

#### **PROPERTY OVERVIEW**

- Three (3) Office Buildings Each with own entrance from parking lot
- Building "B"
  - Suite 265 3,862± SF Office
    - Lease Rate: \$3,540.16 / Month, Gross (See Pages 2-4)
  - Suite 275 660± SF Office
    - Lease Rate: \$800.00 / Month, Gross (See Pages 5-6)
  - Suite 310 1,844± SF Office
    - Lease Rate: \$1,690.33 / Month, Gross (See Pages 7-8)
- Parking available in front of building
- Signage available
- 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: 24,600± AVG VPD (2023 GDOT)
- 5 miles to Downtown Macon
- Zoned C3

#### **TENANT LIST**

- **CWC** Furniture
- Dr. Robert C. Jones
- McIntosh Trail Healthcare
- **NECCO**
- Northside Insurance
- Primerica
- Qualified Staffing
- Slender Swiftly

**DEIDRA STEWART** 478.508.2652 Cell deidra@cbcgeorgiacom



### BUILDING "B" - SUITE 265 3,862± SF

Lobby

Receptionist Office

Eight (8) Private Offices

**Executive Office** 

Conference Room

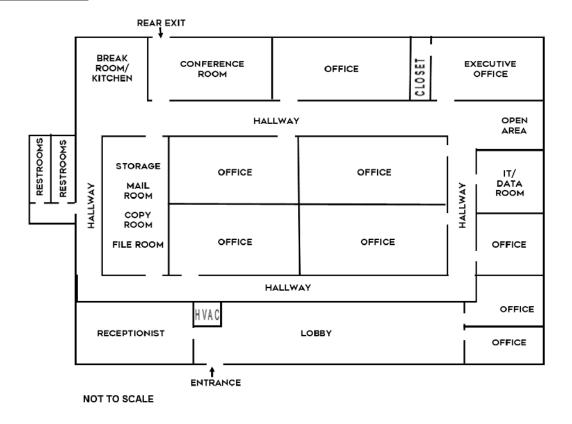
Large Storage Room

Break Room

IT/Data Room

SHARED RESTROOM

MONTHLY LEASE RATE: \$3,540.16 / GROSS INCLUDES WATER



#### PHOTOS - SUITE B265

















# **LEASE**

#### PHOTOS - SUITE B265

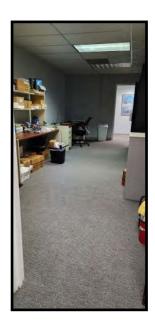














### BUILDING "B" - SUITE 275 660± SF

Reception

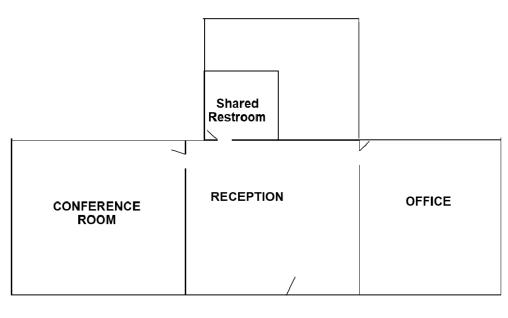
Private Office

Conference Room

\*Restroom

\*Shared with neighboring Tenant

MONTHLY LEASE RATE: \$800.00 / GROSS INCLUDES WATER



**FRONT** 



# **LEASE**

#### **PHOTOS-SUITE B275**







## **LEASE**

### BUILDING "B" - SUITE 310 1,844± SF

Reception Area

Four (4) Private Offices

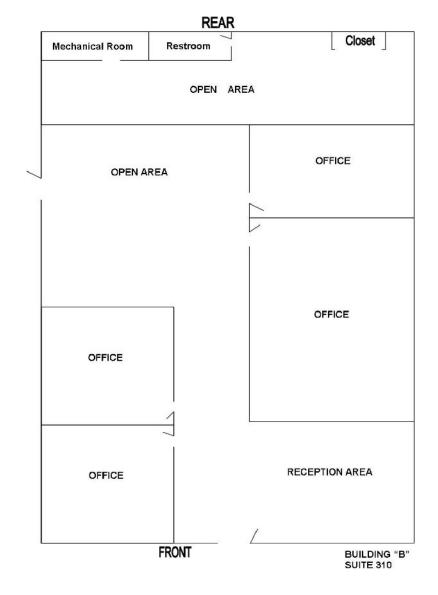
Two (2) Open Areas

Mechanical Room

Storage Closet

Restroom

MONTHLY LEASE RATE: \$1,690.33 / GROSS



## 75 NORTH OFFICE PARK 3220 RIVERSIDE DRIVE MACON, BIBB COUNTY, GEORGIA 31210

# **LEASE**

#### PHOTOS - SUITE B310







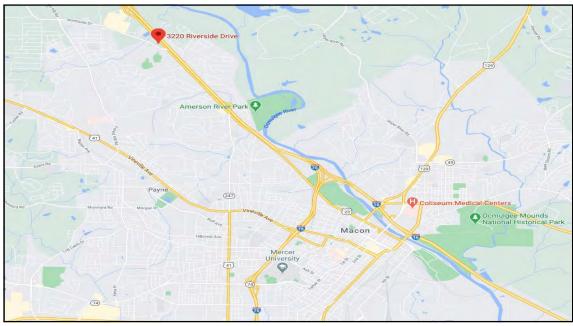






## 75 NORTH OFFICE PARK 3220 RIVERSIDE DRIVE MACON, BIBB COUNTY, GEORGIA 31210







## 75 NORTH OFFICE PARK **3220 RIVERSIDE DRIVE** MACON, BIBB COUNTY, GEORGIA 31210

#### **DEMOGRAPHICS - BIBB COUNTY**

KEY FACTS			EDUCATION			
156,482 Population  2.4  Average Household Size		38.3  Median Age  \$51,348  Median Household Income	Hiç	32% School iraduate	29% me College	28% Bachelor's/Grad/Prof Degree
BUSINESS			EMPLOYMENT			
6,878 Total Businesses		82,560 Total Employees	White Collar  Blue Collar  Services		64% 20% 16%	4.9% Unemployment Rate
INCOME			2024 Households By Income (Esri)  The largest group: \$50,000 - \$74,999 (16.7%)  The smallest group: \$150,000 - \$199,999 (3.3%)  Indicator ▲ Value Diff			
			<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$34,999 \$55,000 - \$74,999	16.0% 9.6% 11.1% 12.0%	+7.5% +3.2% +4.3% +1.5%	-
\$51,348	\$31,464	\$78,071	\$50,000 - \$74,999 \$75,000 - \$99,999	16.7% 10.6%	+0.4%	
+ 9 . 10 . 0	40.11.0	4,0,0,1	\$100,000 - \$149,999	14.3%	-3.5%	
Median Household	Per Capita Income	Median Net Worth	\$150,000 - \$199,999	3.3%	-5.8%	
Income			\$200,000+	6.3% Bars s	-4.9% show deviatio	n from Georgia