

PRICE REDUCED

PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE
MACON, BIBB COUNTY, GEORGIA 31210



PROPERTY VIDEO: [HTTPS://YOUTU.BE/GOLZBTMJYVG](https://youtu.be/golzbtmjyvg)

STEPHANIE FOLSOM, CCIM
EXCLUSIVE AGENT

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CBCMACON.COM

990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171 OFFICE

REDUCED SALES PRICE:

~~\$8,300,000~~ \$6,900,000



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

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Revised 5/7/25

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BUILDING INFORMATION

Building Size	83,638 SQ FT
Building Class	A
Number of Floors	3
Average Floor Size	28,529 SQ FT
Year Built	1991
Framing	Steel Frame
Roof	20 Year Warranty (10± Years Remaining) Type B 22-gauge metal deck 5/8" Type X gypsum board R-20 polyisocyanurate insulation 1/8" Sopra board cover One (1) ply SBS smooth surface modified bitumen One (1) ply SBS granular surface modified bitumen
Free Standing	Yes
HVAC	Carrier, 25 Ton, 2010 Model YR Carrier, 75 Ton, 2010 Model YR Trane, 90 Ton, 2010 Model YR

PROPERTY INFORMATION

Property Type	Office
Zoning	C2
Lot Size	7.28 Acres (1± Acre Undeveloped)
APN #	L003-0038
Lot Frontage	415 ft
Traffic Count	15,100± AVG VPD

PARKING

Parking Type	Surface
Number of Parking Spaces	230±
Parking Ratio	3:Spaces per 1,000 SQ FT

PROPERTY HIGHLIGHTS

Located in North Macon off Interstate 75, Exit 171
Directly across from The Shoppes at River Crossing, a
750,000 SF regional open air shopping mall
6 Miles from Downtown Macon

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RENT ROLL

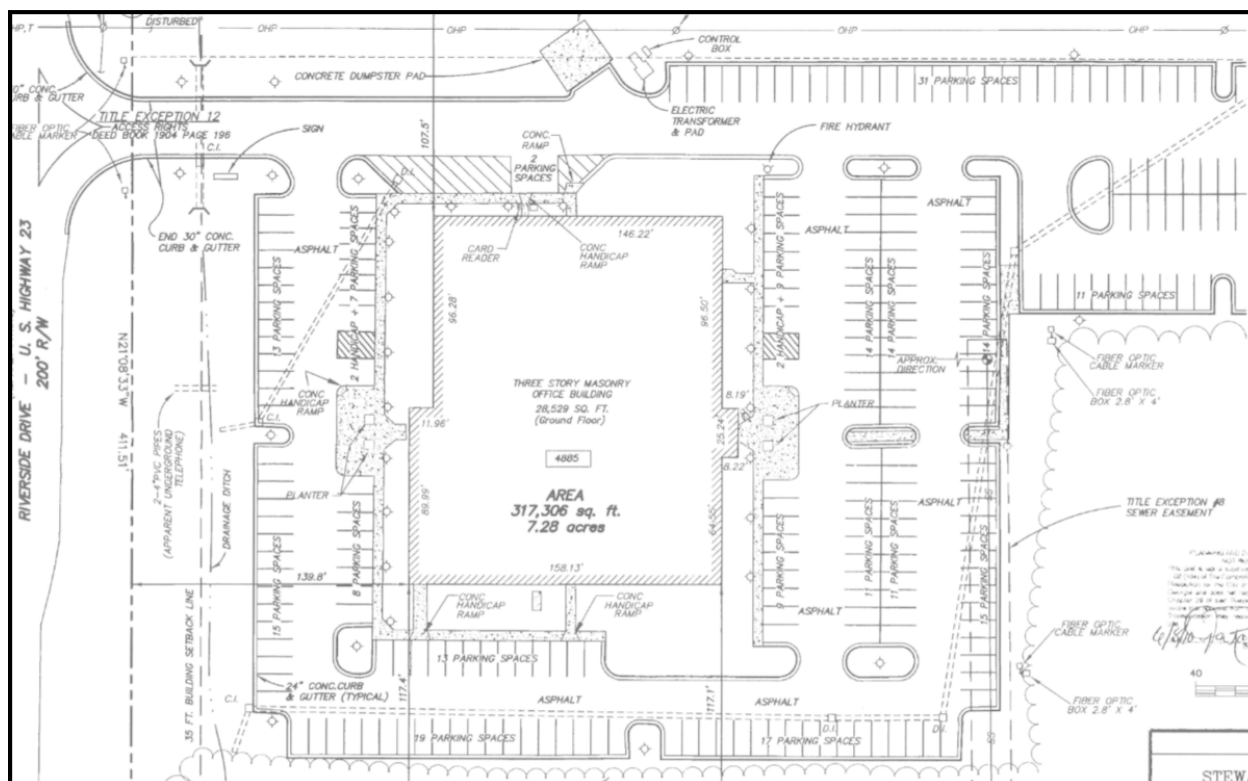
SUITE	TENANT	SIZE (RSF)	LEASE RATE
100	Vacant	3,533± RSF	
101	Dental Sleep Therapy of Macon, LLC	1,306± RSF	\$1,741/MO
102	Vacant	3,168± RSF	
103	Vacant	8,097± RSF	
125	Coldwell Banker Access Realty	5,332± RSF	\$6,998/MO
200 / 205	Lingo Communications	9,560± RSF	\$13,058/MO
206	Gallagher Insurance	5,000± RSF	\$6,185/MO
207	Vacant	9,638± RSF	
225	Vacant	2,285± RSF	
300	Vacant	6,279± RSF	
301	Vacant	7,152± RSF`	
302	Vacant	5,087± RSF	
310	Carter & Foster, LLC	2,237± RSF	\$3,362/MO
311	Vacant	7,089± RSF	
TOTAL RSF		75,763± RSF	
		TOTAL MONTHLY:	\$31,344
(COMMON AREA FACTOR: 13.9%)		TOTAL ANNUALLY:	\$376,128

