

LEASE

75 NORTH OFFICE PARK
3220 RIVERSIDE DRIVE, MACON, GA 31210

PRICE IMPROVEMENT



PROPERTY OVERVIEW

- Three (3) Office Buildings - Each with own entrance from parking lot

Suites Available:

- **Building "B"**
 - Suite 265 - 3,862± SF Office (See Pages 2-4)
 - Suite 310 - 1,844± SF Office Available May 2024 (See Pages 5-6)

- Parking available in front of building
- Signage available
- Zoned C3
- Landlord pays CAM, taxes and insurance

LOCATION OVERVIEW

- Located in North Macon on Riverside Drive between Northside Drive and Tom Hill Senior Boulevard; visible to Interstate 75
- Convenient to shopping, eateries and banks
- Traffic Count: 24,400± AVG VPD (2022 GDOT)
- 5 miles to Downtown Macon

TENANT LIST

CWC Furniture, Dr. Robert C. Jones MD, McIntosh Trail Healthcare, NECCO, Northside Insurance, Primerica, Qualified Staffing, Slender Swiftly, Watkins Rejuvenation Center

DEIDRA STEWART
478.508.2652 Cell
deidra@cbcworldwide.com



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Revised 2/27/24

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BUILDING "B" - SUITE 265
3,862± SF

- Lobby
- Receptionist Office
- Eight (8) Private Offices
- Executive Office
- Conference Room
- Large Storage Room
- Break Room
- IT/Data Room
- SHARED RESTROOM

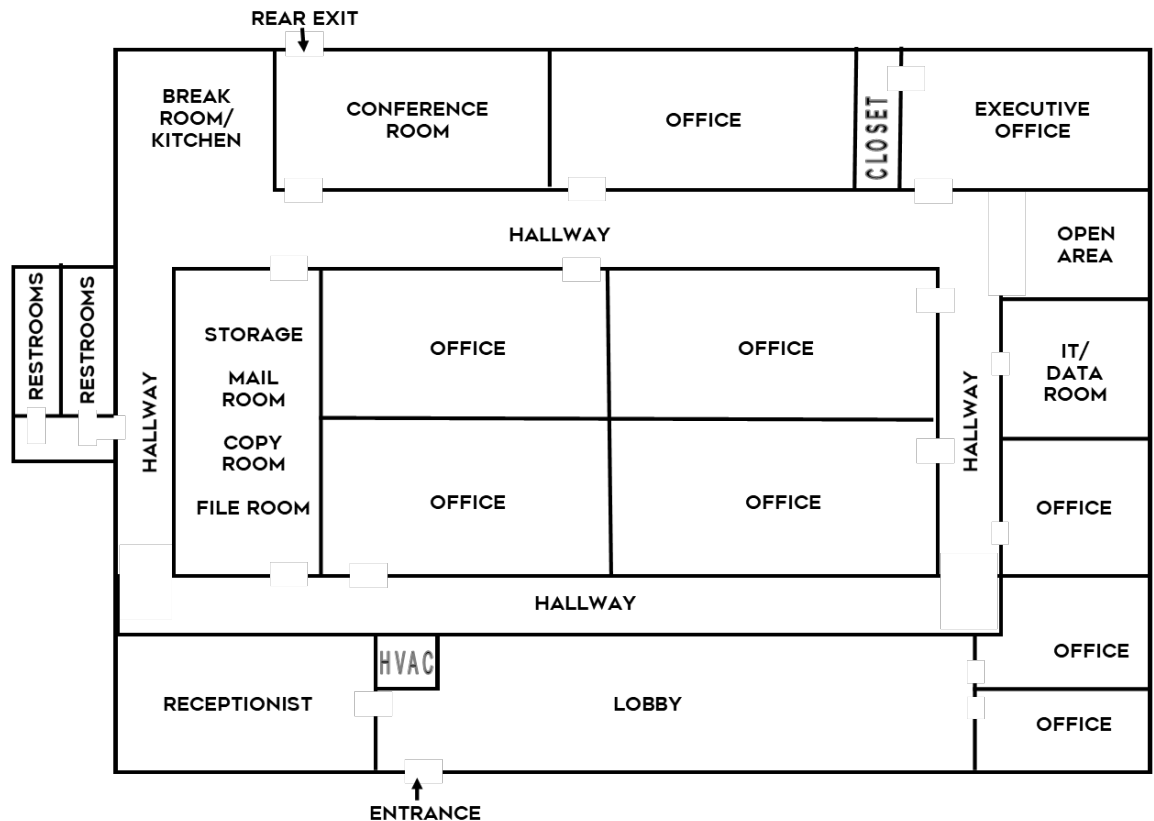
LEASE RATE:

