACT:

Created 8/29/18

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990 Riverside Drive

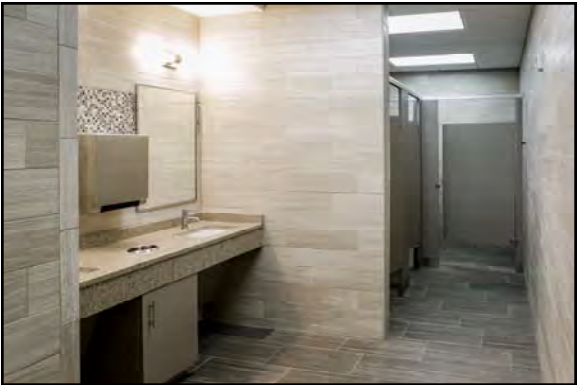
Macon, GA 31201



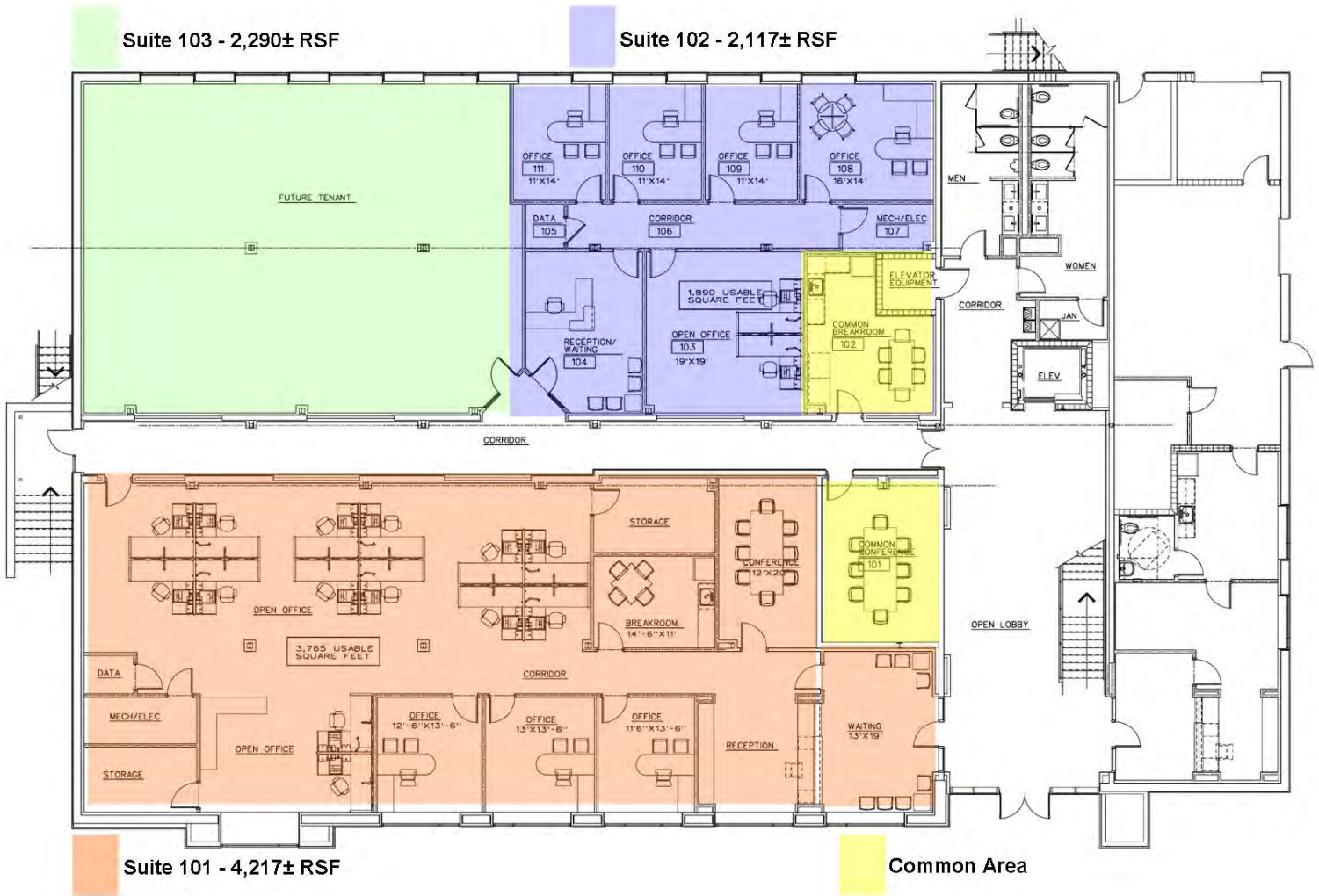
PROPERTY VIDEO:	http://www.goroundmedia.com/3330-northside-drive-macon-georgia/
LOCATION:	<ul style="list-style-type: none"> • Subject property located one block off Riverside Drive between Tom Hill Senior Boulevard/Arkwright Road and Pierce Avenue exit off Interstate 75. • Minutes from Macon's Central Business district
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 23,604± SF Two-Story Professional Office Building <ul style="list-style-type: none"> - Level One <ul style="list-style-type: none"> - 13,152 Gross SF - 3,712 Finished SF - 7,663 Unfinished SF - 1,777 Partially Finished SF - Level Two <ul style="list-style-type: none"> - 13,152 Gross SF - 3,712 Finished SF - 9,440 Unfinished SF - Energy Star certified - Two-story common atrium entrance - Common area with public restrooms, stairs/elevator to second floor. - Four (4) Lobby public restrooms <ul style="list-style-type: none"> - Three (3) stalls per restroom - Double sinks - One (1) Private restroom on first and second floor
LAND:	1.35 Acres
TRAFFIC COUNTS:	<ul style="list-style-type: none"> • 23,700 vehicles per day on Riverside Drive • 9,430 vehicles per day on Northside Drive
YEAR BUILT:	1985; extensive renovations in 2014
CONSTRUCTION:	Masonry / steel
ROOF:	Thermoplastic polyolefin
WALLS:	Painted wall board
FLOORING:	Carpet, laminate wood, tile



