

RETAIL SHOPPING CENTER SPACE FOR LEASE



1448 BASS ROAD, MACON, GEORGIA 31210, BIBB COUNTY
ASKING PRICE: \$32/SF, END CAPS: \$30/SF, NNN, INTERIOR

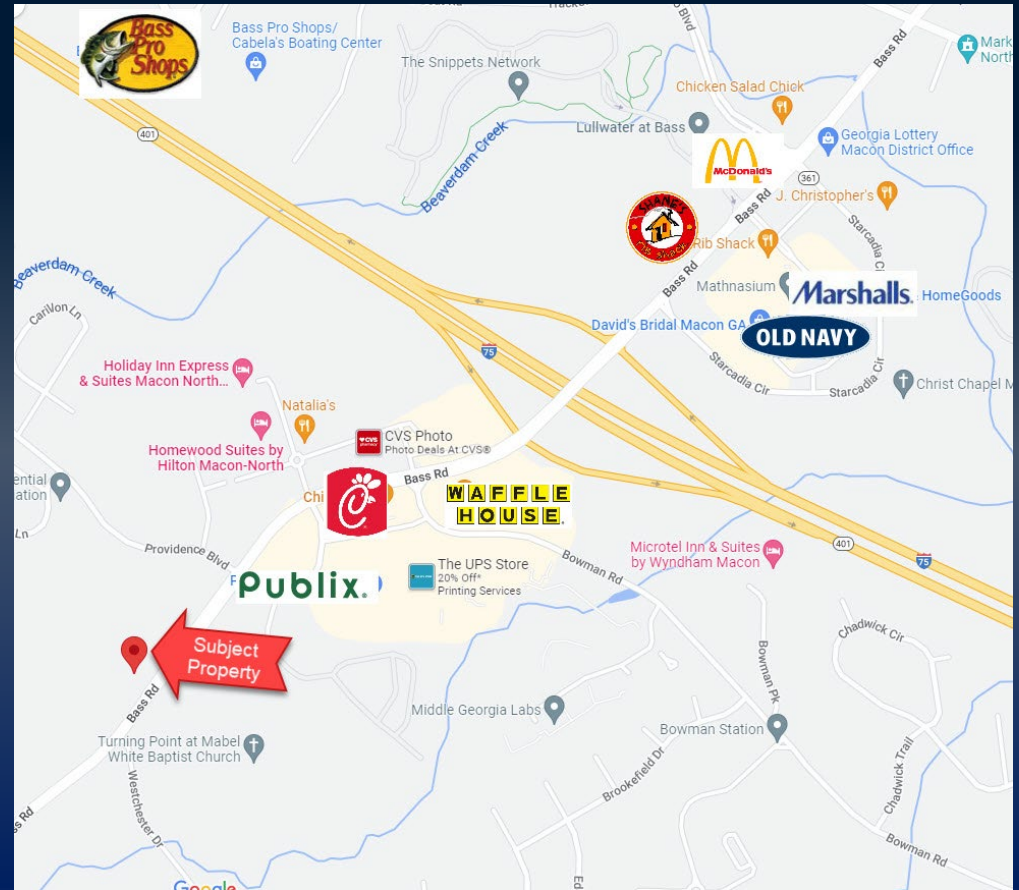


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PROPERTY INFORMATION

- 14,000 SF retail shopping center.
 - See floor plan for available units
- Five (5) parking spaces per 1,000 SF
- Excellent location on Bass Road, adjacent to Publix Super Market and less than a mile from Interstate 75 (Exit 172)
- Area businesses include Publix, Bass Pro Shops, Marshalls & HomeGoods, Old Navy and more
- Traffic Count (GDOT 2021 Published Data estimate)
 - Bass Road - 12,600 vpd
 - I-75 - 52,300 vpd