~~\$4,184.00/MONTH/GROSS~~

\$3,862.00/MONTH/GROSS

INCLUDES WATER

PRICE IMPROVEMENT

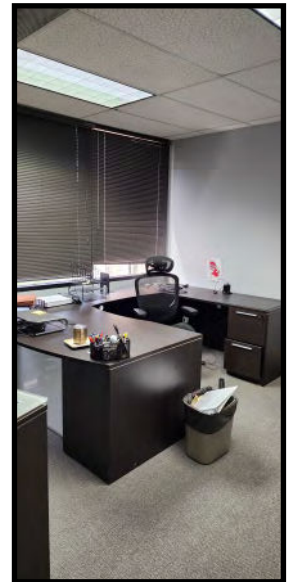
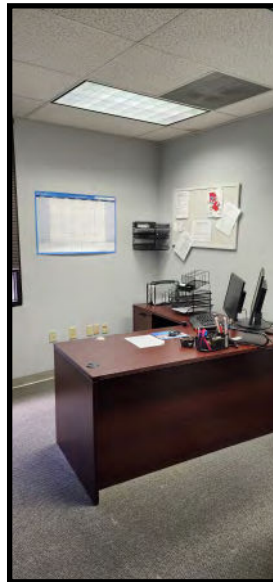
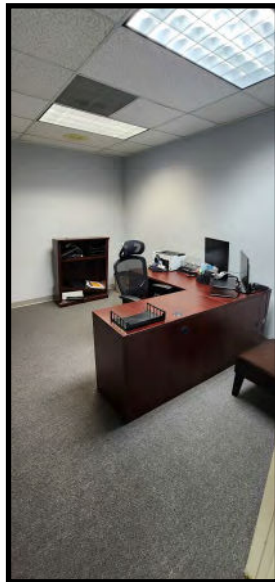
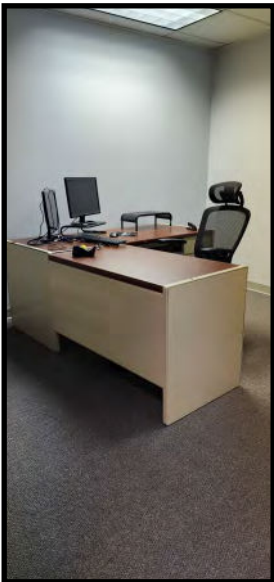
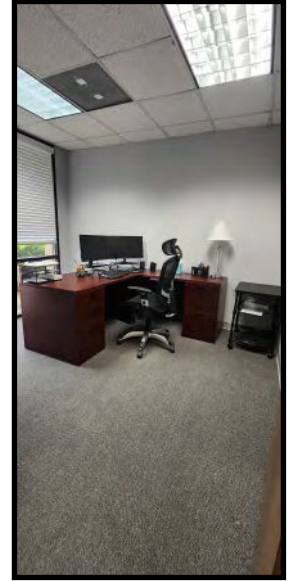
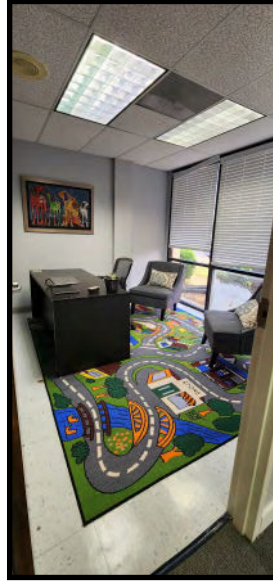
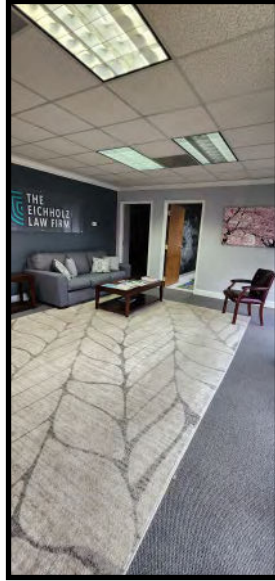
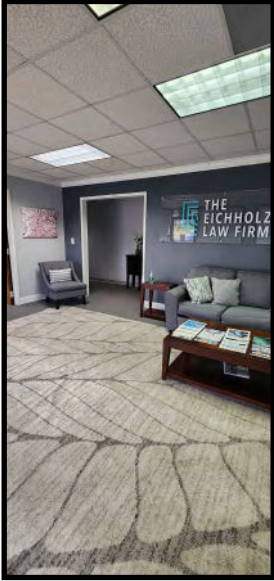


