



BASE LEASE RATE: \$21.00/PSF
(CAM, T & I: \$5.21/PSF)
\$3,276.25/MONTHLY

LOCATION OVERVIEW

- Located at the signalized intersection of Starcadia Circle and Bass Road; off Interstate 75, Exit 171
- Adjacent to 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 Le Bar Nail Lounge
- Six multi-family complexes nearby

PROPERTY OVERVIEW

- Suite 100: 1,500± SF Storefront Retail
 - Formerly Miracle Leaf
 - Four (4) private offices
 - One storage closet
 - One Restroom
 - Roll-up door in front for added security
- Plenty of parking
- Traffic Count: 13,000 VPD (2023 GDOT)
- Pinnacle Point Tenant List:
 - CPR Cell Phone Repair
 - Great Clips
 - Medi's Mediterranean Fusion
 - America's Home Place
 - Welch's Country Smokehouse
- Zoned C4

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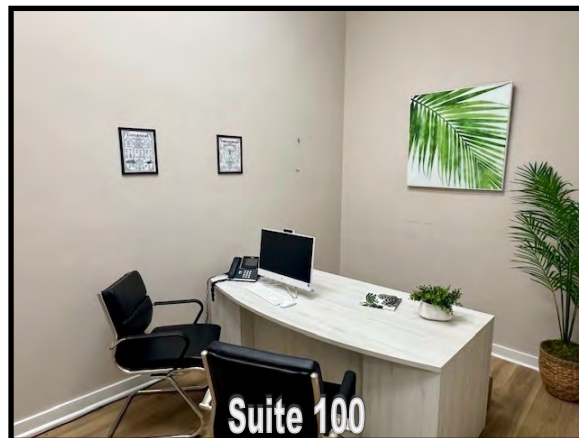
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Revised 3/3/25

PHOTOS



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.

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!

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.