1448 BASS ROAD
MACON, GA 31210



DEMOGRAPHICS

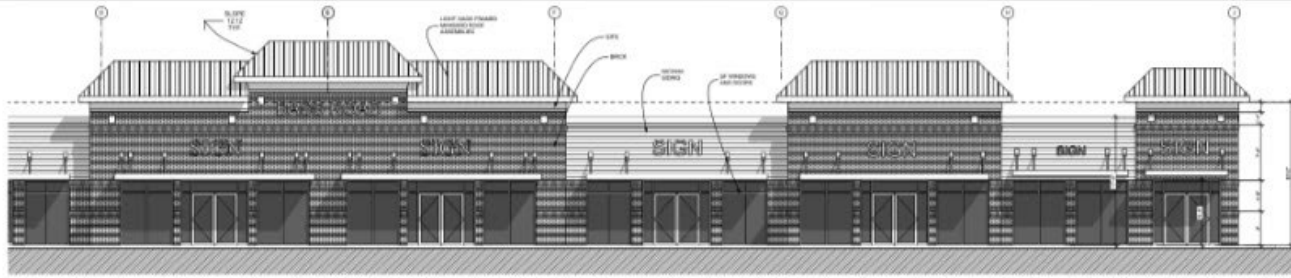
Demographics

	1 Mile	3 Miles	5 Miles
2022 Population:	3,854	20,250	43,767
2027 Population Estimate:	3,847	20,333	43,625
2022 Households:	1,692	8,816	18,188
2027 Households Estimate:	1,703	8,909	18,221
2022 Average HH Income:	\$143,460	\$125,396	\$114,150
2027 Average HH Income Estimate:	\$162,547	\$145,511	\$134,028

