



FOR SALE



10.68± Acre Commercial Development Site

Lakeside Commons Corporate Center

**6090 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210**

SALES PRICE: \$950,000

CBCMACON.COM

STEPHANIE FOLSOM CCIM
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CBCWORLDWIDE.COM



PARCEL MAP / PROPERTY OVERVIEW

6090 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210



LOCATION:	Subject property is located off Bass Road @ I-75.
SITE INFORMATION:	10.68± Acre Commercial Development Site
TRAFFIC COUNTS:	<ul style="list-style-type: none">• 48,000 VPD on I-75• 13,200 VPD on Bass Road
UTILITIES:	All public utilities available to site.
ZONED:	PDE
SALES PRICE: \$950,000	



UTILITY MAP

6090 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210



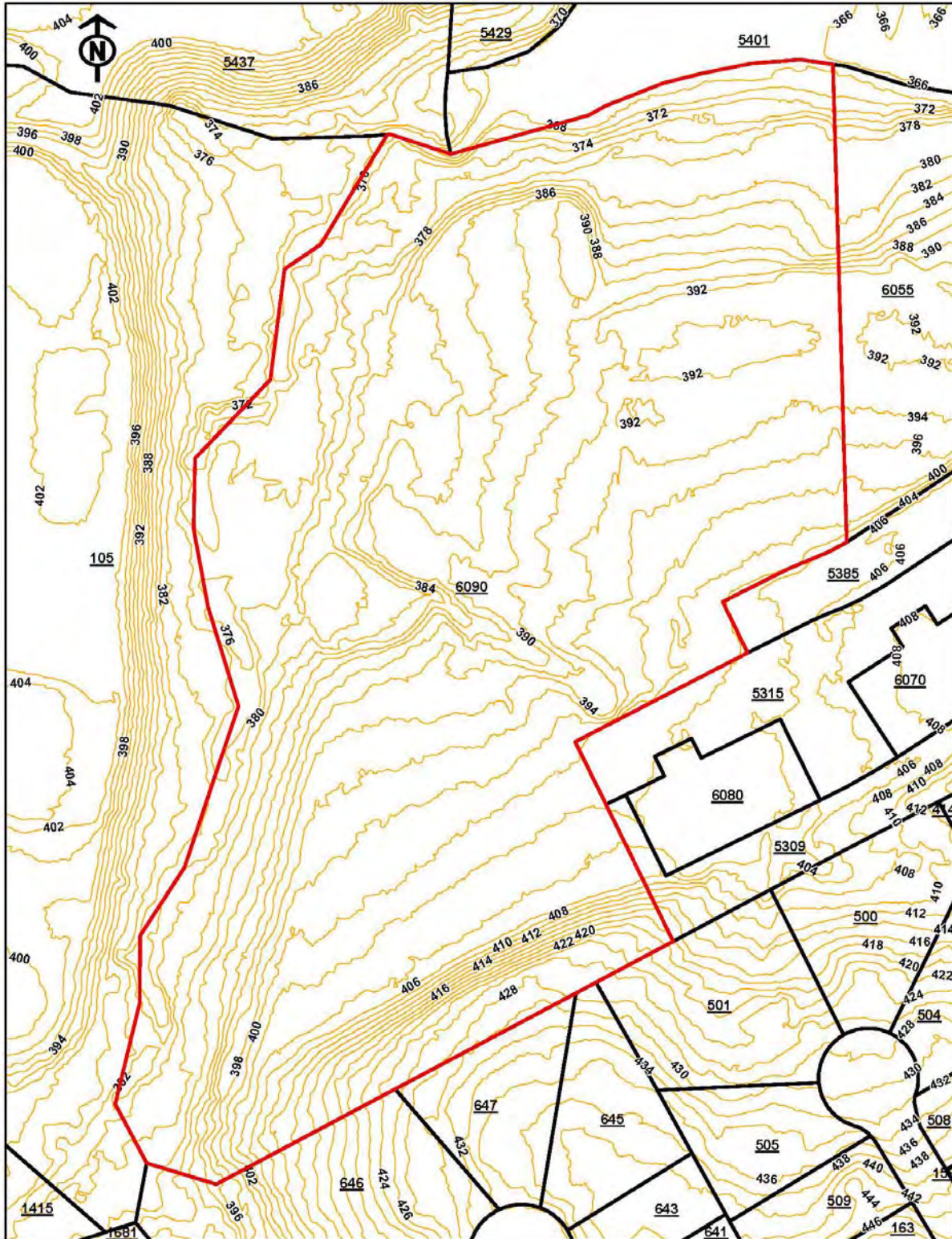
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TOPO MAP