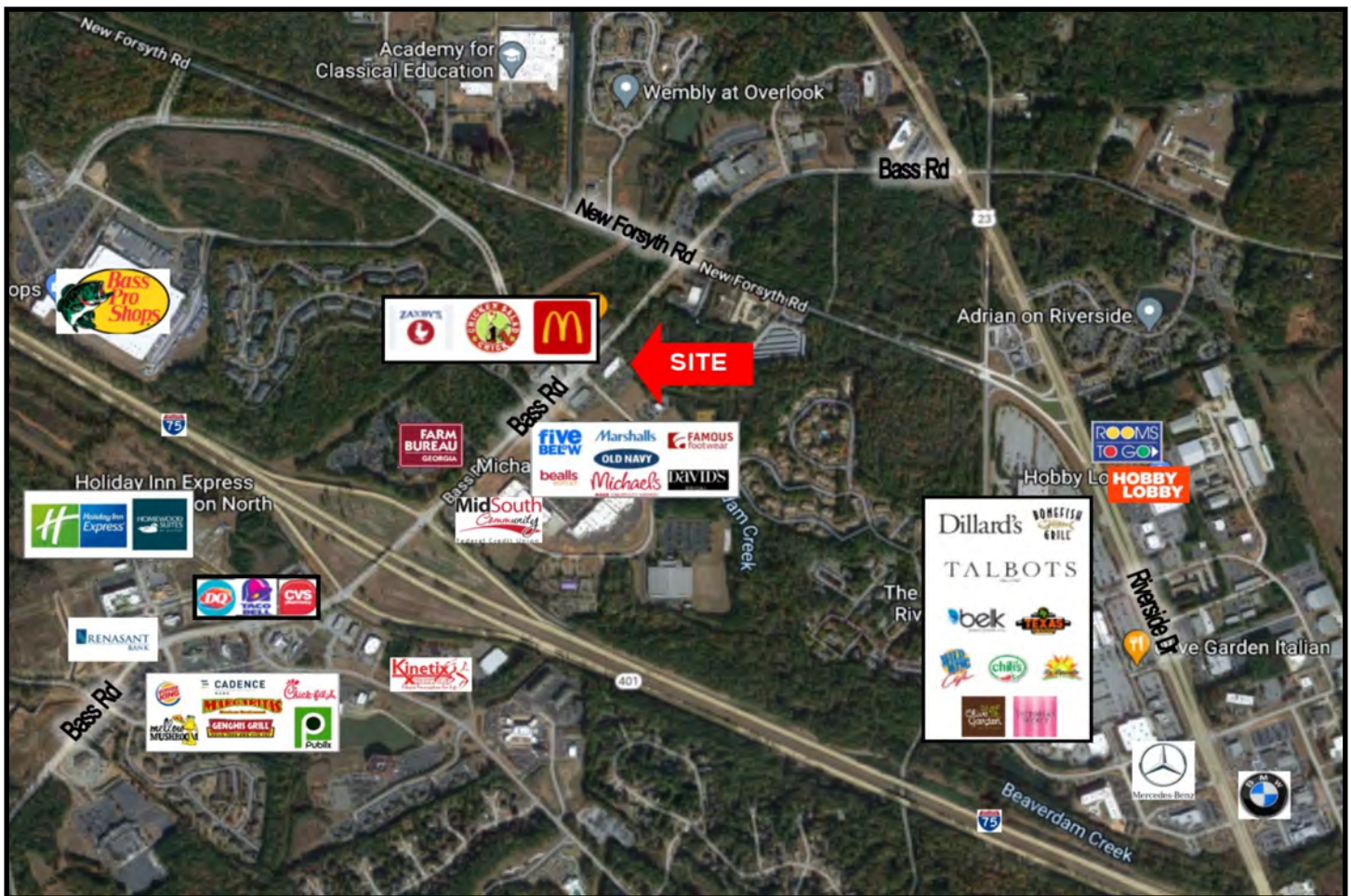
Healthcare

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

LEASE

PINNACLE POINT

1687 BASS ROAD - MACON, BIBB COUNTY, GEORGIA 31210



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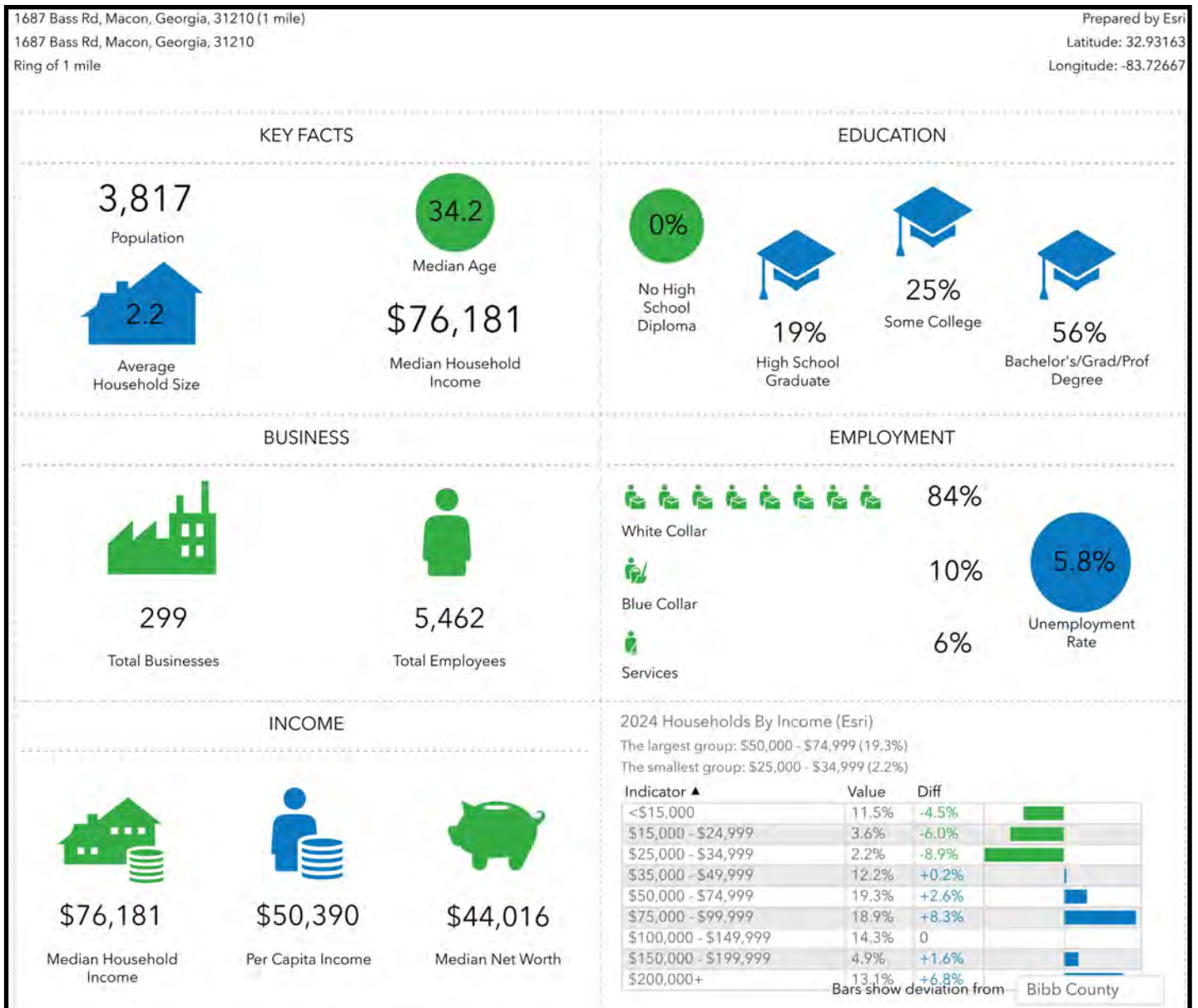
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DEMOGRAPHICS - ONE MILE



DEMOGRAPHICS - THREE MILE

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

Prepared by Esri
Latitude: 32.93163
Longitude: -83.72667

KEY FACTS

18,093

Population



2.3

Average
Household Size

39.2

Median Age

\$83,914

Median Household
Income

EDUCATION

3%

No High
School
Diploma



19%

High School
Graduate



24%

Some College



54%

Bachelor's/Grad/Prof
Degree

BUSINESS



845

Total Businesses



12,073

Total Employees

EMPLOYMENT



White Collar

80%



Blue Collar

11%



Services

9%



Unemployment
Rate

INCOME



\$83,914

Median Household
Income



\$54,524

Per Capita Income



\$203,334

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (19.6%)

The smallest group: \$150,000 - \$199,999 (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	5.8%	-10.2%	
\$15,000 - \$24,999	6.0%	-3.6%	
\$25,000 - \$34,999	7.3%	-3.8%	
\$35,000 - \$49,999	10.0%	-2.0%	
\$50,000 - \$74,999	15.3%	-1.4%	
\$75,000 - \$99,999	13.5%	+2.9%	
\$100,000 - \$149,999	19.6%	+5.3%	
\$150,000 - \$199,999	5.3%	+2.0%	
\$200,000+	17.4%	+11.1%	

Bars show deviation from - Bibb County

DEMOGRAPHICS - FIVE MILE