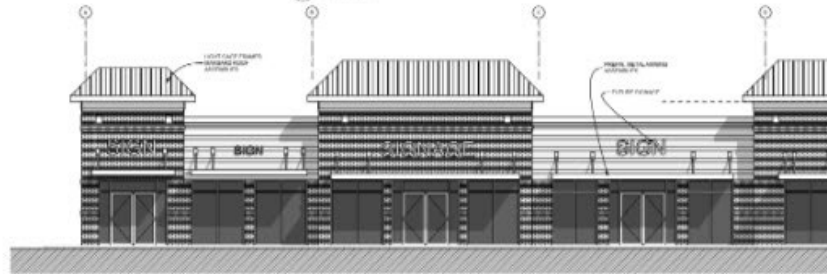


**1448 BASS ROAD
MACON, GA 31210**



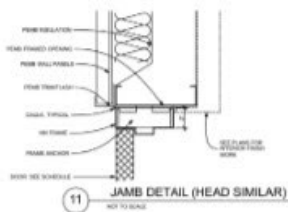


1 FRONT EXTERIOR ELEVATION

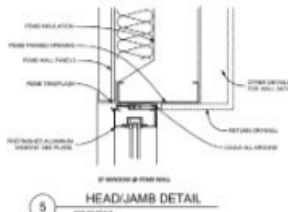


2 FRONT EXTERIOR ELEVATION

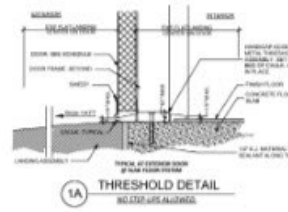
Exterior Elevations



11 JAMB DETAIL (HEAD SIMILAR)
NOT TO SCALE



5 HEAD/JAMB DETAIL
NOT TO SCALE



1A THRESHOLD DETAIL
NO STAIRS ALLOWED

M. TODD ALBRITTON
ARCHITECT
200 EAST MAIN STREET
MACON, GEORGIA 31203
TEL: 478.875.1100
PROJECT NUMBER: 1448BASS

NEW RETAIL BUILDING
1448 BASS ROAD
MACON, GEORGIA 31210
PROJECT DATE: 8
PROJECT NUMBER: 1448BASS
DRAWN BY: MADDIPATI

SHEET TITLE
EXTERIOR ELEVATIONS
PROJECT DATE: 8
PROJECT NUMBER: 1448BASS
DRAWN BY: MADDIPATI
A2.2

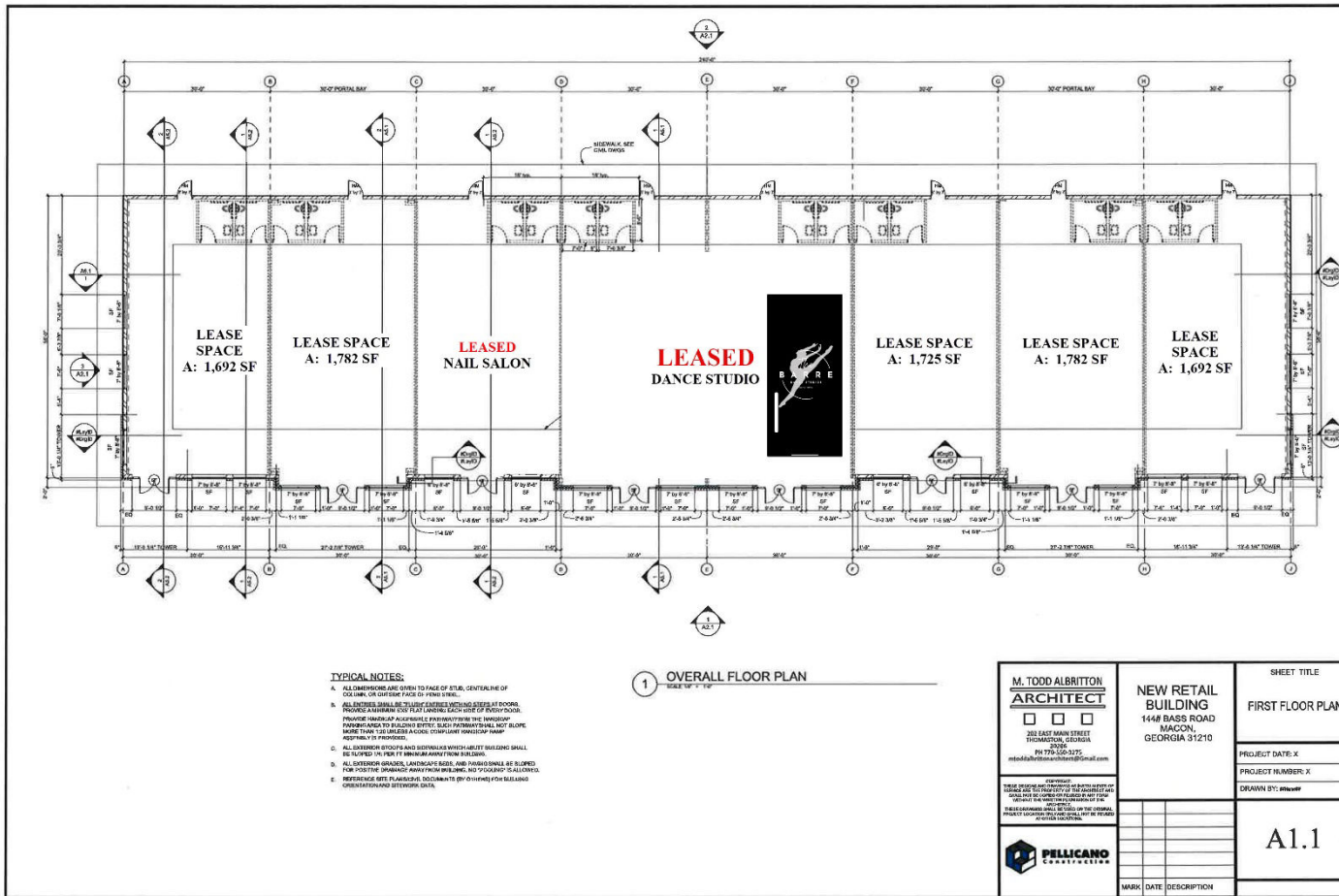


MARK	DATE	DESCRIPTION

1448 BASS ROAD
MACON, GA 31210



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TYPICAL NOTES:

- A. ALL DIMENSIONS ARE GIVEN TO FACE OF STUD, CENTERLINE OF COLUMN OR CENTER FACE OF FINISH WALL.
- B. ALL FINISHES SHALL BE TYPICAL FINISHES UNLESS NOTED AT FINISH SCHEDULE. FINISHES SHALL BE TYPICAL FINISHES UNLESS NOTED AT FINISH SCHEDULE. FINISHES SHALL BE TYPICAL FINISHES UNLESS NOTED AT FINISH SCHEDULE.
- C. PROVIDE HANDICAP ACCESSIBLE PARKING SPACES FROM THE IMPROVED PAVEMENT TO THE BUILDING ENTRY. EACH PARKING SPACE SHALL BE MORE THAN 130' WIDE AND HAVE A CURB CUT-UP RAMP TO THE BUILDING ENTRY.
- D. ALL EXTERIOR GROUPS AND SIGNAGES WHICH ADJUT BUILDING SHALL BE LOCATED IN THE 10 FT MINIMUM SETBACK BUILDING.
- E. ALL EXTERIOR GROUPS, LANDSCAPE, SIGNAGE, AND SIGNAGE SHALL BE BLINDED FOR THE CITY OF MACON FROM BUILDING TO TO BE SETBACK 10' MINIMUM.
- F. REFERENCE SETS PLUMBING, MECHANICAL, ELECTRICAL, AND STRUCTURAL FOR BUILDING CREATION AND SETBACK DATA.

1 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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NEW RETAIL BUILDING
1448 BASS ROAD
MACON,
GEORGIA 31210

SHEET TITLE
FIRST FLOOR PLAN

PROJECT DATE: X

PROJECT NUMBER: X

DRAWN BY: mawyer

A1.1



MARK DATE DESCRIPTION

1448 BASS ROAD
MACON, GA 31210

