

# LEASE

## WIMBISH MIDTOWN PLAZA SHOPPING CENTER

2980 RIVERSIDE DRIVE, MACON, GA 31210



**MONTHLY LEASE RATE:  
\$2,900.00**

### LOCATION OVERVIEW

- Located in North Macon at the busy signalized intersection of Riverside Drive and Wimbish Road
- 5 miles from Downtown Macon

### TENANT LIST

Mikata Japanese Steakhouse, Fitness Xtreme, Wimbish Beauty Salon, Twin Cuts Barber Shop, Aroma Essence Southern Cuisine

### PROPERTY OVERVIEW

- 2,050± SF Storefront Retail
- Former Bass Cleaners
- Average Daily Traffic Count: 23,900 VPD
- Plentiful asphalt paved parking
- Signage available on façade of building
- Zoned C4
- Landlord pays CAM and water.

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**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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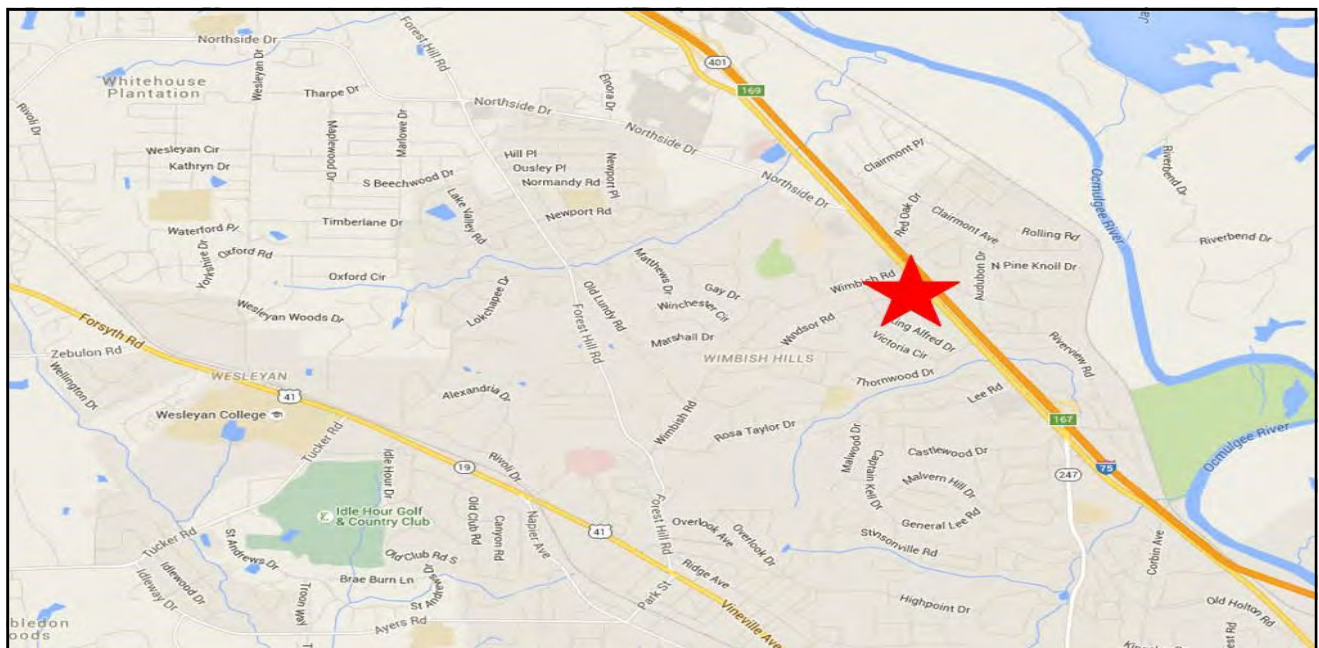
Revised 1/12/23



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### DEMOGRAPHICS - ONE MILE

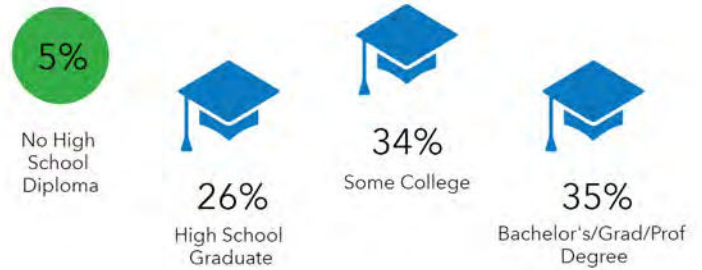
2980 Riverside Dr, Macon, Georgia, 31204 2 (1 mile)  
2980 Riverside Dr, Macon, Georgia, 31204  
Ring of 1 mile

