

SUBLEASE

STOREFRONT RETAIL

1687 Bass Road - Suite 102 - Macon, GA 31210



PROPERTY OVERVIEW

- Suite 102: 1,500± SF Storefront Retail
- Formerly AAA Insurance Agency
- Sublease expires: February 28, 2025
- Plenty of parking
- Traffic Count: 10,400 VPD
- Zoned C-4
- Sublease Rates:
 - September 1, 2023 - February 29, 2024:
 - Base Lease Rate: \$19.66/PSF, NNN
 - CAM, T & I: \$4.70/PSF
 - Total Monthly Rent: \$3,045.00
 - March 1, 2024 - February 28, 2025:
 - Base Lease Rate: \$20.26/PSF, NNN
 - CAM, T & I: \$4.70/PSF
 - Total Monthly Rent: \$3,120.00

LOCATION OVERVIEW

- Located at the signalized intersection of Starcadia Circle and Bass Road; off Interstate 75, Exit 171
- Adjacent to the new North Macon Plaza Shopping Center anchored by Marshalls, Hibbett Sports, Home Goods, Michaels, Old Navy and Five Below. Additional retail includes Famous Footwear, David's Bridal, America's Best, Beall's Outlet, Shane's Rib Shack, Your Pie Pizza, Mathnasium and Beaute and Le Bar Nail Lounge.
- Six multi-family complexes nearby

TENANT LIST

CPR Cell Phone Repair
Great Clips
Medi's Mediterranean Fusion
Miracle Leaf
Welch's Country Smokehouse

STEPHANIE FOLSOM, CCIM

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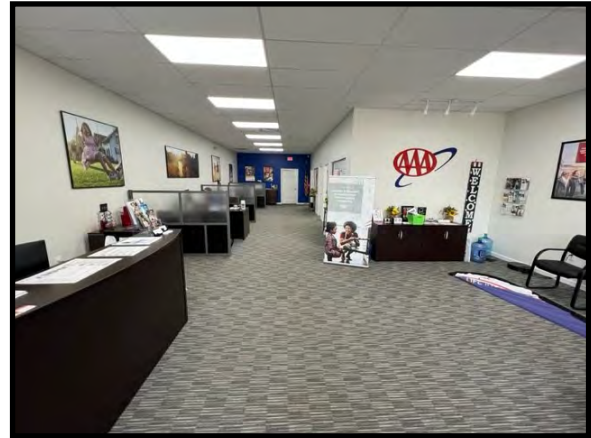
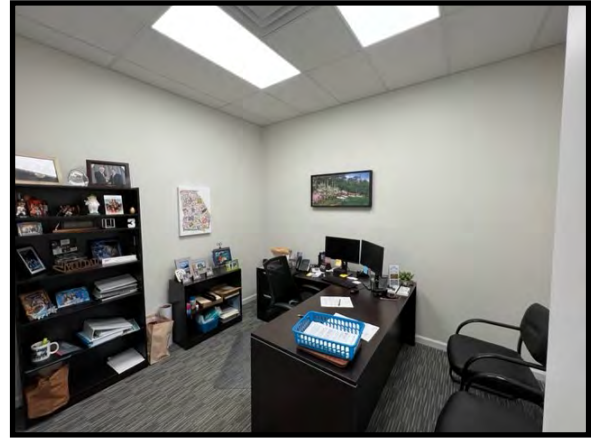
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Created 8/28/23

