



**PRICE FURTHER REDUCED**

**94,305± TOTAL SQ FT • 19.13 ACRES**

PROPERTY VIDEO: <https://vimeo.com/259002293/8933776f5d>



**Excellent Redevelopment Facility For Assisted Living, Memory Care,  
Elder Care and Skilled Nursing For The Elderly**

**3500 Riverside Drive & 3445 Northside Drive  
Macon, Bibb County, Georgia 31210**

**REDUCED SALES PRICE: ~~\$6,000,000~~ \$3,500,000**

**CBCMACON.COM**

**ARTHUR P BARRY III, SIOR**  
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**CBCWORLDWIDE.COM**

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

Revised 6/7/21



## PROPERTY OVERVIEW

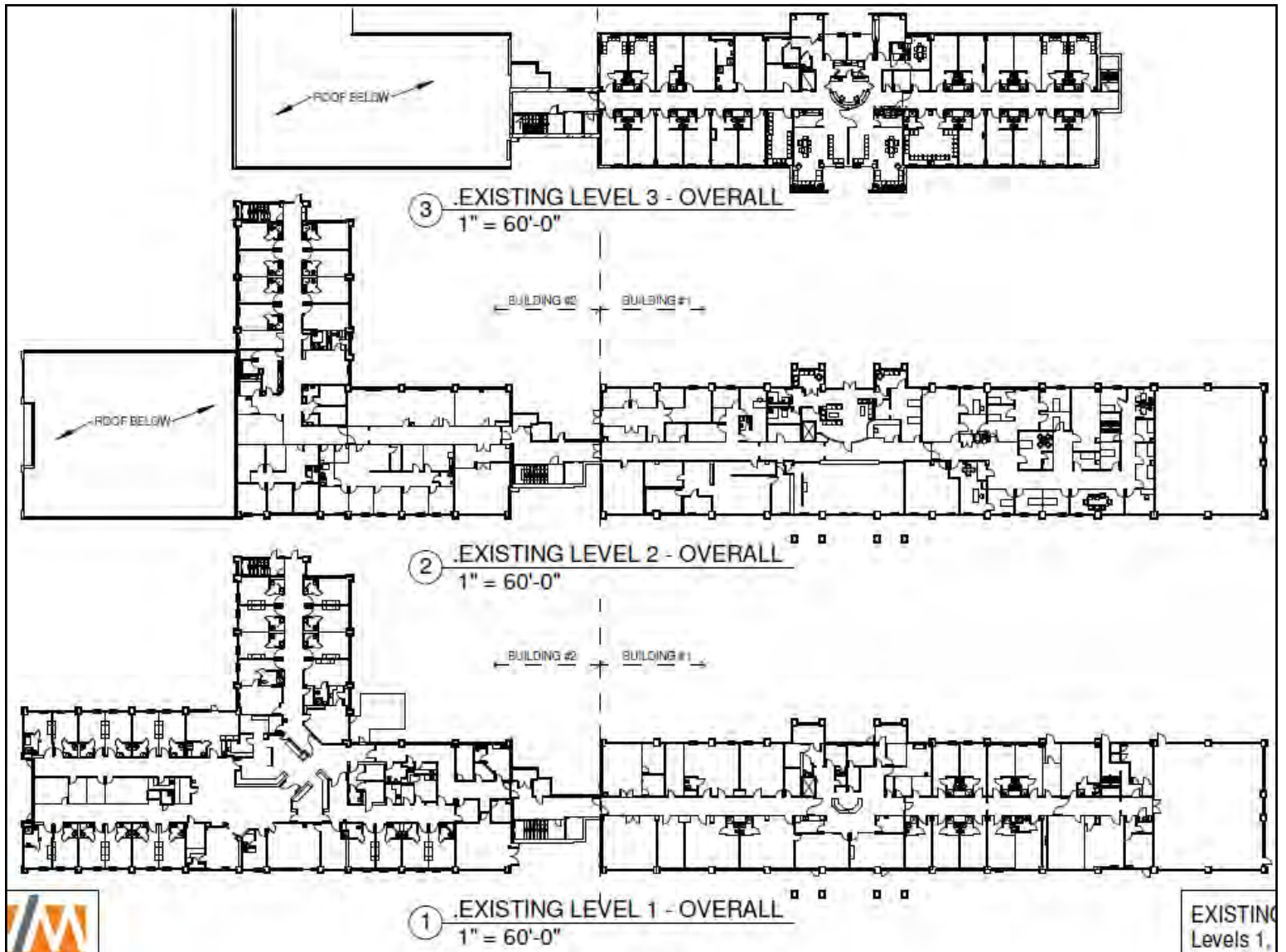
3500 Riverside Drive  
Macon, Bibb County, Georgia 31210

