



**3960 Northside Drive
Macon, Bibb County, Georgia 31210**

SALE



**RESTAURANT SPACE - FORMER ZAXBY'S
2,440± SQ FT**

SALES PRICE: \$675,000

CBCMACON.COM

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**COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY
CBCWORLDWIDE.COM

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Created 12/6/21



PROPERTY OVERVIEW

3960 Northside Drive
Macon, Bibb County, Georgia 31210

LOCATION:	Subject property located one mile from Interstate 75 between Suds Express Car Wash (built in 2018; valued at \$1.9M) and Popeyes chicken franchise currently under construction.
BUILDING INFORMATION:	2,440± SF Drive-Thru Restaurant Building - Former Zaxby's Floor plan consists of: - Drive-thru - Outdoor dining for 20 (five tables of four) - Indoor dining for 80 - Kitchen: - Small office - Order prep area - Pass thru window - Walk-in freezer - Walk-in cooler - Two restrooms: - Women (two stalls) - Men (one stall; one urinal) - Outdoor storage room
ACREAGE:	1.98± Acres (additional one acre in rear available)
YEAR BUILT:	1994
BUILDING CONSTRUCTION:	Brick & stucco
ROOF:	Gravel & tar
HVAC:	Roof mounted central heat and air conditioning
FLOORING:	<ul style="list-style-type: none">• Concrete slab foundation• LVT & ceramic tile flooring
PARKING:	39 paved parking spaces
UTILITIES:	All public utilities serve the site.
AVERAGE DAILY TRAFFIC COUNT:	18,100± vehicles per day
ZONED:	C1
AD VALOREM TAX BILL:	\$6,435.79 (2021)
SALES PRICE: \$675,000	



PHOTOS

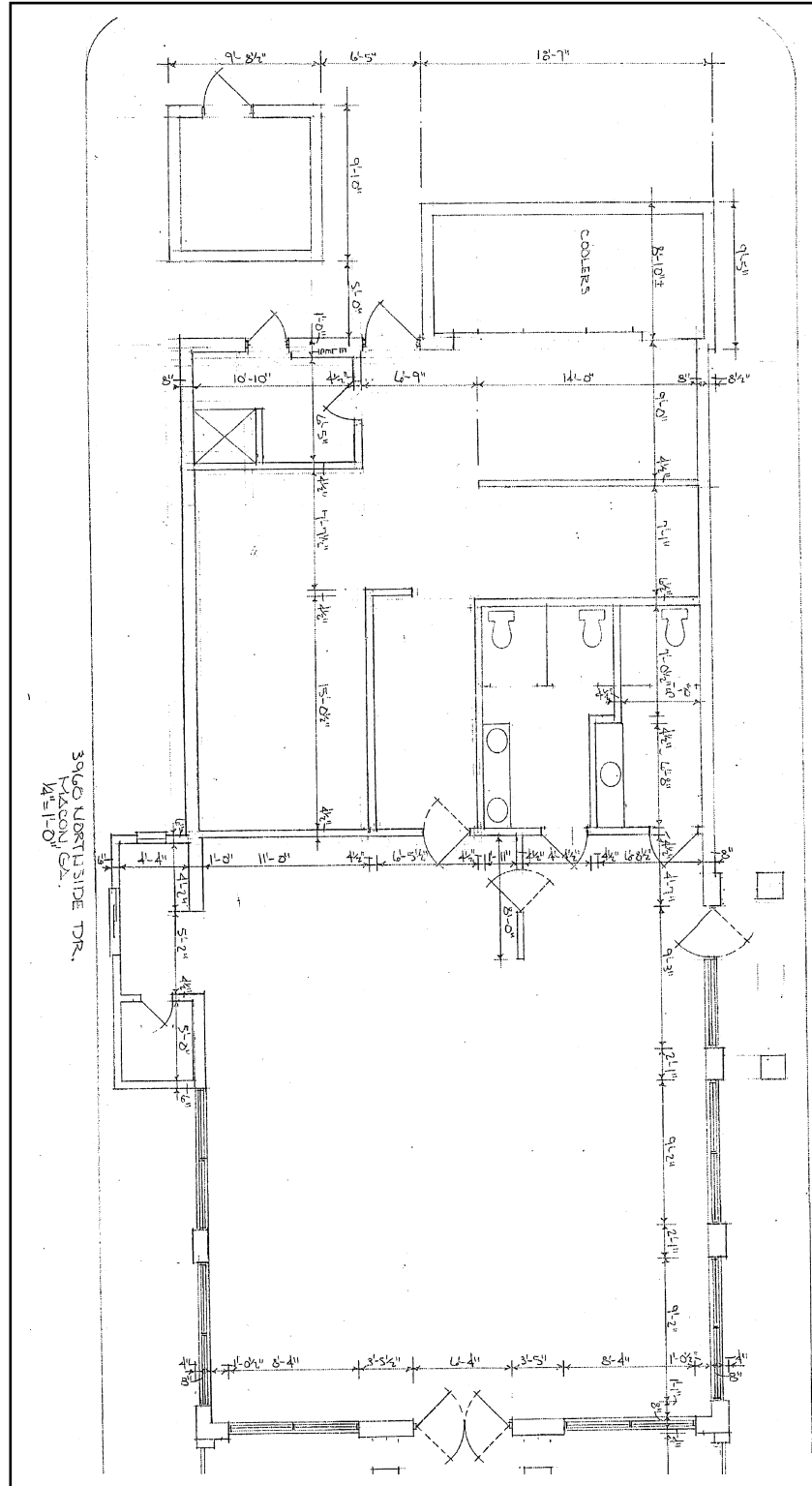
3960 Northside Drive
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FLOOR PLAN

