

SALE

COMMERCIAL DEVELOPMENT SITE

1546 BASS ROAD
MACON, BIBB COUNTY, GEORGIA 31210



LOCATION OVERVIEW

- **Prime location** in North Macon's thriving commercial corridor - 25,000± VPD
- **Convenient access** from Bass Road / Interstate 75
- **Excellent visibility** from interior access road with shared traffic flow from nearby retail centers
- **Rapidly expanding trade area** with continued commercial and residential investment
- **Minutes from** dense residential neighborhoods and **professional offices**
- **Surrounded by major national retailers**

PROPERTY OVERVIEW

- **0.67 Acre Commercial Development Opportunity**
- **Location:** Adjacent to Natalia's Fine Italian dining, just off Bass Road @ Interstate 75
- **Access:** Convenient ingress and egress via shared access drives connecting to Bass Road
- **Zoning:** C-2
- **Utilities:** All available to site
- **Market Strength:** Situated in a **high-growth corridor** with strong demographics and steady commercial expansion

SALES PRICE: \$595,000

STEPHANIE FOLSOM, CCIM
478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM



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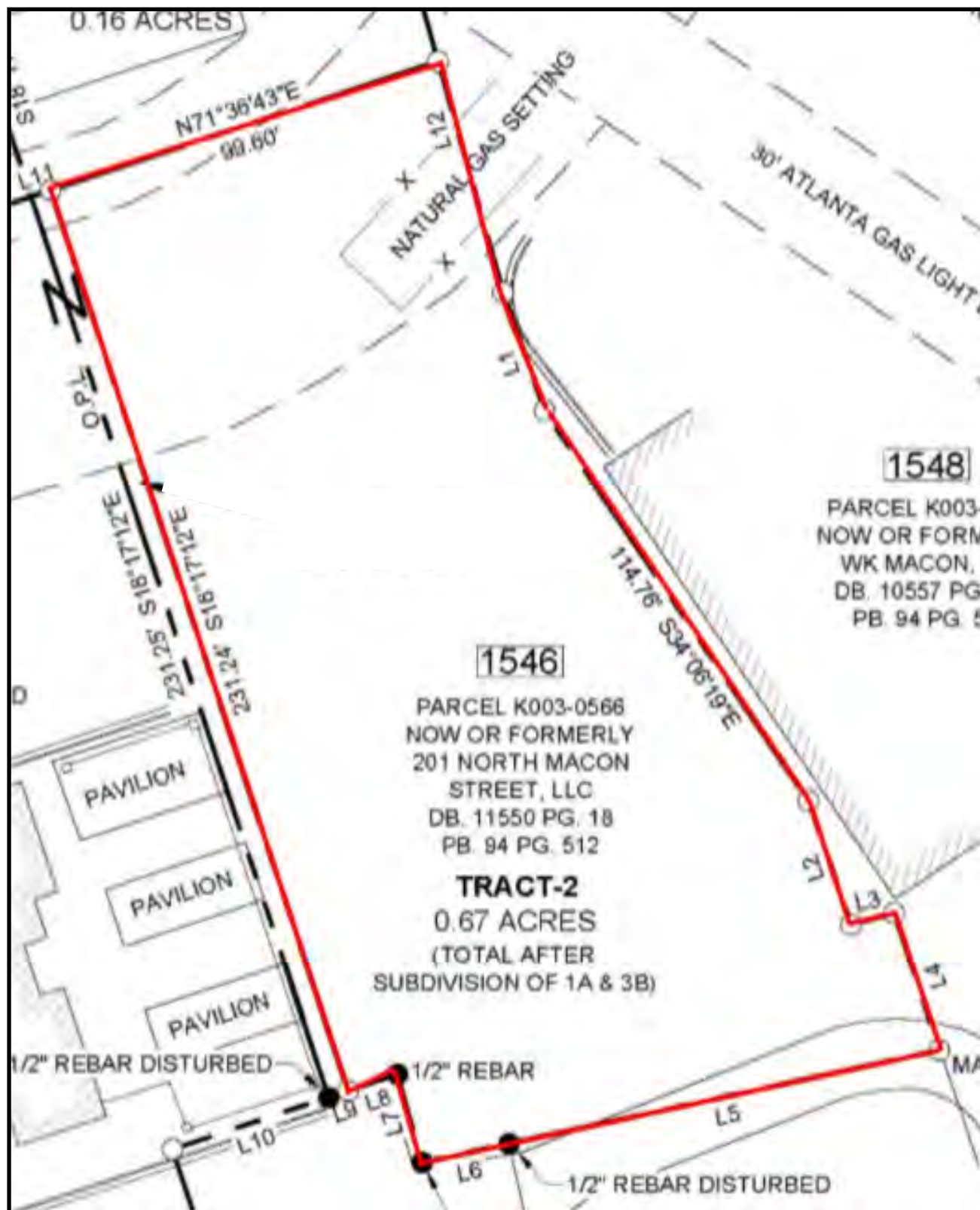
Area Highlights