<b>PROPERTY VIDEO:</b>	<a href="https://vimeo.com/259002293/8933776f5d">https://vimeo.com/259002293/8933776f5d</a>
<b>LOCATION:</b>	Subject property is visible to north and south bound traffic along Interstate 75 and between two interchanges on Riverside Drive.
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• Excellent redevelopment for Assisted Living, Memory Care, Elder Care and Skilled Nursing for the Elderly</li><li>• 94,305± Total SF Full-Time Care Facility<ul style="list-style-type: none"><li>- Building 1: 54,030± SF Main Building - Three Story</li><li>- Building 2: 33,275± SF One Story</li><li>- Building 3: 7,000± SF One Story</li></ul></li><li>• 59 Patient Rooms - 55 double occupancy; 4 single occupancy</li><li>• Capacity 114; previously licensed for 72</li><li>• Served by two (2) operational elevators</li></ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"><li>• 19.13± Total Acres</li><li>• Fronts three acre pond</li><li>• Assessor Parcel #N044-0006; N044-0031</li></ul>
<b>YEAR BUILT:</b>	<ul style="list-style-type: none"><li>• Building 1: 1982</li><li>• Building 2: 1986</li><li>• Building 3: 1978</li></ul>
<b>FOUNDATION:</b>	Concrete Slab
<b>FRAMING:</b>	Steel, masonry
<b>ROOF:</b>	Roof replaced in 2012 with a T.P.O. membrane roof system, still under warranty.
<b>EXTERIOR WALL:</b>	Brick
<b>INTERIOR:</b>	Sheetrock walls; vinyl floor; tile ceilings
<b>ELECTRICAL:</b>	<ul style="list-style-type: none"><li>• Building 1 &amp; 2: 480 / 208 / 110V, 1P / 3P</li><li>• Building 3: 208 / 110V, 1P</li></ul>
<b>UTILITIES:</b>	All public utilities available to site.
<b>HVAC:</b>	Package systems with heat pumps
<b>FIRE PROTECTION:</b>	Wet sprinkler system
<b>EMERGENCY GENERATOR:</b>	<ul style="list-style-type: none"><li>• Building 1: 80 kW diesel generator</li><li>• Building 2: 60 kW diesel generator</li></ul>
<b>PARKING:</b>	200+ asphalt parking spaces
<b>ZONED:</b>	C2 and C4
<b>AD VALOREM TAX:</b>	\$75,064 (2020)



## FLOOR PLAN

3500 Riverside Drive  
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## AERIAL PHOTOS

3500 Riverside Drive  
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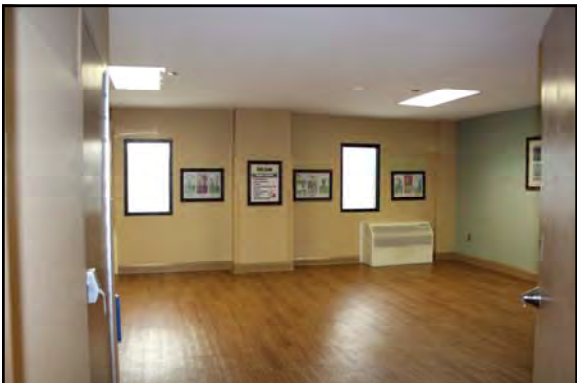




## PHOTOS - MAIN BUILDING "2ND FLOOR"

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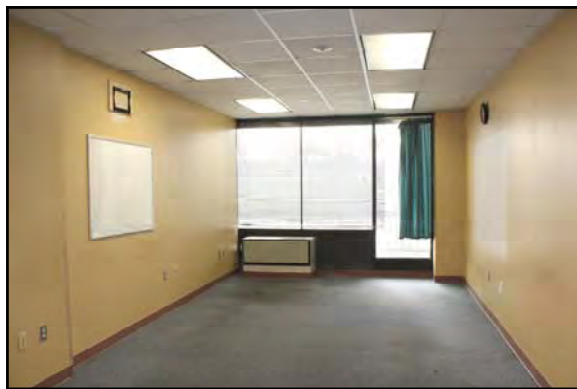




