MEDICAL OFFICE BUILDING

376 ROGERS AVENUE MACON, BIBB COUNTY, GEORGIA 31204



LEASE RATE: \$12.00/PSF, GROSS (\$4,500.00/MONTH)

STEPHANIE FOLSOM, CCIM 478.361.8259 STEPHANIE@CBCGEORGIA.COM

990 RIVERSIDE DRIVE MACON, GA 31201



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Revised 7/28/25

BUILDING

INFORMATION

PROPERTY OVERVIEW

4,500± SF Medical Office Building
(Floor Plan Page 3)
Waiting Room
Reception
File room
Nine (9) private offices
Eight (8) exam rooms
Dental Suite
Breakroom
X-ray room
Pharmacy room
Two (2) restrooms

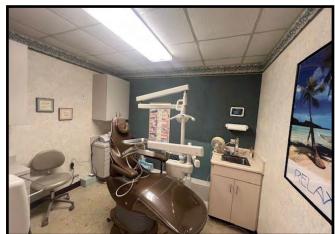
Six (6) storage rooms

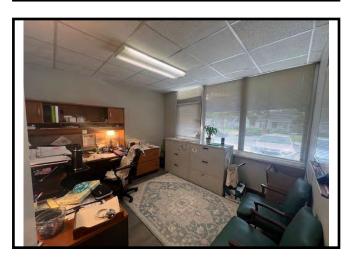
YEAR BUILT	1960
SITE	0.16 Acres
HVAC	Four (4) HVAC units (2018)
ROOF	Original single ply elastomeric (Extensive repairs in 2021)
PARKING	Paved parking front and side of building
SIGNAGE	Monument sign
UTILITIES	All public utilities
ZONING	C1

LOCATION OVERVIEW

- Located in North Macon off Ingleside Avenue
- · 2.5 Miles from Atrium Health Navicent Hospital
- · 3 Miles from Piedmont Macon Hospital
- 1 Mile from Interstate 75 / Hardeman Avenue





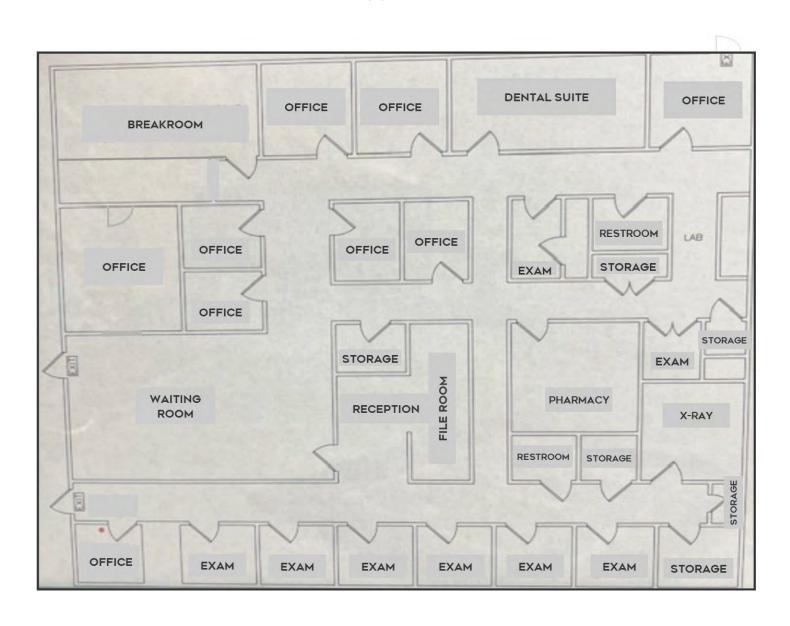


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FLOOR PLAN





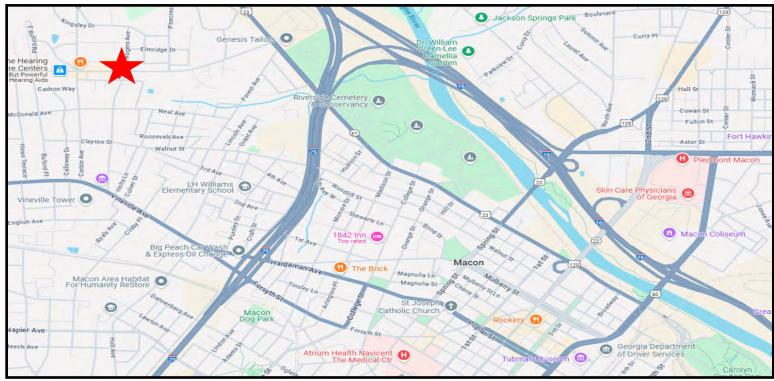


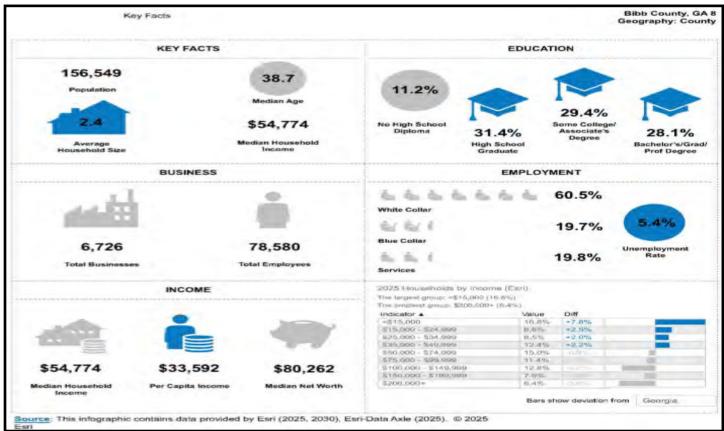




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