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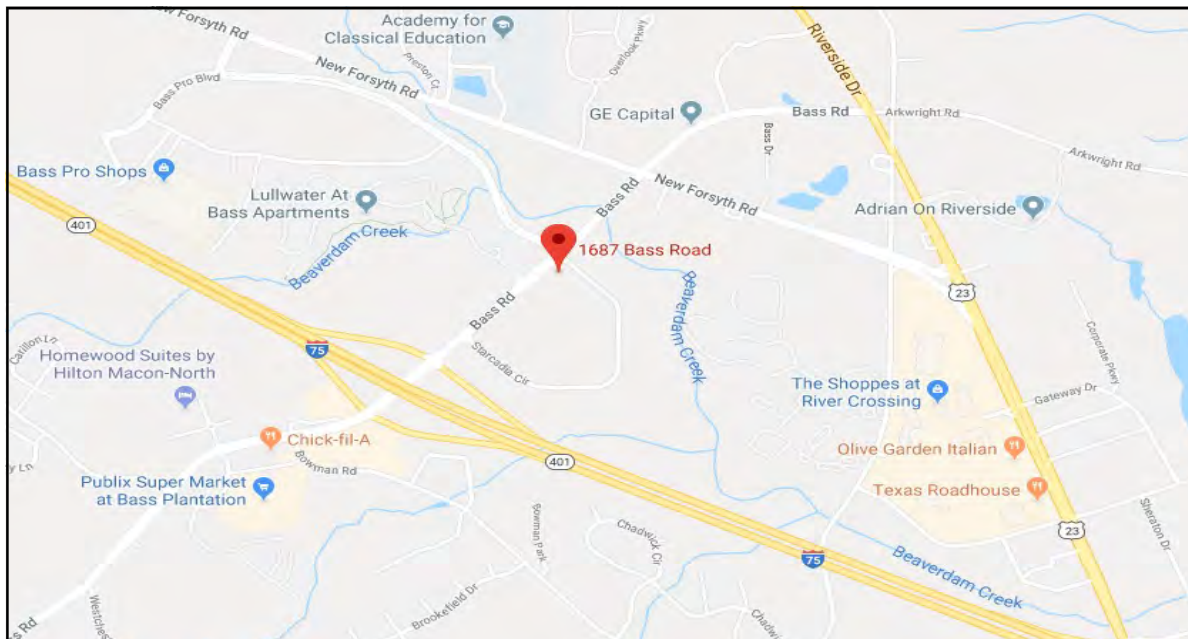
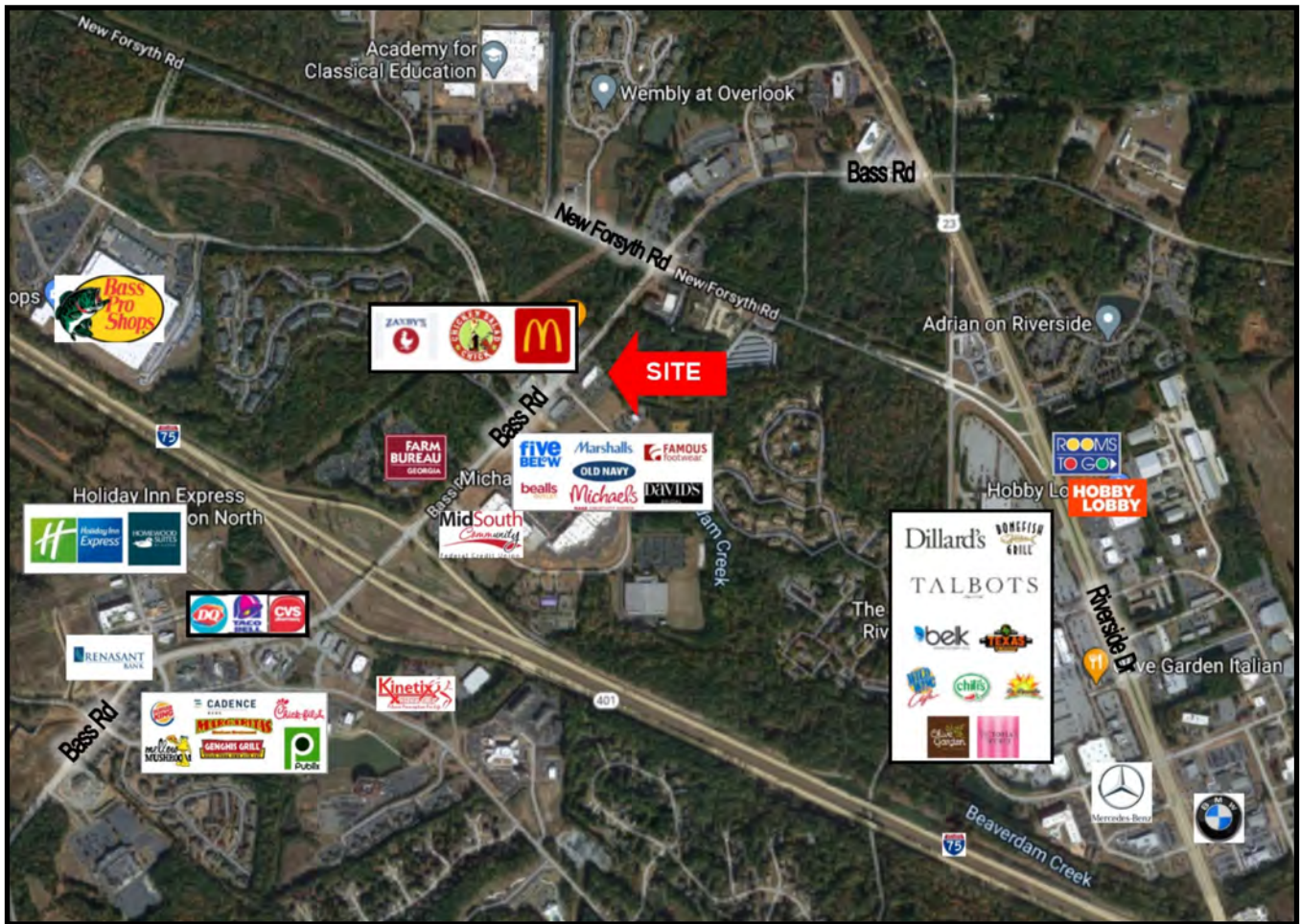
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DEMOGRAPHICS - ONE MILE

