

LEASE

STOREFRONT RETAIL / OFFICE

2129 Riverside Drive, Suite "B", Macon, Bibb County, Georgia 31204

PRICE IMPROVEMENT



LEASE RATE:
~~\$2,000~~ **\$1,600 PER MONTH**

LOCATION OVERVIEW

- Located in North Macon on Riverside Drive adjacent to Economy Rent-A-Car & Riverside Animal Hospital
- 15,000± Average VPD (2022 GDOT)
- High traffic location with great visibility
- Three (3) miles from Downtown Macon
- Neighbors: Economy Rent-A-Car, Riverside Animal Hospital, Red Lobster, Butler Chevrolet, Bibb County Soar Academy, Shell Food Mart

PROPERTY HIGHLIGHTS

- 2,400± SF Storefront Retail / Office Suite
 - Lobby
 - Receptionist office
 - Large open area
 - Four (4) private offices
 - Conference room
 - Break room
 - Two (2) restrooms
- Pylon signage available
- 0.96± Acre site
- 37 Shared/paved parking spaces
- All public utilities serve the site
- Zoned C4

DEIDRA STEWART
478.508.2652 Cell
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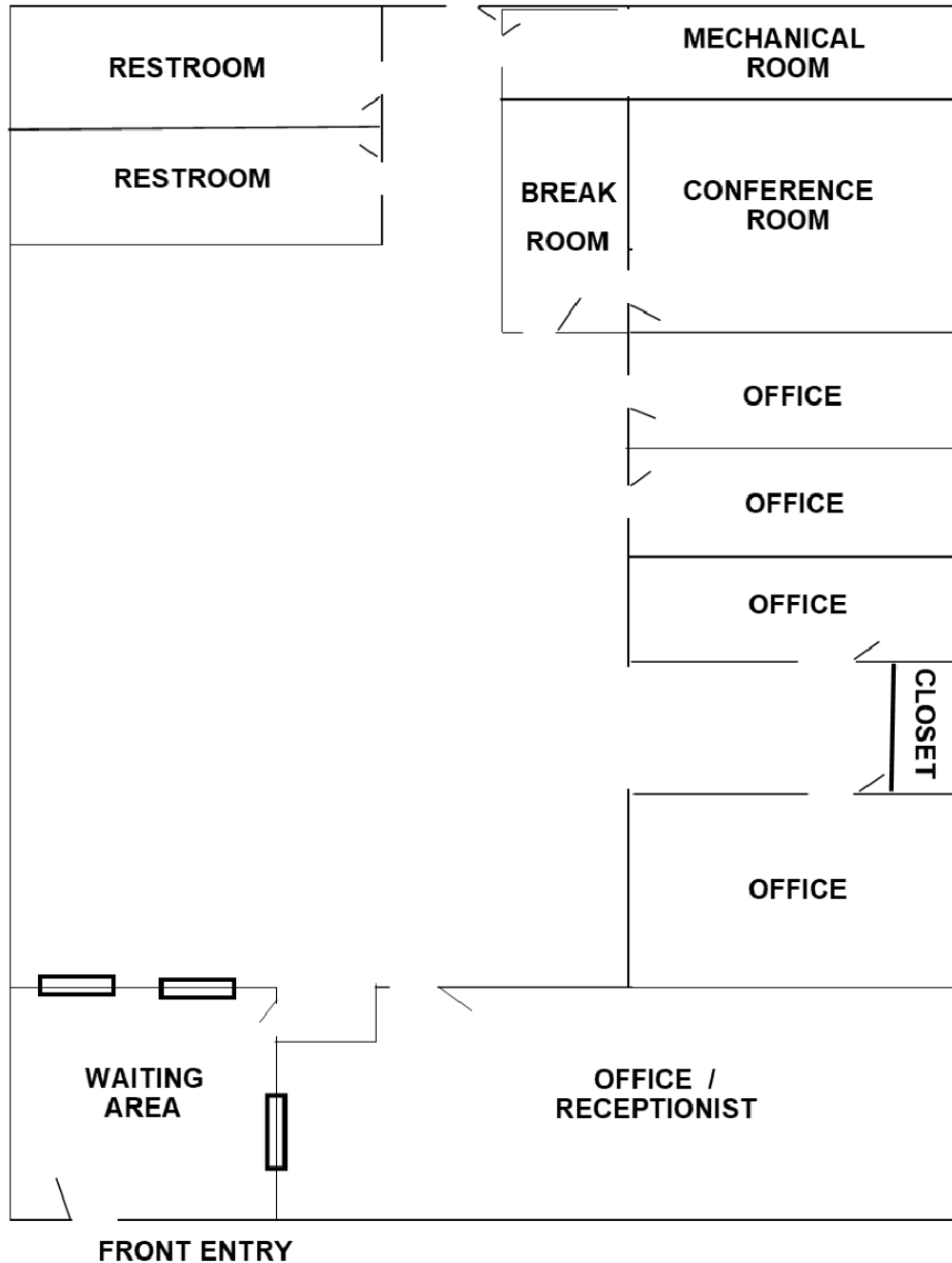
Created 2/27/24