NOT TO SCALE

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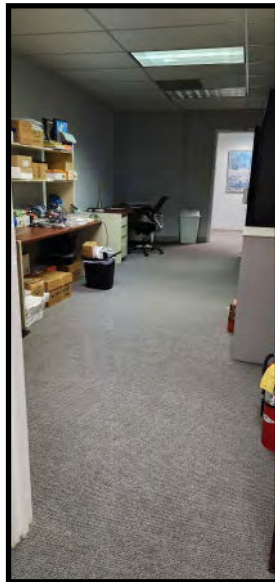
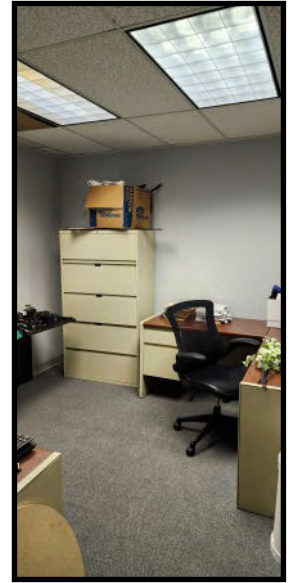
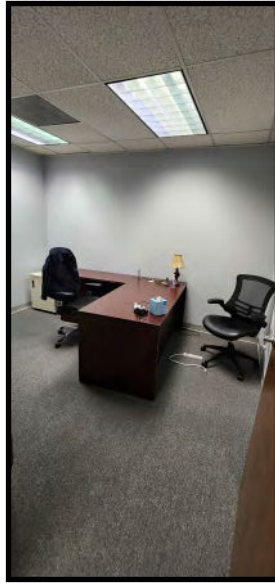
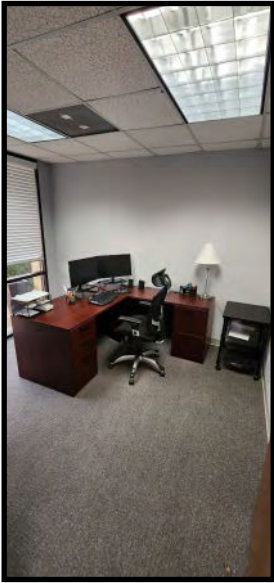
PHOTOS—SUITE B265