6090 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210



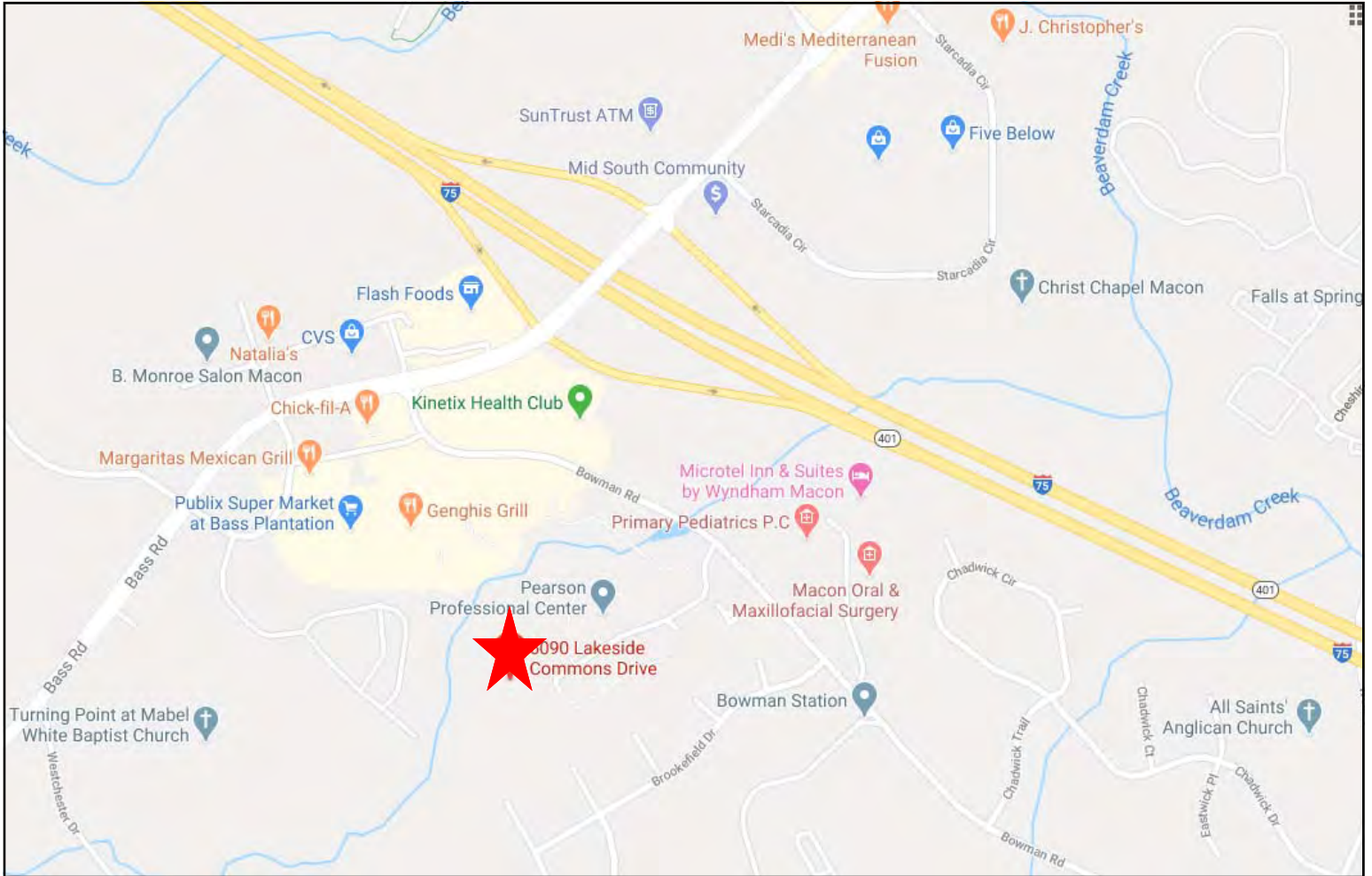
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LOCATION MAP