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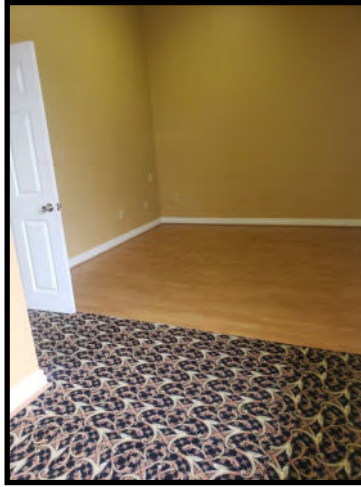
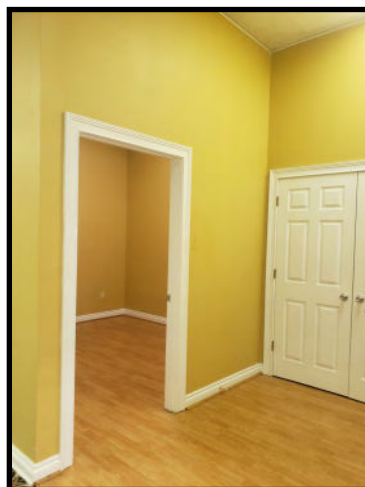
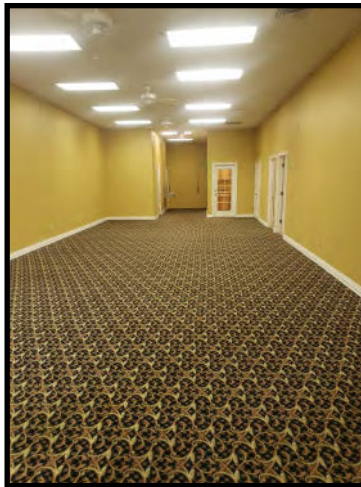
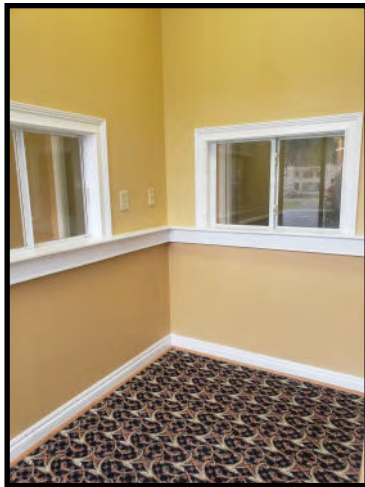
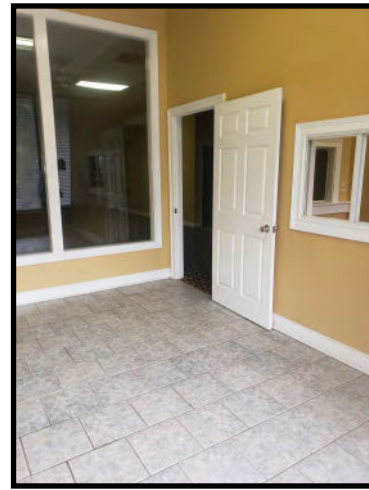
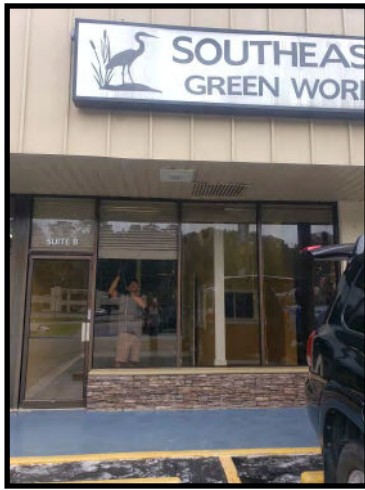
FLOOR PLAN



