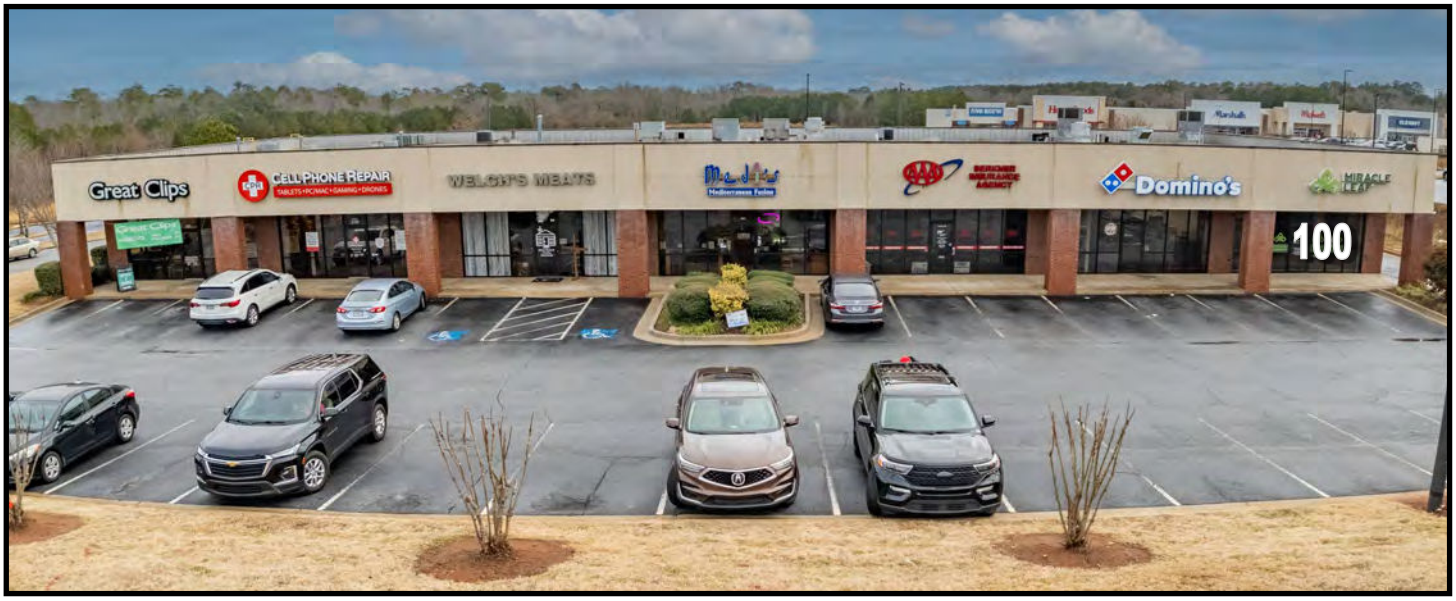
LEASE

"PINNACLE POINT" RETAIL CENTER
1687 BASS ROAD
MACON, BIBB COUNTY, GEORGIA 31210



BASE LEASE RATE: $21.00/PSF
(CAM, T & I: $5.62/PSF)
$3,327.50/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

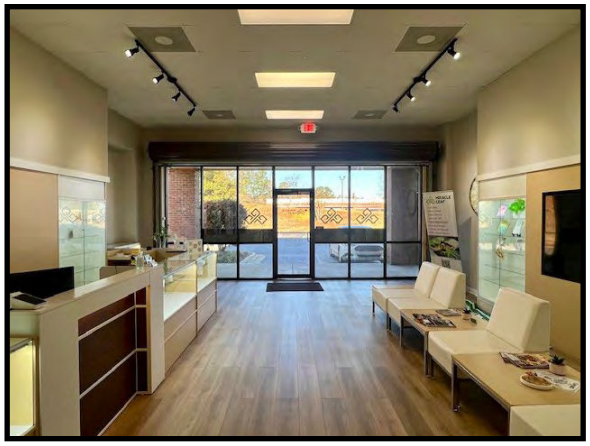
Position your business for success in this highly visible end-cap storefront at Pinnacle Point. Formerly home to Miracle Leaf.

- 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: 12,900 VPD (2025 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

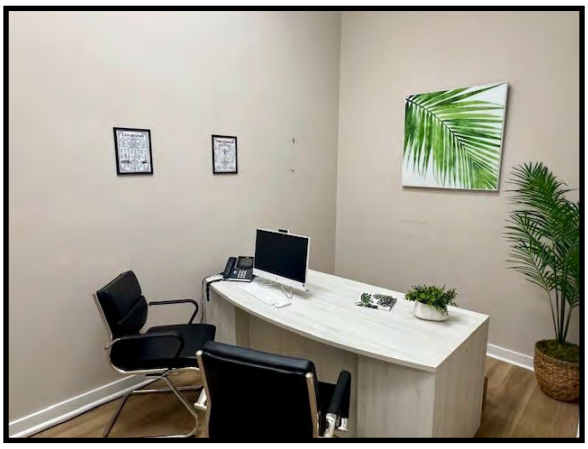
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PHOTOS







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	ONE MILE	THREE MILE	FIVE MILE
2026 POPULATION	4,094	19,466	42,097
DAYTIME POPULATION	7,070	22,197	45,086
AVG HOUSEHOLD INCOME	$115,753	$135,828	$137,240

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