- **High Traffic Corridor:** Bass Road serves as a major connector between Interstate 75 and north Macon's residential communities, with daily traffic counts exceeding 25,000± VPD
- **Affluent Demographics:** The surrounding area features strong household incomes and steady population growth, attracting both local shoppers and regional visitors
- **Accessibility:** Immediate access to I-75 provides convenient connectivity to downtown Macon, Warner Robins and the greater Middle Georgia region
- **Residential Growth:** Ongoing residential development in north Macon continues to expand the customer base, supporting long-term retail demand
- **Retail Synergy:** The property is surrounded by established national retailers... North Macon Plaza is a 151,987 SF retail center anchored by Marshall's, Home Goods, Beall's Outlet, Old Navy and Michaels; The Shoppes at River Crossing - Macon's premier open-air lifestyle center anchored by Belk and Dillard's; five mid-size anchor stores, numerous sit-down restaurants and more than 40 specialty retailers

Prime Location & Unmatched Convenience

- Ideally located just off Interstate 75 for convenient regional access
- Walking distance to Publix, Lofts at Bass, Ambitions Health Club, Mellow Mushroom, Margarita's, Burger King, Chick-fil-A, Homewood Suites, Holiday Inn Express, and more

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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. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

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! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

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

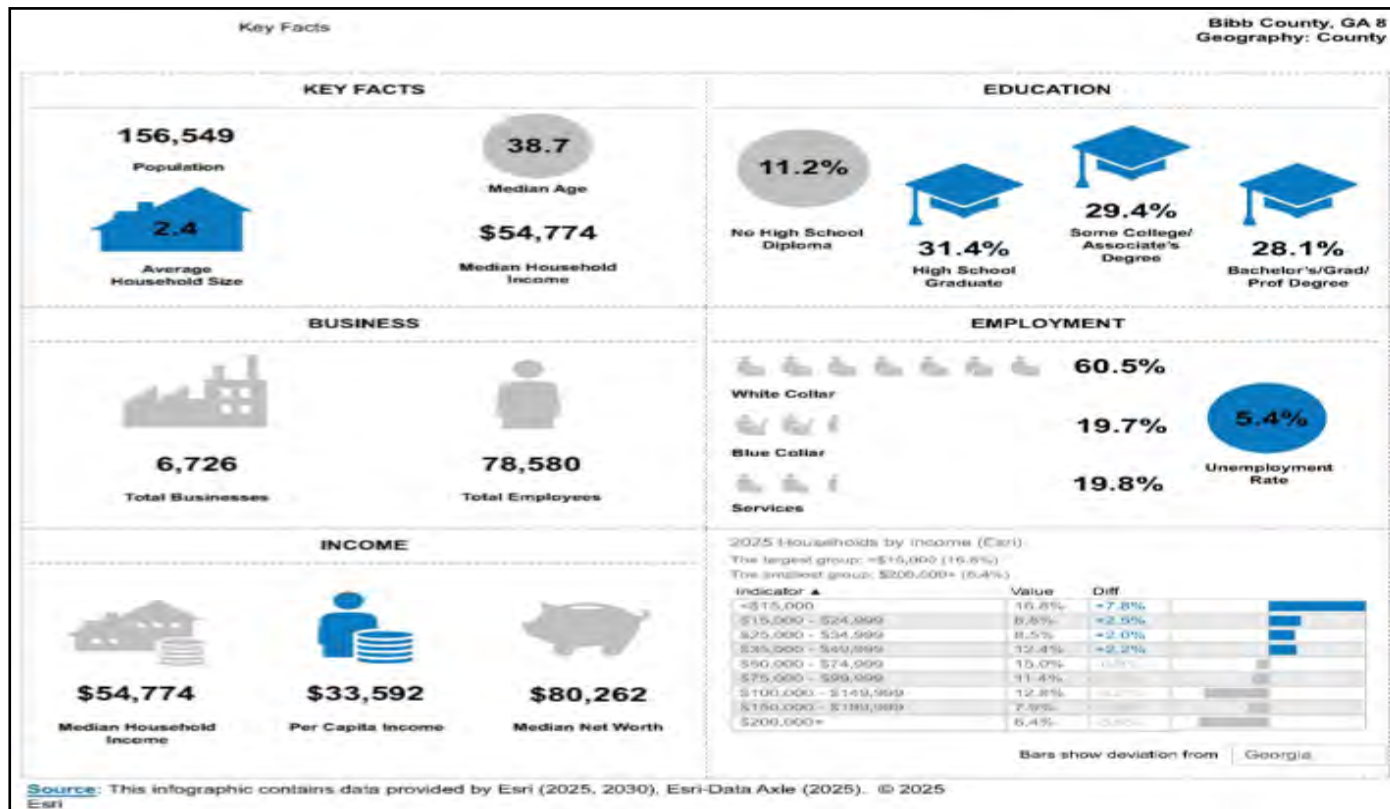
More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

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

LOCATION MAP / DEMOGRAPHICS

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