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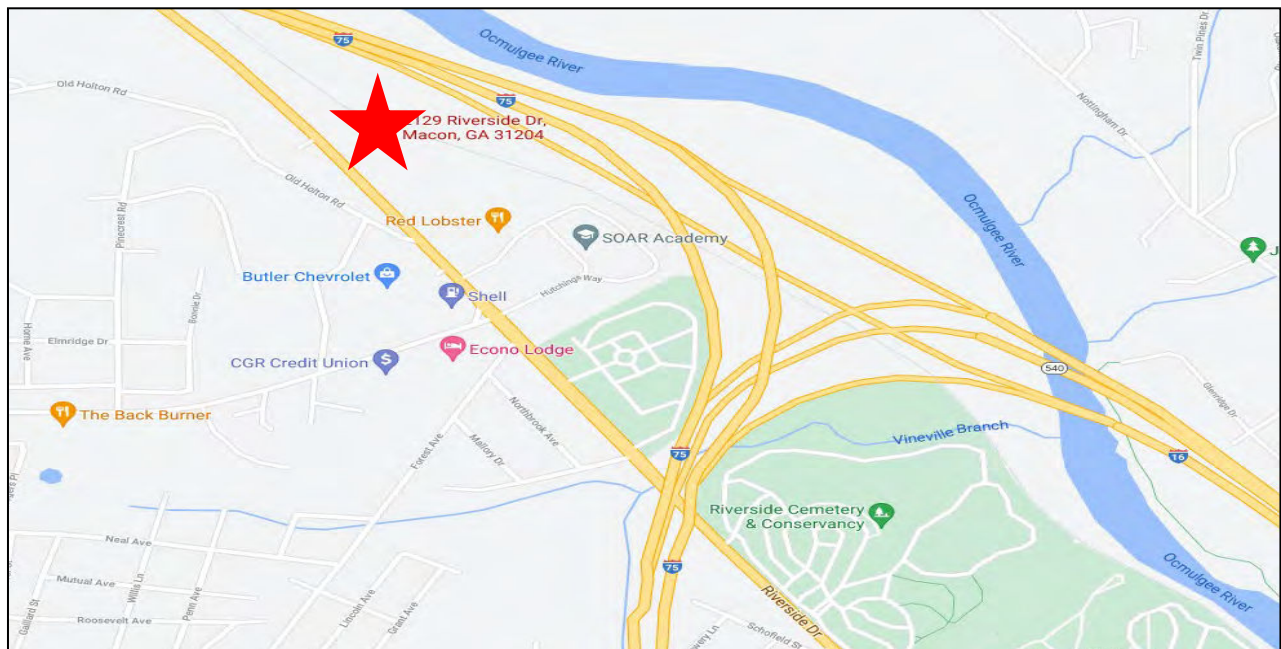
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DEMOGRAPHICS - BIBB COUNTY

KEY FACTS

158,007

Population



Average Household Size

38.0

Median Age

\$50,113

Median Household Income

EDUCATION

12%

No High School Diploma



31%

High School Graduate



29%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



6,409

Total Businesses



84,264

Total Employees

EMPLOYMENT



White Collar

63%



Blue Collar

21%



Services

17%



Unemployment Rate

INCOME



\$50,113

Median Household Income



\$31,027

Per Capita Income



\$61,999

Median Net Worth

2023 Households By Income (Esri)

The largest group: <\$15,000 (16.8%)

The smallest group: \$150,000 - \$199,999 (4.3%)

Indicator ▲	Value	Diff
<\$15,000	16.8%	+7.4%
\$15,000 - \$24,999	8.5%	+1.1%
\$25,000 - \$34,999	11.4%	+3.4%
\$35,000 - \$49,999	13.3%	+2.4%
\$50,000 - \$74,999	15.4%	-1.7%
\$75,000 - \$99,999	10.8%	-2.7%
\$100,000 - \$149,999	14.3%	-2.2%
\$150,000 - \$199,999	4.3%	-3.7%
\$200,000+	5.3%	-3.8%

Bars show deviation from 13 (Georgia)