## PHOTOS - MAIN BUILDING "1ST FLOOR"

3500 Riverside Drive

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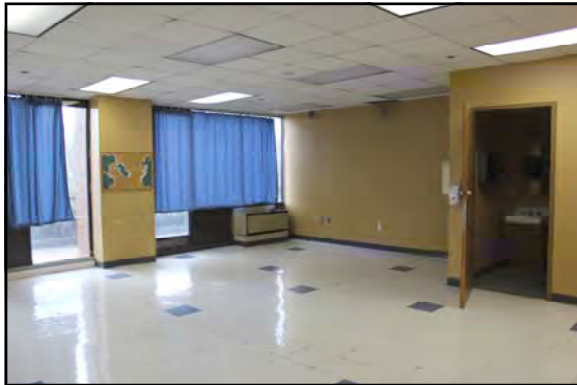




## PHOTOS - MAIN BUILDING "1ST FLOOR"

3500 Riverside Drive

Macon, Bibb County, Georgia 31210



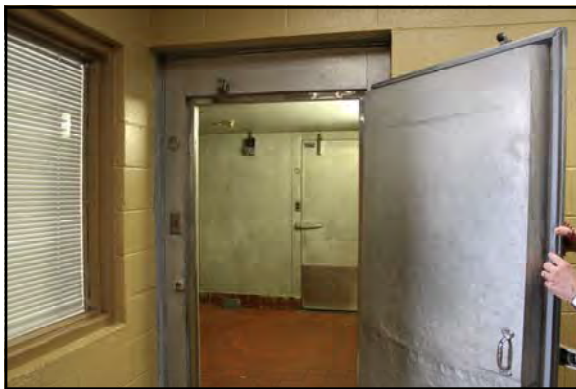




## PHOTOS - MAIN BUILDING "3RD FLOOR"

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## PHOTOS - MAIN BUILDING "1ST FLOOR ANNEX"

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## PHOTOS - MAIN BUILDING "EXTERIOR"