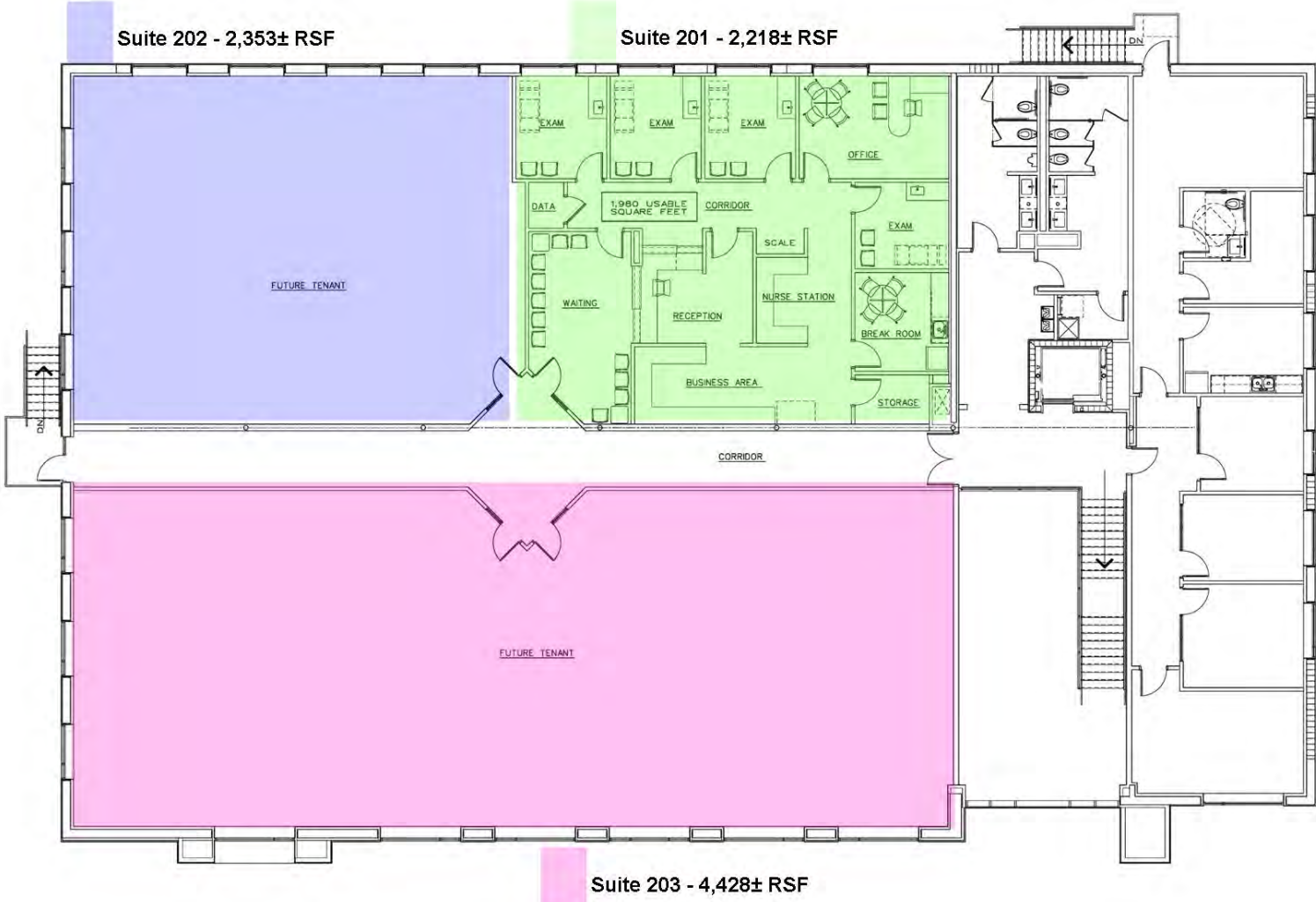
CEILING/ LIGHTING:	Acoustical tile ceilings with fluorescent fixtures and decorative chandeliers.
HVAC:	<ul style="list-style-type: none"> • One (1) Energy Recovery Unit - Renew Air - HE1XINH <ul style="list-style-type: none"> - Application Type:Indoor - Ventilation Type: Static plate, heat and humidity transfer - Typical Airflow Range:250-925 CFM - By reusing otherwise-wasted energy from the exhaust air to temper incoming air, RenewAire ERVs enhance IAQ energy-efficiently, cost-effectively and sustainably. - By optimizing energy efficiency and reducing HVAC loads, RenewAire ERVs realize significant energy and annual cost savings year-over-year. - RenewAire ERVs provide ventilation that supports healthy and green buildings resulting in better health, cognitive function and productivity. • Four (4) Rooftop package units w/outside air intake <ul style="list-style-type: none"> - Three 5-ton units - One 3-ton unit - Serves lobby area and upstairs office areas • Two (2) Split system heat pumps <ul style="list-style-type: none"> - One 3-ton - Serves 1st floor office and break room - One 2½-ton - Serves Maintenance department area • Three (3) Exhaust Fans • Two (2) Ductless split systems <ul style="list-style-type: none"> - One 12000BTU cooling only unit - serves elevator equipment room - One 12000 BTU cooling only unit - serves computer server room upstairs
PARKING:	Paved lot with 74 spaces
UTILITIES:	<ul style="list-style-type: none"> • All public utilities serve the site. • Electrical: 2,000 amp service
ZONING:	C2