3960 Northside Drive
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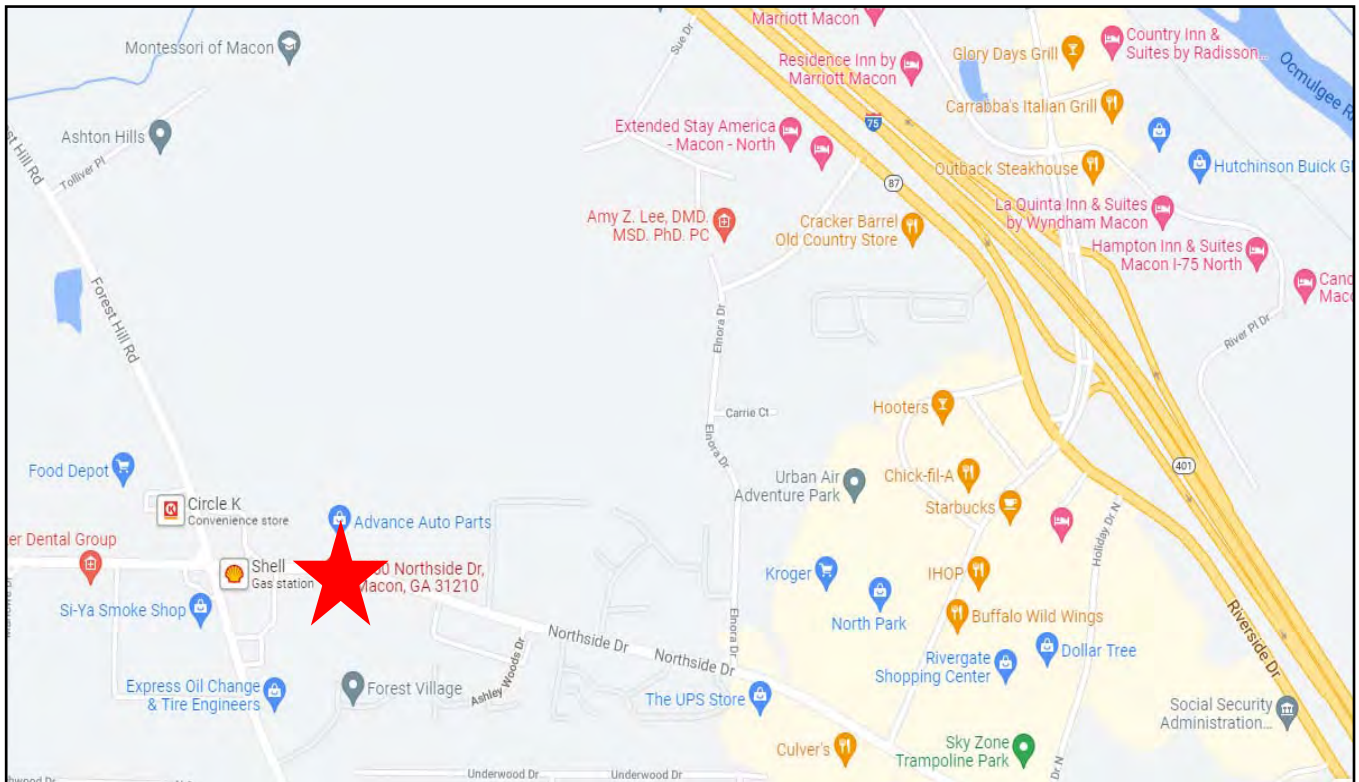
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MAPS

