

# LEASE

**“PINNACLE POINT” RETAIL CENTER**  
**1687 BASS ROAD**  
**MACON, BIBB COUNTY, GEORGIA 31210**



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

## LOCATION OVERVIEW

- Prime North Macon retail corridor
- Signalized intersection of Bass Road and Starcadia Circle
- Immediate access to Interstate 75 (Exit 171)
- Adjacent to North Macon Plaza power center anchored by Marshall's, Home Goods, Old Navy, Beall's Outlet, and Michael's
- Near major destinations including Bass Pro Shops and The Shoppes at River Crossing
- Six nearby multi-family communities providing built-in customer base
- New Costco Wholesale nearby with an anticipated opening in summer 2027 (New Forsyth Road across from The Shoppes at River Crossing)

## PROPERTY OVERVIEW

Position your business for success in this highly visible end-cap storefront at Pinnacle Point. Formerly home to Miracle Leaf.

- 1,500± SF End-Cap Storefront Retail Space
  - Suite 100
  - Four (4) private offices - ideal for retail, service, or professional use
  - One (1) storage closet
  - One (1) private restroom
  - Roll-up door at storefront for added security and flexible access
- Ample on-site parking for customers and staff
- Traffic Count: 12,700 VPD (2024 GDOT)
- Zoning: C-4 (General Commercial)
- Pinnacle Point—Current Tenants:
  - CPR Cell Phone Repair
  - Welch's Country Smokehouse
  - Great Clips
  - Medi's Mediterranean Fusion
  - America's Home Place

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## 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.

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	ONE MILE	THREE MILE	FIVE MILE
<b>2025 POPULATION</b>	<b>3,482</b>	<b>18,570</b>	<b>40,981</b>
<b>DAYTIME POPULATION</b>	<b>6,520</b>	<b>21,245</b>	<b>44,448</b>
<b>AVG HOUSEHOLD INCOME</b>	<b>\$98,537</b>	<b>\$123,626</b>	<b>\$124,573</b>

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