

SALE

PRIME OFFICE DEVELOPMENT SITE

6090 LAKESIDE COMMONS
MACON, BIBB COUNTY, GEORGIA 31210



LOCATION OVERVIEW

Position your business at North Macon's most prestigious office location.

- Conveniently situated just off I-75 and Bass Road
- Prime location surrounded by top-tier amenities and a thriving professional community
- Site offers prestige and accessibility
- Nestled in an affluent area
- Enjoy being just minutes away from The Shoppes at River Crossing - Macon's largest outdoor mall

PROPERTY OVERVIEW

10.68 Acre Office Development Opportunity

- Prime location just off I-75 / Bass Road in North Macon's most prestigious business corridor
- Surrounded by a thriving community of medical and professional offices
- All public utilities available to the site
- Zoned PDE: Planned Development Extraordinary, offering flexibility for a variety of office and professional uses

SALES PRICE: \$2,000,000

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Created 9/08/25

SITE HIGHLIGHTS

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Why Choose Lakeside Commons

- Premier Class "A" destination for medical and professional offices in the heart of North Macon's most affluent neighborhoods
- Opportunities for office development of this caliber are exceptionally rare - Lakeside Commons stands out as a truly unique offering in the market
- Enjoy a beautiful lake view, surface parking, and a walking trail that winds around the water, all surrounded by thoughtfully designed landscaping

Prime Location & Unmatched Convenience

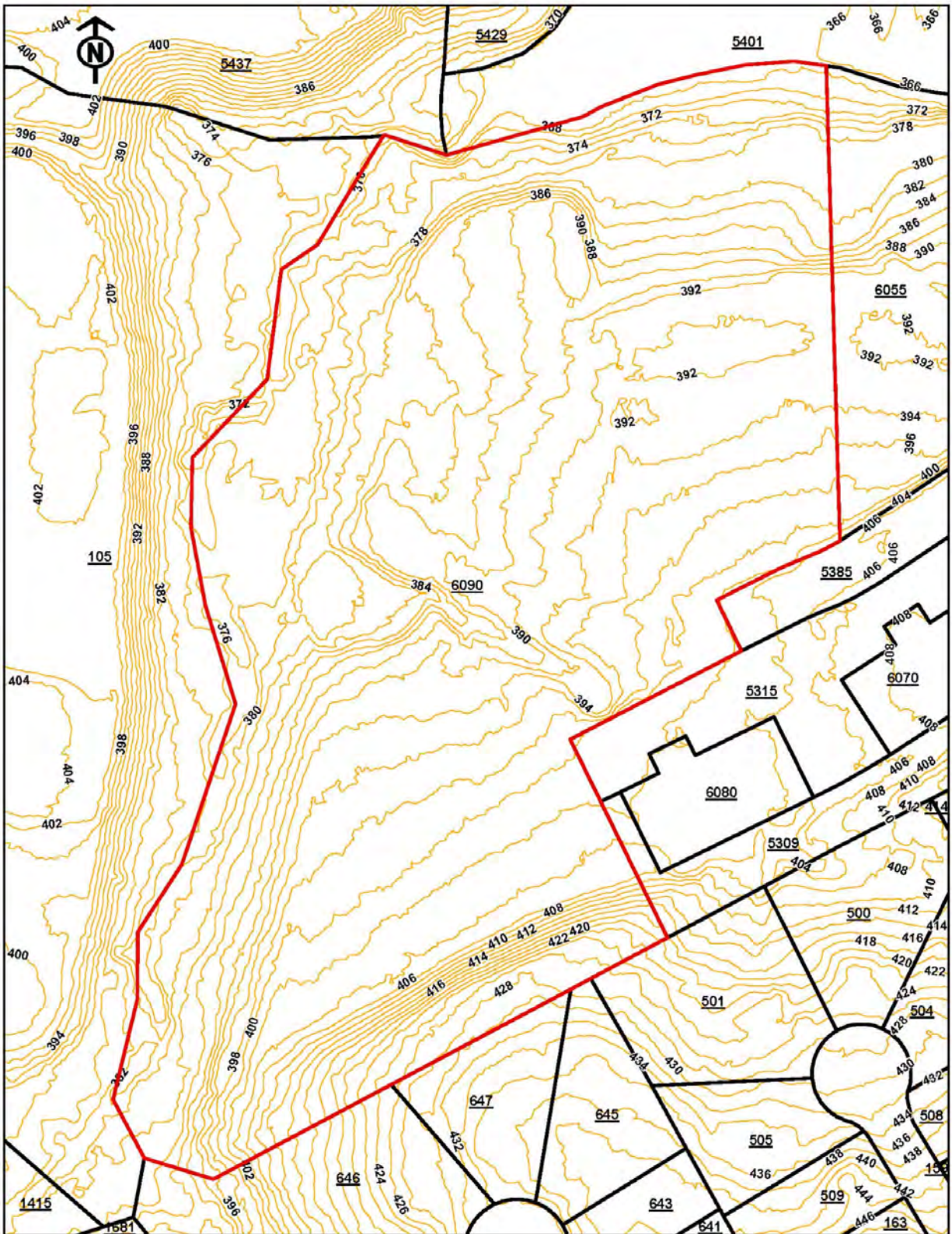
- Ideally located just off Interstate 75 for convenient regional access
- Walking distance to Publix, Lofts at Bass, Ambitions Health Club, Mellow Mushroom, Margarita's, Burger King, Chick-fil-A, Homewood Suites, Holiday Inn Express, and more