1687 Bass Rd, Macon, Georgia, 31210 8 (1 mile)
 1687 Bass Rd, Macon, Georgia, 31210
 Ring of 1 mile

Prepared by Esri
 Latitude: 32.93163
 Longitude: -83.72667

KEY FACTS



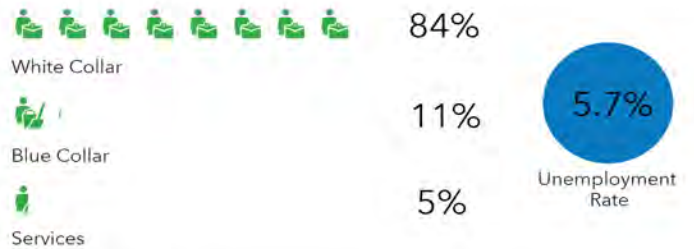
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (18.9%)
 The smallest group: \$15,000 - \$24,999 (3.1%)

Indicator ▲	Value	Diff
<\$15,000	9.6%	-7.2%
\$15,000 - \$24,999	3.1%	-5.4%
\$25,000 - \$34,999	3.2%	-8.2%
\$35,000 - \$49,999	11.2%	-2.1%
\$50,000 - \$74,999	18.9%	+3.5%
\$75,000 - \$99,999	17.4%	+6.6%
\$100,000 - \$149,999	14.0%	-0.3%
\$150,000 - \$199,999	8.5%	+4.2%
\$200,000+	14.3%	+9.0%

Bars show deviation from 13021 (Bibb County)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

DEMOGRAPHICS - THREE MILE

1687 Bass Rd, Macon, Georgia, 31210 8 (3 miles)
 1687 Bass Rd, Macon, Georgia, 31210
 Ring of 3 miles

Prepared by Esri
 Latitude: 32.93163
 Longitude: -83.72667

KEY FACTS

17,803

Population



2.3

Average Household Size

38.9

Median Age

\$82,053

Median Household Income

EDUCATION

3%

No High School Diploma



17%

High School Graduate



24%

Some College



56%

Bachelor's/Grad/Prof Degree

BUSINESS



780

Total Businesses



11,738

Total Employees

EMPLOYMENT



79%

White Collar



11%

Blue Collar



9%

Services



3.5%
Unemployment Rate

INCOME



\$82,053

Median Household Income



\$51,824

Per Capita Income



\$156,102

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (18.8%)

The smallest group: \$15,000 - \$24,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	6.0%	-10.8%	<div style="width: 60%;"></div>
\$15,000 - \$24,999	4.9%	-3.6%	<div style="width: 49%;"></div>
\$25,000 - \$34,999	8.0%	-3.4%	<div style="width: 80%;"></div>
\$35,000 - \$49,999	10.3%	-3.0%	<div style="width: 103%;"></div>
\$50,000 - \$74,999	16.0%	+0.6%	<div style="width: 160%;"></div>
\$75,000 - \$99,999	13.8%	+3.0%	<div style="width: 138%;"></div>
\$100,000 - \$149,999	18.8%	+4.5%	<div style="width: 188%;"></div>
\$150,000 - \$199,999	7.6%	+3.3%	<div style="width: 76%;"></div>
\$200,000+	14.6%	+9.3%	<div style="width: 146%;"></div>

Bars show deviation from 13021 (Bibb County)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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August 28, 2023



DEMOGRAPHICS - FIVE MILE