12% Common Area Factor



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3330 Northside Drive - Macon, GA 31210

MAPS





Demographic and Income Profile

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

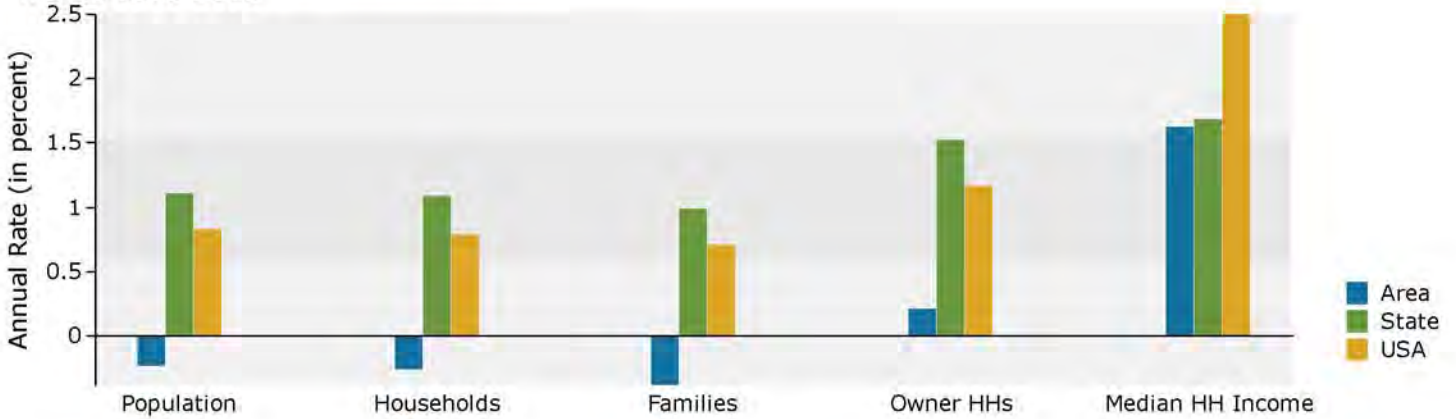
Prepared by Esri

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%