2024 ANNUAL INCOME / EXPENSES

INCOME	
Rental Income	\$376,128
EXPENSES	
Grounds Maintenance	13,909
HVAC Service Contract	53,262
Property Taxes`	56,451
Water	17,269
Utilities	91,903
Janitorial (Excludes Supplies)	66,616
Maintenance / Repairs	22,064
Maintenance Expense	814
Electrical Contract Services	1,546
TOTAL EXPENSES	\$323,834

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AERIAL PARCEL MAP / PROPERTY SURVEY



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AERIAL VIEW



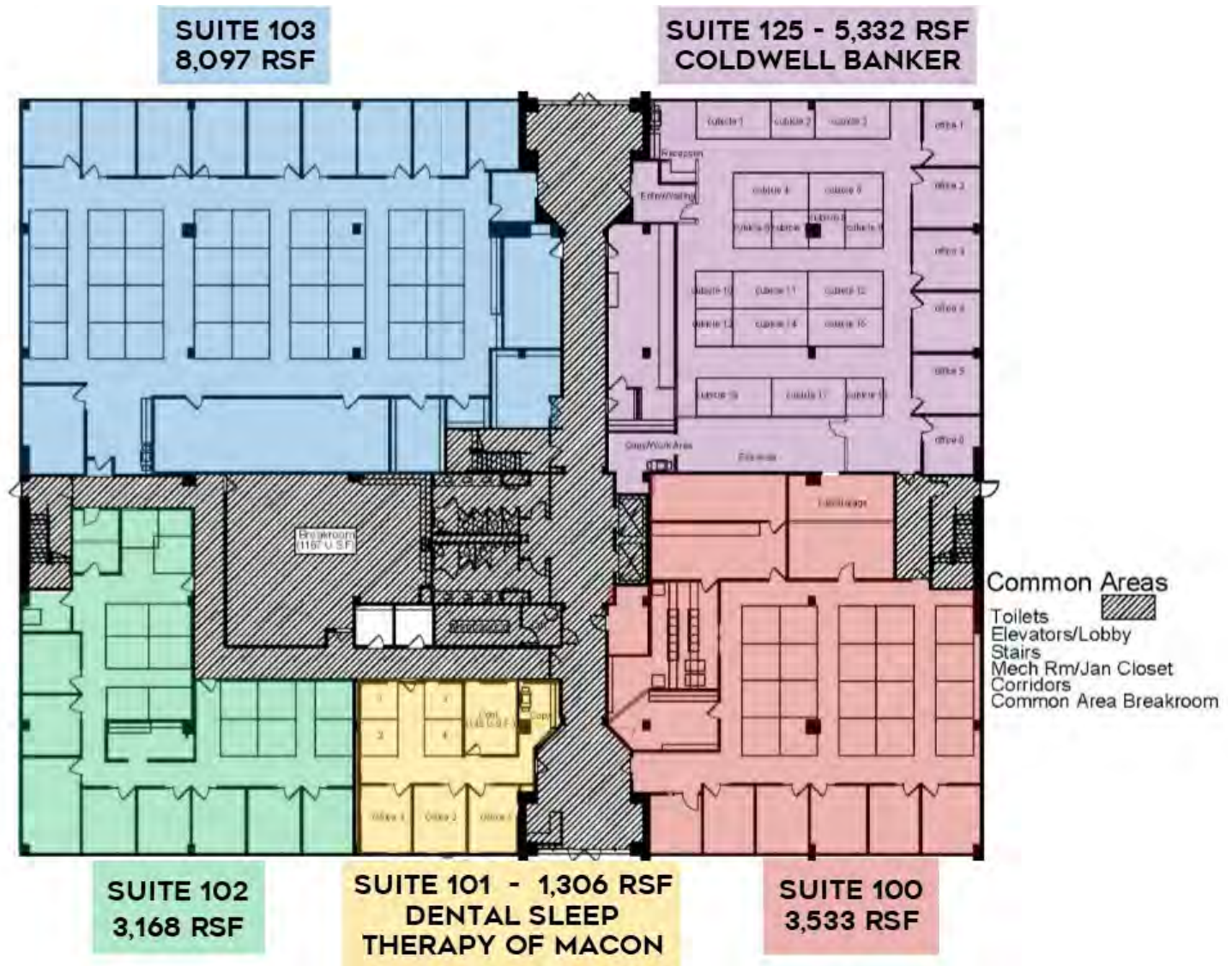
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FLOOR PLAN - 1ST FLOOR