6090 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210





DEMOGRAPHICS - ONE MILE

6090 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

4,388

Population



Average Household Size

37.2

Median Age

\$84,978

Median Household Income

1%

No High School Diploma



13%

High School Graduate



23%

Some College



62%

Bachelor's/Grad/Prof Degree

BUSINESS



149

Total Businesses



2,402

Total Employees

INCOME



\$84,978

Median Household Income



\$48,708

Per Capita Income



\$97,858

Median Net Worth

EDUCATION

EMPLOYMENT



White Collar

91%



Blue Collar

3%



Services

6%



Unemployment Rate

Households By Income

The largest group: \$100,000 - \$149,999 (17.1%)

The smallest group: <\$15,000 (4.8%)

Indicator ▲	Value	Difference	
<\$15,000	4.8%	-14.5%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	6.1%	-6.7%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	7.0%	-4.7%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	10.9%	-2.1%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	13.4%	-1.4%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$75,000 - \$99,999	16.3%	+4.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	17.1%	+8.0%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	9.3%	+6.0%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$200,000+	15.1%	+11.3%	<div style="width: 100%; height: 10px; background-color: blue;"></div>



DEMOGRAPHICS - THREE MILE

6090 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

20,673

Population



2.4

Average Household Size

39.3

Median Age

\$74,065

Median Household Income

EDUCATION

3%

No High School Diploma



17%

High School Graduate



25%

Some College



55%

Bachelor's/Grad/Prof Degree

BUSINESS



847

Total Businesses



11,472

Total Employees

EMPLOYMENT



White Collar

82%



Blue Collar

8%



Services

10%

11.8%

Unemployment Rate

INCOME



\$74,065

Median Household Income



\$39,973

Per Capita Income



\$112,169

Median Net Worth

Households By Income

The largest group: \$75,000 - \$99,999 (16.7%)

The smallest group: <\$15,000 (6.3%)

Indicator ▲	Value	Difference	
<\$15,000	6.3%	-13.0%	
\$15,000 - \$24,999	7.7%	-5.1%	
\$25,000 - \$34,999	9.6%	-2.1%	
\$35,000 - \$49,999	11.4%	-1.6%	
\$50,000 - \$74,999	15.3%	+0.5%	
\$75,000 - \$99,999	16.7%	+4.5%	
\$100,000 - \$149,999	15.9%	+6.8%	
\$150,000 - \$199,999	8.7%	+5.4%	
\$200,000+	8.3%	+4.5%	



DEMOGRAPHICS - FIVE MILE

6090 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

43,475
Population



Average Household Size



Median Age

\$67,441

Median Household Income



No High School Diploma



21%
High School Graduate



26%
Some College



48%
Bachelor's/Grad/Prof Degree

BUSINESS



1,744

Total Businesses



22,317

Total Employees

EMPLOYMENT



White Collar

78%



Blue Collar

11%



Services

11%



Unemployment Rate

INCOME



\$67,441

Median Household Income



\$38,281

Per Capita Income



\$119,788

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.5%)

The smallest group: <\$15,000 (6.1%)

Indicator ▲	Value	Difference	
<\$15,000	6.1%	-13.2%	<div style="width: 6.1%; height: 10px; background-color: #2e8b57;"></div>
\$15,000 - \$24,999	8.6%	-4.2%	<div style="width: 8.6%; height: 10px; background-color: #2e8b57;"></div>
\$25,000 - \$34,999	9.4%	-2.3%	<div style="width: 9.4%; height: 10px; background-color: #2e8b57;"></div>
\$35,000 - \$49,999	13.2%	+0.2%	<div style="width: 13.2%; height: 10px; background-color: #2e8b57;"></div>
\$50,000 - \$74,999	16.5%	+1.7%	<div style="width: 16.5%; height: 10px; background-color: #2e8b57;"></div>
\$75,000 - \$99,999	15.6%	+3.4%	<div style="width: 15.6%; height: 10px; background-color: #2e8b57;"></div>
\$100,000 - \$149,999	15.3%	+6.2%	<div style="width: 15.3%; height: 10px; background-color: #2e8b57;"></div>
\$150,000 - \$199,999	7.1%	+3.8%	<div style="width: 7.1%; height: 10px; background-color: #2e8b57;"></div>
\$200,000+	8.1%	+4.3%	<div style="width: 8.1%; height: 10px; background-color: #2e8b57;"></div>