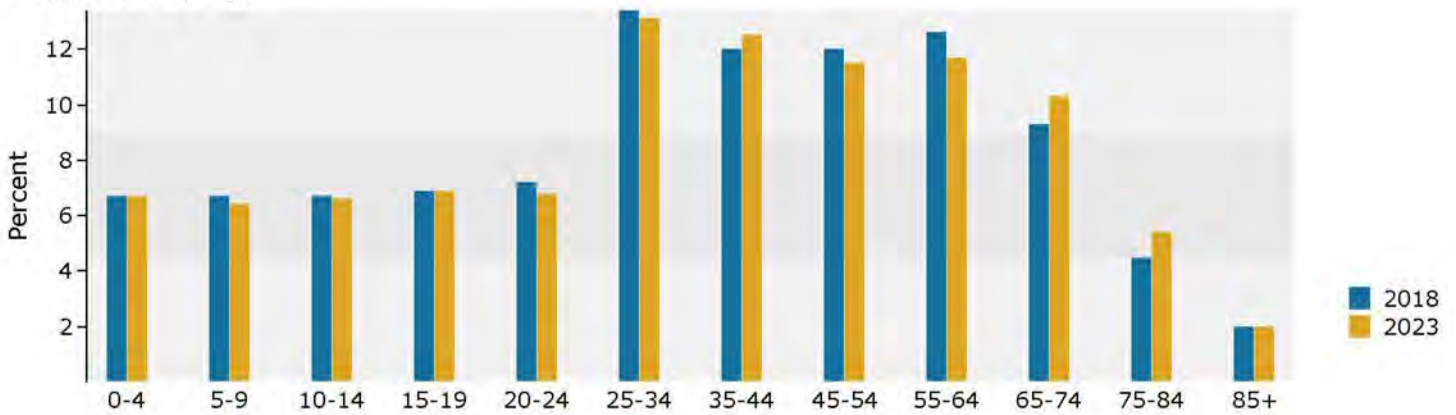
Data Note: Income is expressed in current dollars.

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

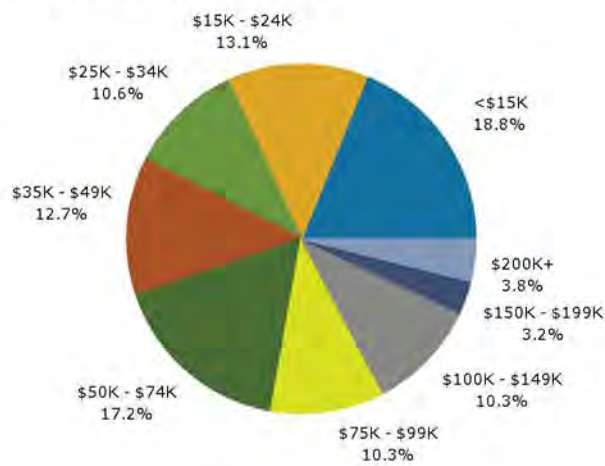
Trends 2018-2023



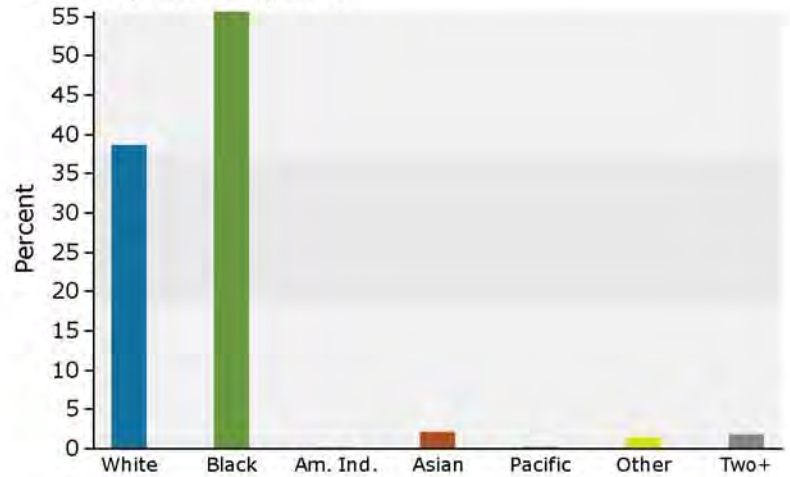
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%