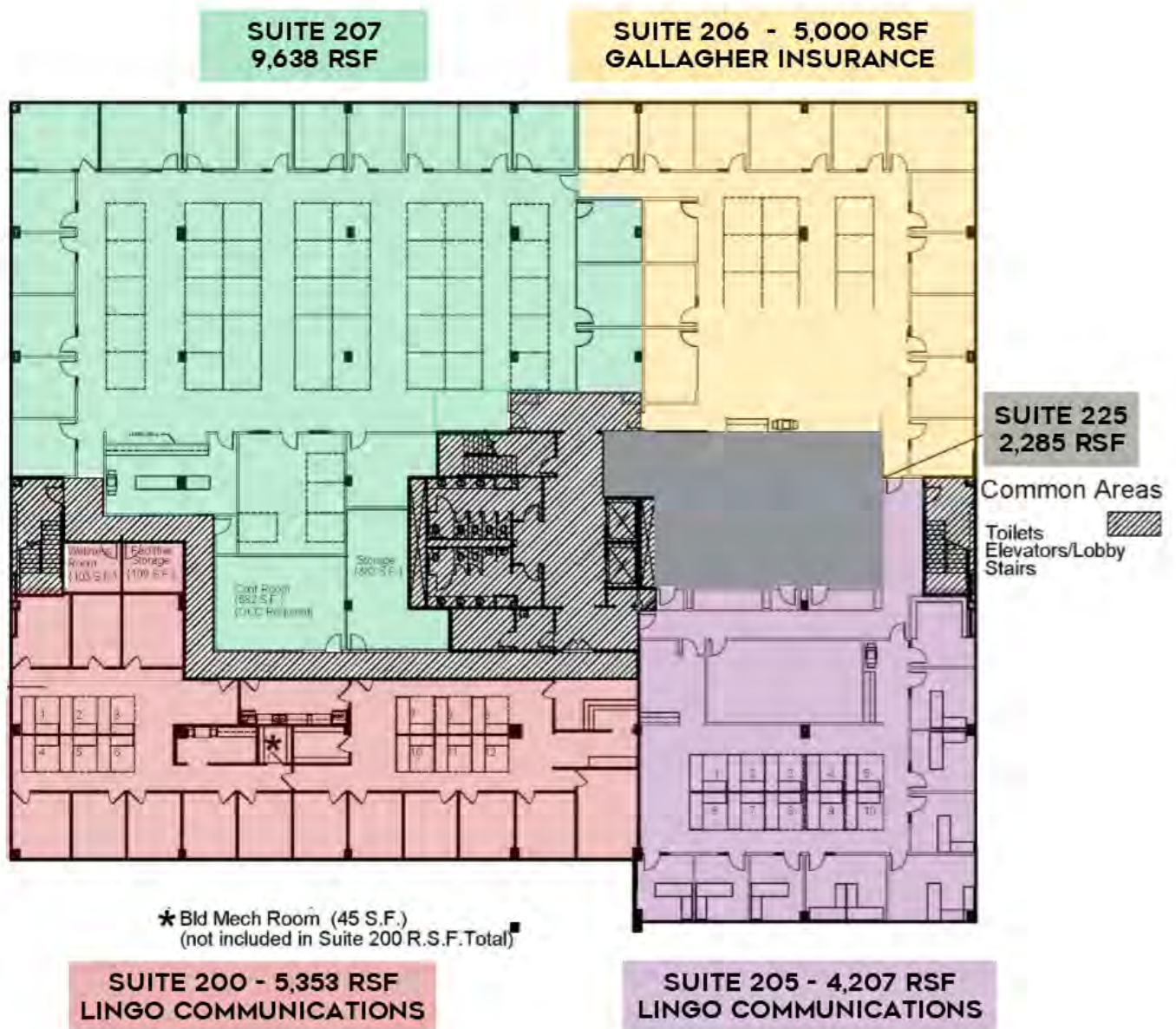
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FLOOR PLAN - 2ND FLOOR