A Hub for Business & Lifestyle

- Adjacent to the Lofts at Bass, featuring 81 luxury lofts complemented by first-floor retail and commercial office spaces, creating a vibrant, mixed-use environment
- Located in a dynamic growth area, surrounded by expanding professional offices, retail, and luxury residential developments
- Professional neighbors include Central Georgia Cancer Care, Urology Specialists of Georgia, Primary Pediatrics, Macon Oral & Maxillofacial Surgery, Smaha Orthodontics, Piedmont Capital Management, Radiology Associates, R Jason Kent Physical Therapy, Amedisys Home Health Care, Middle Georgia Heart, Macon Periodontics and Implant Dentistry, American Red Cross, Morgan Stanley, KaMin Global HQ

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Here's why we ❤️ Macon

Macon is ...

Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon – and growing!

Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

F U N F A C T S

Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

Business & Industry

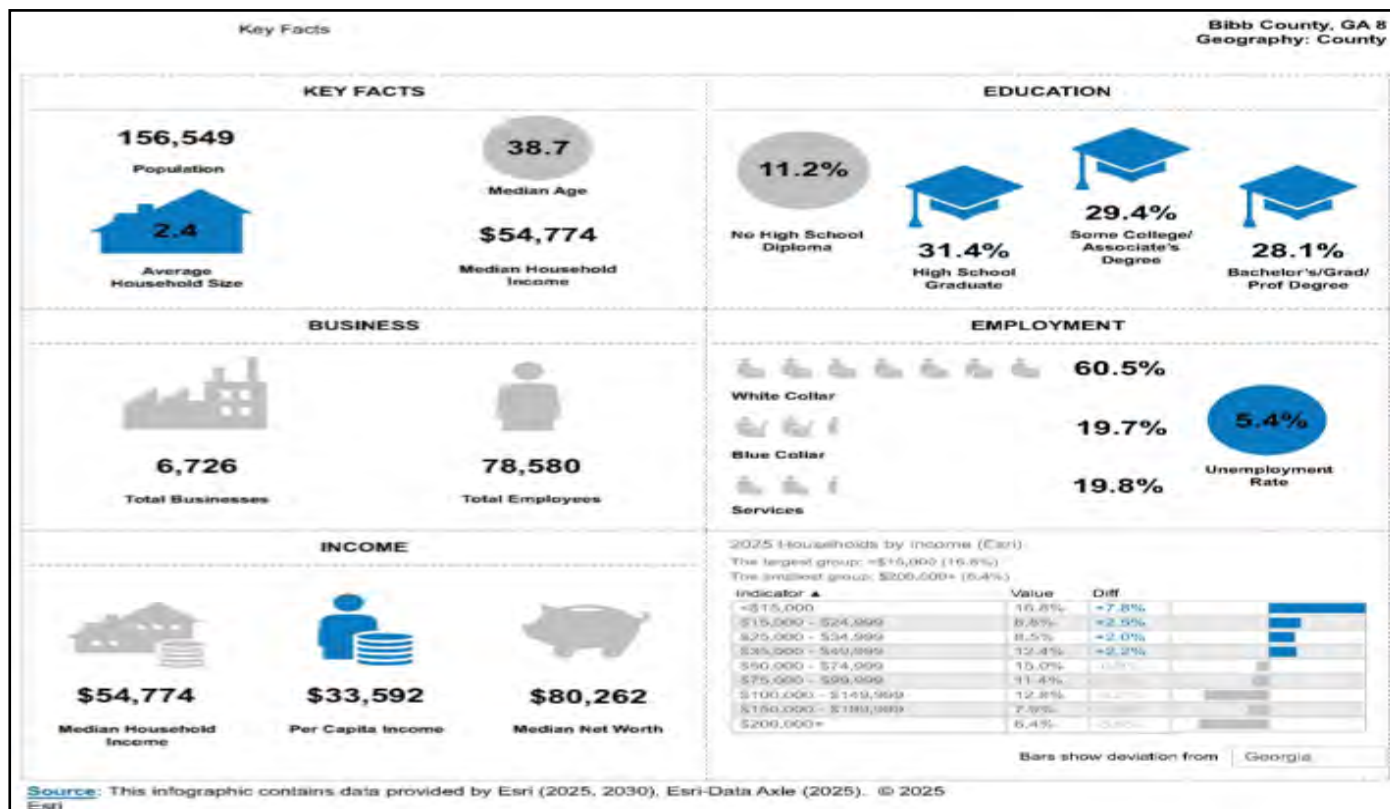
More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.

LOCATION MAP / DEMOGRAPHICS

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