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DEMOGRAPHICS - ONE MILE

3960 Northside Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

5,188

Population



2.3

Average Household Size

35.8

Median Age

\$50,237

Median Household Income

BUSINESS



333

Total Businesses



3,620

Total Employees

INCOME



\$50,237

Median Household Income



\$29,217

Per Capita Income



\$47,789

Median Net Worth

EDUCATION

8%

No High School Diploma



20%
High School Graduate



30%
Some College



43%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



77%

White Collar



13%

Blue Collar



10%

Services

6.6%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (16%)

The smallest group: \$200,000+ (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	10.5%	-7.2%	<div style="width: 10.5%;"></div>
\$15,000 - \$24,999	9.5%	-1.2%	<div style="width: 9.5%;"></div>
\$25,000 - \$34,999	15.2%	+2.2%	<div style="width: 15.2%;"></div>
\$35,000 - \$49,999	14.7%	+0.7%	<div style="width: 14.7%;"></div>
\$50,000 - \$74,999	16%	+1.4%	<div style="width: 16%;"></div>
\$75,000 - \$99,999	14.1%	+3.3%	<div style="width: 14.1%;"></div>
\$100,000 - \$149,999	12.7%	+1.9%	<div style="width: 12.7%;"></div>
\$150,000 - \$199,999	4.2%	0	<div style="width: 4.2%;"></div>
\$200,000+	3.3%	-0.8%	<div style="width: 3.3%;"></div>

Bars show deviation from Bibb County



DEMOGRAPHICS - THREE MILE

3960 Northside Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

28,906

Population



Average Household Size

39.6

Median Age

\$65,202

Median Household Income

BUSINESS



1,371

Total Businesses



16,628

Total Employees

INCOME



\$65,202

Median Household Income



\$38,941

Per Capita Income



\$150,686

Median Net Worth

EDUCATION

5%

No High School Diploma



19%

High School Graduate



27%

Some College



49%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



81%

White Collar



10%

Blue Collar



9%

Services

4.2%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.3%)

The smallest group: <\$15,000 (6.2%)

Indicator ▲	Value	Diff	
<\$15,000	6.2%	-11.5%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	7.2%	-3.5%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	10.4%	-2.6%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	14.2%	+0.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$50,000 - \$74,999	17.3%	+2.7%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$75,000 - \$99,999	14.1%	+3.3%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	14.5%	+3.7%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	7.8%	+3.6%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$200,000+	8.3%	+4.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from Bibb County



DEMOGRAPHICS - FIVE MILE

3960 Northside Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

63,978

Population



2.3

Average Household Size

38.9

Median Age

\$55,051

Median Household Income

BUSINESS



2,552

Total Businesses



28,416

Total Employees

INCOME



\$55,051

Median Household Income



\$34,262

Per Capita Income



\$85,228

Median Net Worth

EDUCATION

8%

No High School Diploma



22%

High School Graduate



28%

Some College



42%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

74%



Blue Collar

13%



Services

12%

5.5%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (15.8%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	12.1%	-5.6%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$15,000 - \$24,999	9%	-1.7%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$25,000 - \$34,999	11.3%	-1.7%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$35,000 - \$49,999	13.4%	-0.6%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$50,000 - \$74,999	15.8%	+1.2%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$75,000 - \$99,999	12.3%	+1.5%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$100,000 - \$149,999	13.1%	+2.3%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$150,000 - \$199,999	6.1%	+1.9%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$200,000+	7%	+2.9%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>

Bars show deviation from Bibb County