Prepared by Esri  
Latitude: 32.88457  
Longitude: -83.67289

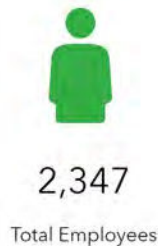
#### KEY FACTS



#### EDUCATION



#### BUSINESS



#### EMPLOYMENT



#### INCOME



#### Households By Income

The largest group: \$50,000 - \$74,999 (21.1%)

The smallest group: \$200,000+ (2.5%)

Indicator ▲	Value	Diff
<\$15,000	5.3%	-10.0%
\$15,000 - \$24,999	6.5%	-3.0%
\$25,000 - \$34,999	9.5%	-2.7%
\$35,000 - \$49,999	17.2%	+3.5%
\$50,000 - \$74,999	21.1%	+6.4%
\$75,000 - \$99,999	16.0%	+4.3%
\$100,000 - \$149,999	16.3%	+3.8%
\$150,000 - \$199,999	5.6%	+0.3%
\$200,000+	2.5%	-2.6%

Bars show deviation from Bibb County

### DEMOGRAPHICS - THREE MILE

2980 Riverside Dr, Macon, Georgia, 31204 2 (3 miles)  
 2980 Riverside Dr, Macon, Georgia, 31204  
 Ring of 3 miles

Prepared by Esr  
 Latitude: 32.88457  
 Longitude: -83.67289

#### KEY FACTS

30,547

Population



Average Household Size



Median Age

\$56,107

Median Household Income

#### EDUCATION



No High School Diploma



24%

High School Graduate



27%

Some College



42%

Bachelor's/Grad/Prof Degree

#### BUSINESS



1,444

Total Businesses



13,589

Total Employees

#### EMPLOYMENT



White Collar

71%



Blue Collar

15%



Services

13%



Unemployment Rate

#### INCOME



\$56,107

Median Household Income



\$37,751

Per Capita Income



\$93,582

Median Net Worth

#### Households By Income

The largest group: \$50,000 - \$74,999 (16.3%)

The smallest group: \$150,000 - \$199,999 (6.2%)

Indicator ▲	Value	Diff
<\$15,000	9.8%	-5.5%
\$15,000 - \$24,999	8.8%	-0.7%
\$25,000 - \$34,999	12.0%	-0.2%
\$35,000 - \$49,999	14.2%	+0.5%
\$50,000 - \$74,999	16.3%	+1.6%
\$75,000 - \$99,999	12.6%	+0.9%
\$100,000 - \$149,999	13.5%	+1.0%
\$150,000 - \$199,999	6.2%	+0.9%
\$200,000+	6.6%	+1.5%

Bars show deviation from — Bibb County

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## WIMBISH MIDTOWN PLAZA SHOPPING CENTER

2980 RIVERSIDE DRIVE, MACON, GA 31210

### DEMOGRAPHICS - FIVE MILE

2980 Riverside Dr, Macon, Georgia, 31204 2 (5 miles)  
 2980 Riverside Dr, Macon, Georgia, 31204  
 Ring of 5 miles

Prepared by Esri  
 Latitude: 32.88457  
 Longitude: -83.67289

#### KEY FACTS

83,617

Population



2.3

Average Household Size

37.2

Median Age

\$45,597

Median Household Income

#### EDUCATION

12%

No High School Diploma



27%

High School Graduate



27%

Some College



34%

Bachelor's/Grad/Prof Degree

#### BUSINESS



4,572

Total Businesses



57,134

Total Employees

#### EMPLOYMENT



68%

White Collar



16%

Blue Collar



16%

Services

3.8%

Unemployment Rate

#### INCOME



\$45,597

Median Household Income



\$32,516

Per Capita Income



\$37,238

Median Net Worth

#### Households By Income

The largest group: <\$15,000 (17.8%)

The smallest group: \$150,000 - \$199,999 (5.5%)

Indicator ▲	Value	Diff
<\$15,000	17.8%	+2.5%
\$15,000 - \$24,999	10.3%	+0.8%
\$25,000 - \$34,999	12.2%	0
\$35,000 - \$49,999	12.7%	-1.0%
\$50,000 - \$74,999	14.0%	-0.7%
\$75,000 - \$99,999	11.0%	-0.7%
\$100,000 - \$149,999	10.6%	-1.9%
\$150,000 - \$199,999	5.5%	+0.2%
\$200,000+	6.0%	+0.9%

Bars show deviation from Bibb County