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## AERIAL PARCEL MAP

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## AERIAL MAP

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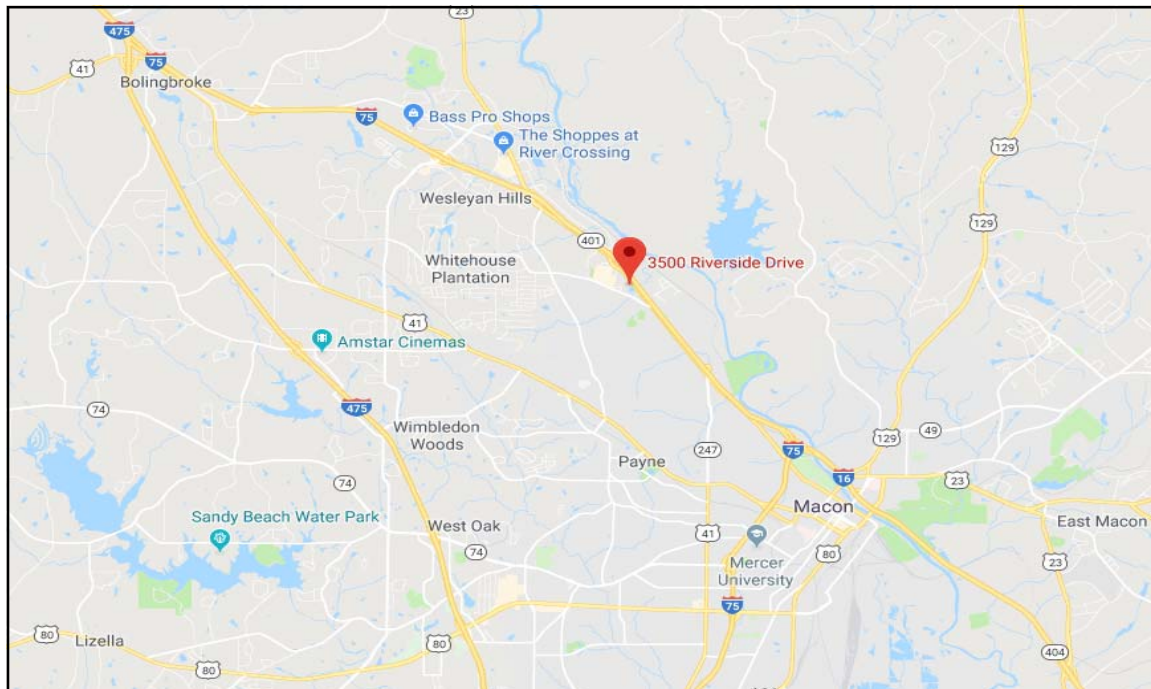
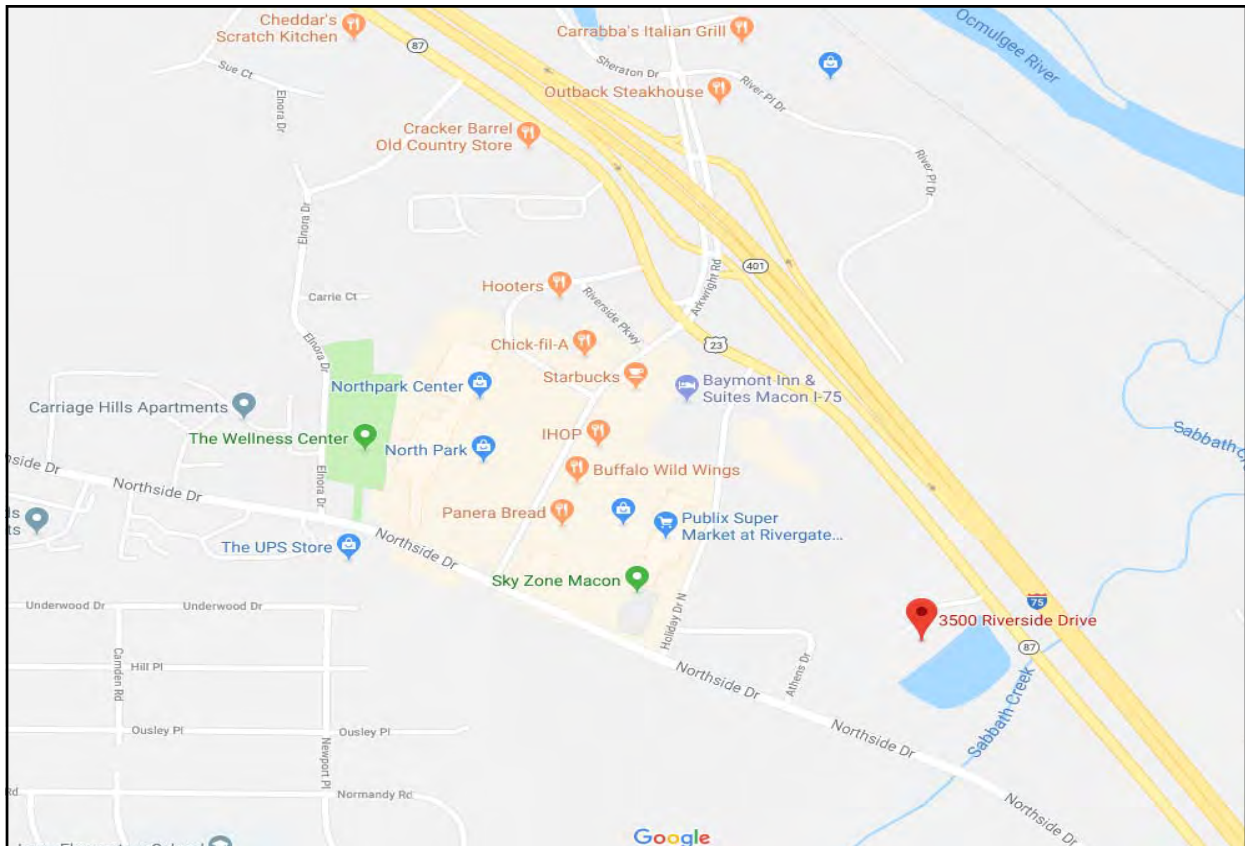




## LOCATION MAPS

**3500 Riverside Drive**

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## DEMOGRAPHICS - BIBB COUNTY

3500 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%	