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PHOTOS—SUITE B265



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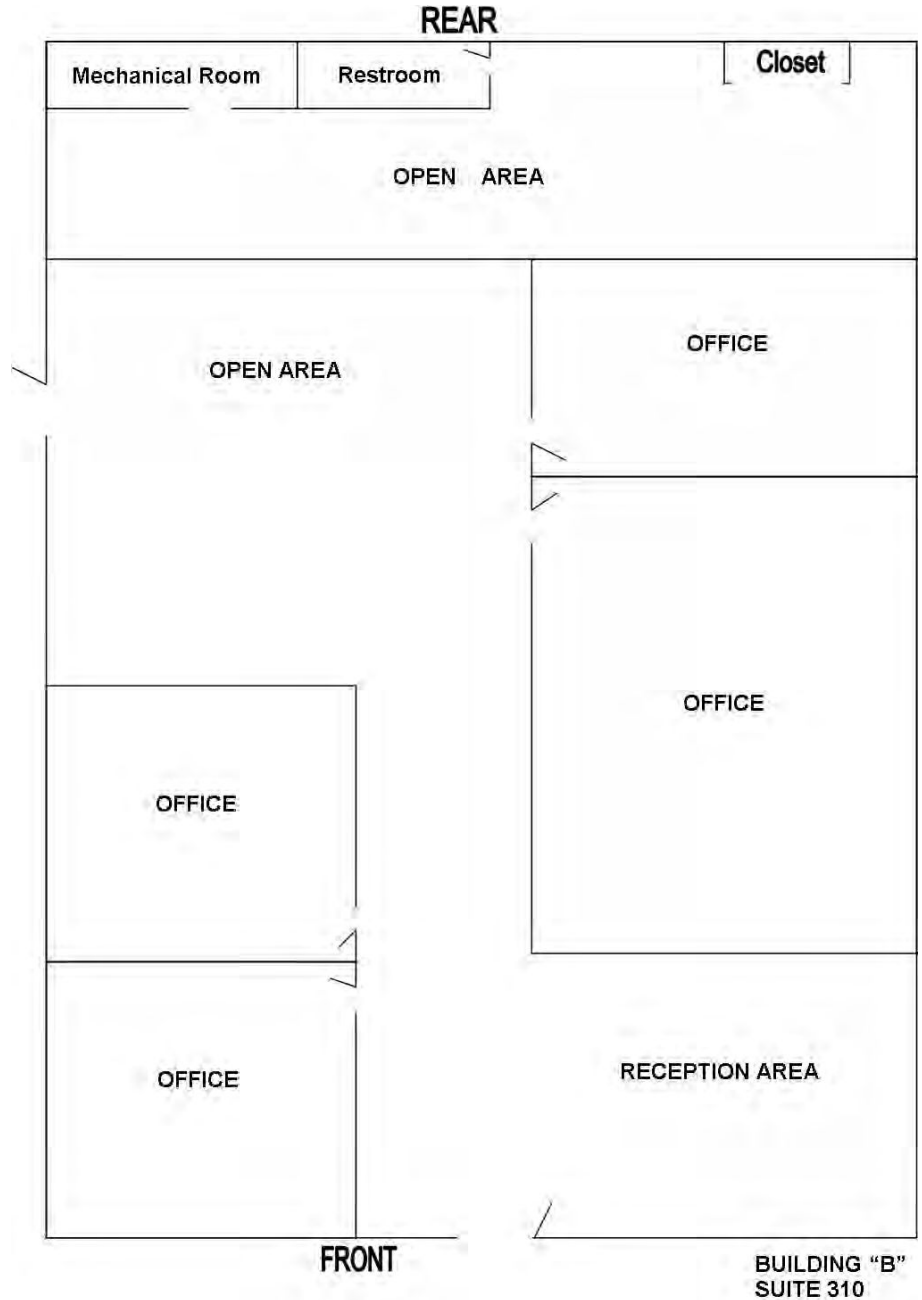


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BUILDING "B" - SUITE 310
1,844± SF
Reception Area
Four (4) Private Offices
Two (2) Open Areas
Mechanical Room
Storage Closet
Restroom
MONTHLY LEASE RATE:
\$1,997.67/ GROSS