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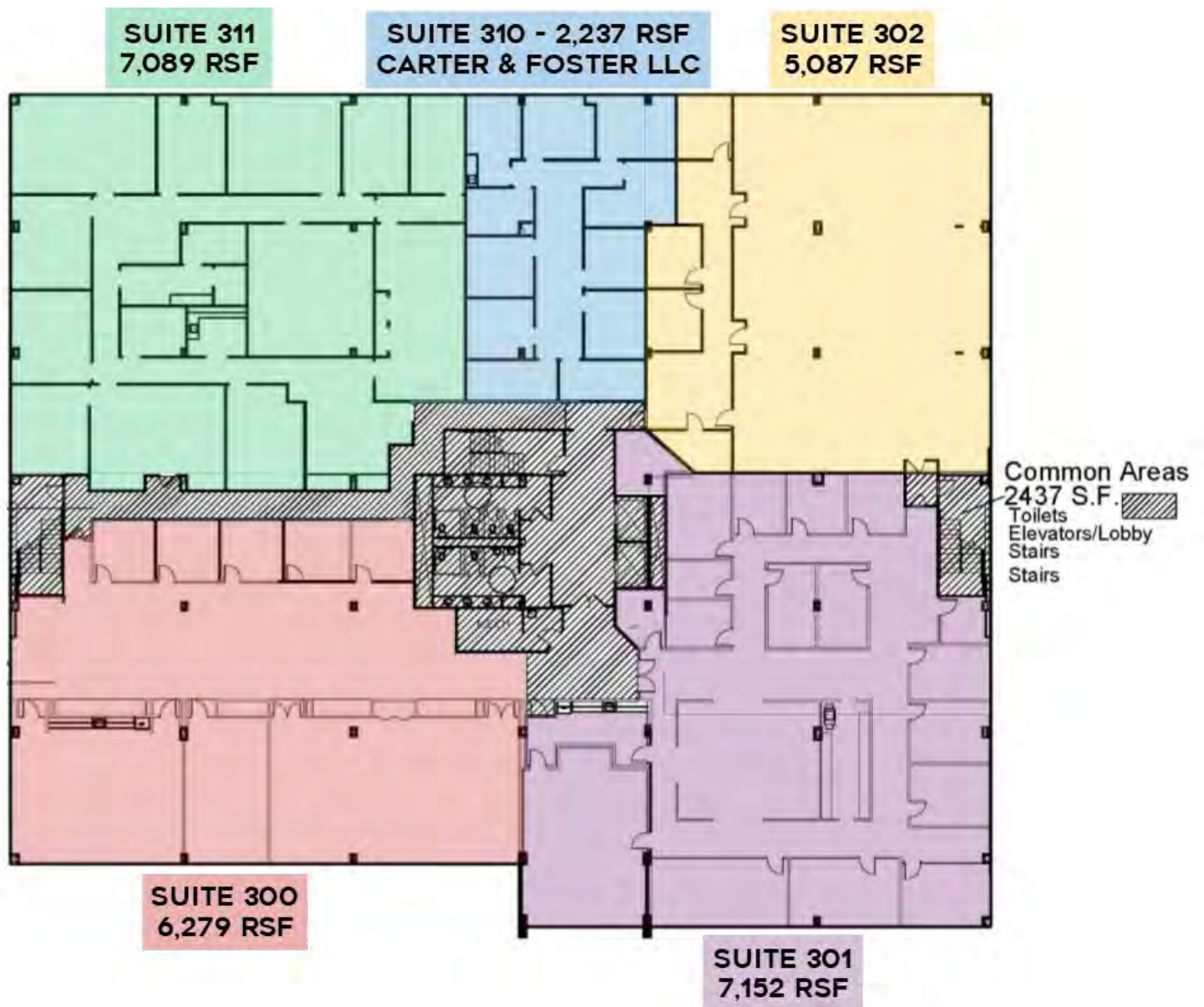
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FLOOR PLAN - 3RD FLOOR



