



**75 North Office Park  
3160 Riverside Drive  
Macon, Bibb County, Georgia 31210**

**LEASE**



**Professional Office Building**

**4,096± SF**

**LEASE RATE: \$11/PSF**

**(Landlord pays Property Taxes & CAM)**

**CBCMACON.COM**

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**COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171**

**Created 10/22/20**



## **PROPERTY OVERVIEW**

**3160 Riverside Drive  
Macon, Bibb County, Georgia 31210**

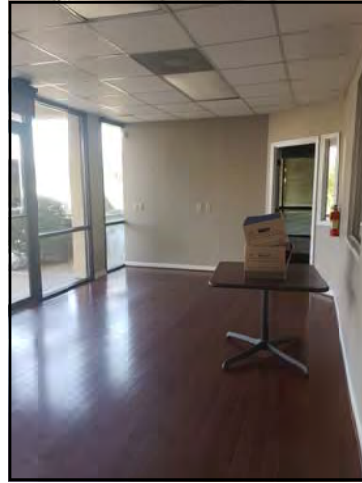
- **Located in North Macon one mile from Arkwright Road & Interstate 75.**
- **4,096± SF Professional Office Building**
  - **Reception**
  - **Waiting room**
  - **Twelve office / exam rooms**
  - **Break room**
  - **Five restrooms**
- **Originally built for a medical practice.**
- **Average Daily Traffic Count: 25,100 Vehicles Per Day**
- **Plentiful paved parking**
- **Signage available**
- **Zoned C3**
- **Rent includes common area maintenance charges**
- **Landlord pays property taxes, insurance and CAM.**
- **Tenant pays for all utilities.**

**LEASE RATE: \$11/PSF**  
**(Landlord pays Property Taxes & CAM)**



## PHOTOS

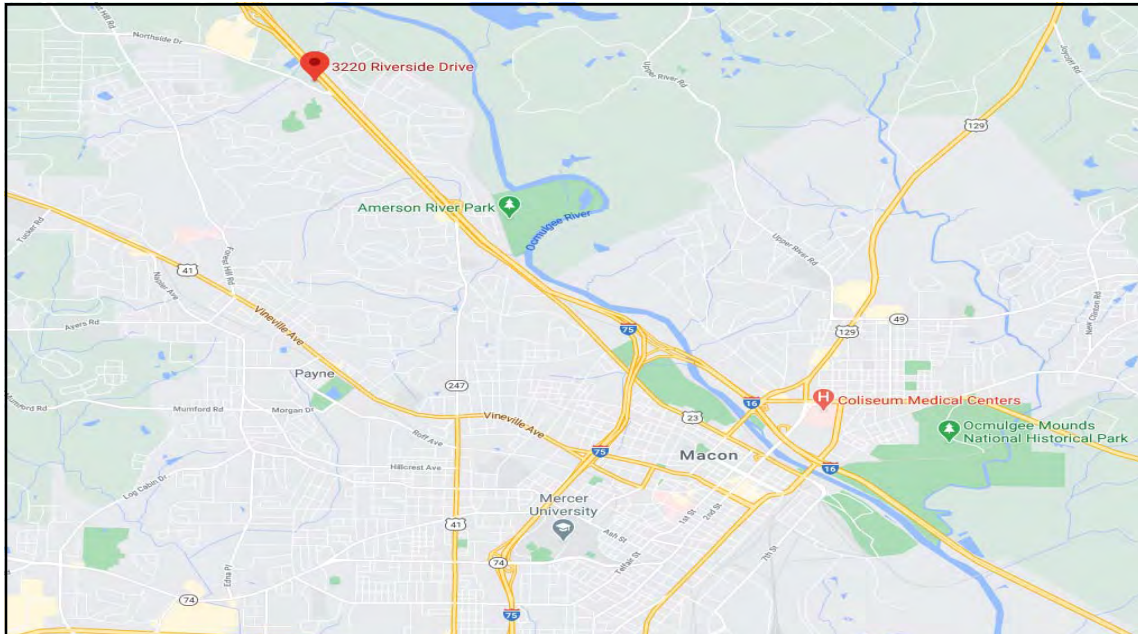
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# MAPS

3160 Riverside Drive  
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# DEMOGRAPHICS - BIBB COUNTY

3160 Riverside Drive  
Macon, Bibb County, Georgia 31210

## KEY FACTS

156,171

Population



Average Household Size

37.2

Median Age

\$40,970

Median Household Income

## EDUCATION

13%

No High School Diploma



31%  
High School Graduate



28%  
Some College



28%  
Bachelor's/Grad/Prof Degree

## BUSINESS



6,494

Total Businesses



87,592

Total Employees

## EMPLOYMENT



White Collar

65%



Blue Collar

18%



Services

16%

16.1%

Unemployment Rate

## INCOME



\$40,970

Median Household Income



\$24,379

Per Capita Income



\$24,540

Median Net Worth

## Households By Income

The largest group: <\$15,000 (19.3%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Difference	
<\$15,000	19.3%	+8.5%	
\$15,000 - \$24,999	12.8%	+3.6%	
\$25,000 - \$34,999	11.7%	+2.4%	
\$35,000 - \$49,999	13.0%	+0.3%	
\$50,000 - \$74,999	14.8%	-2.9%	
\$75,000 - \$99,999	12.2%	-0.3%	
\$100,000 - \$149,999	9.1%	-5.5%	
\$150,000 - \$199,999	3.3%	-2.9%	
\$200,000+	3.8%	-3.3%	