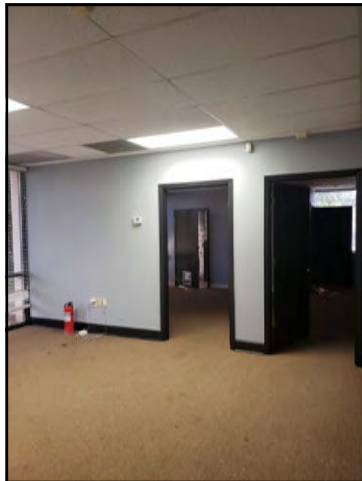
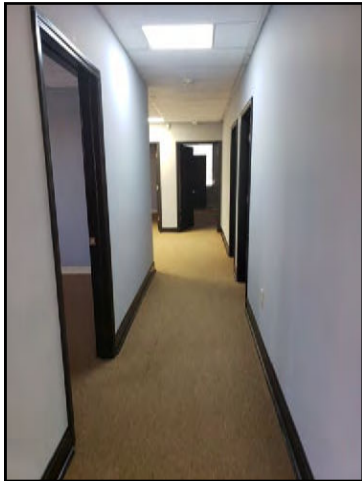
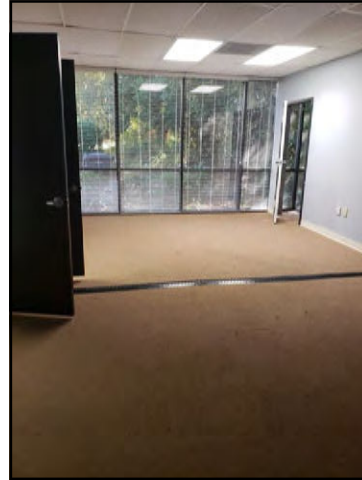


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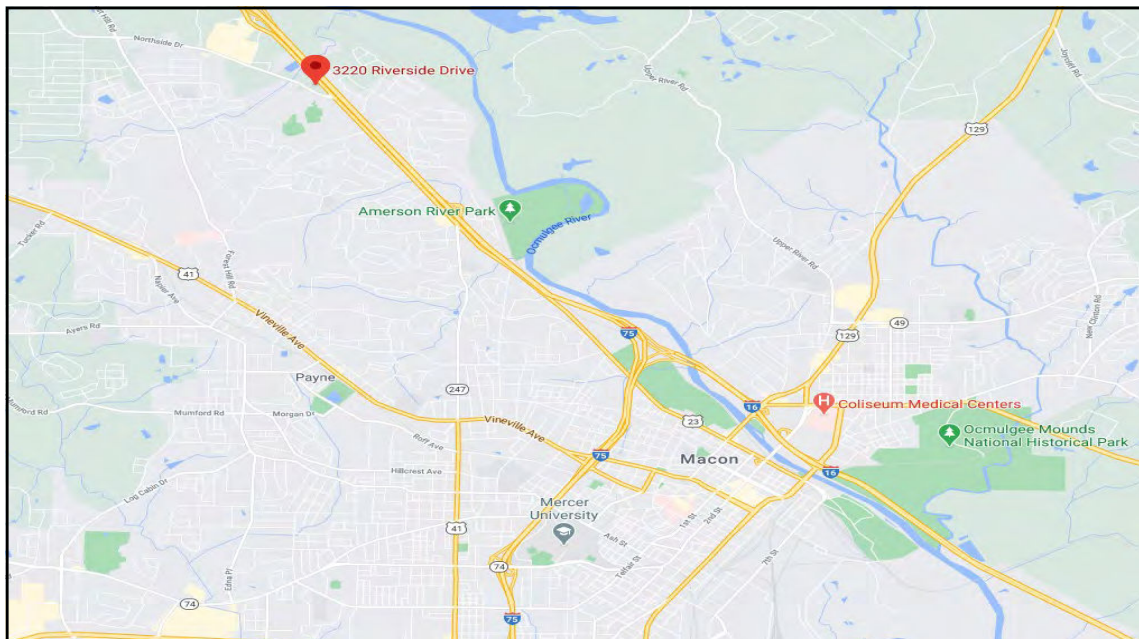
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PHOTOS – SUITE B310



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DEMOGRAPHICS - BIBB COUNTY

KEY FACTS

158,007

Population



2.4

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



63%

White Collar



21%

Blue Collar



17%

Services

4.8%

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)