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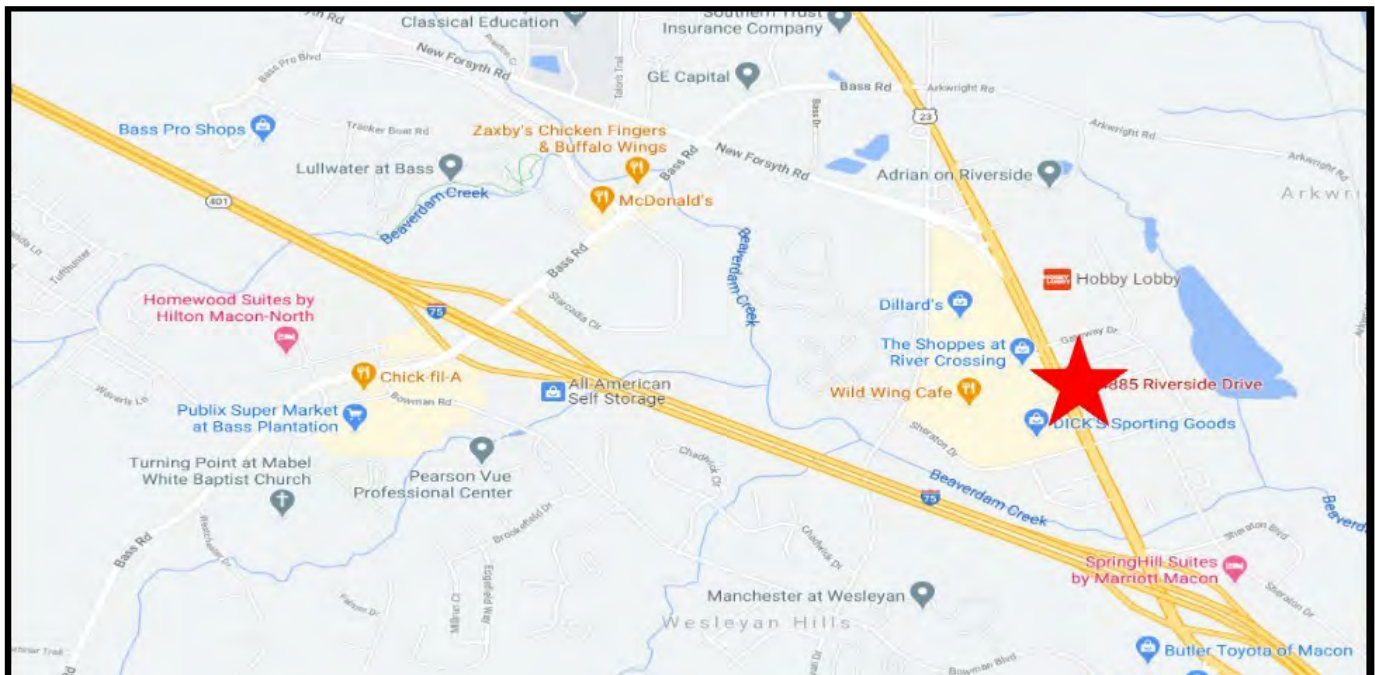


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DEMOGRAPHICS - BIBB COUNTY

