



OFFICE SPACE FOR LEASE

5233 RIVERSIDE DRIVE, MACON, GA 31210



LEASE RATE: \$16/SF

(Landlord pays taxes & insurance)



STERLING BAILEY C: 478.951.9443 | ALLIE GRAMBLING C: 478.955.8333
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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

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TRAFFIC COUNTS

Traffic Counts:

(GDOT 2023 Published Data estimate)

Riverside Drive – 15,100 vpd

Bass Road – 13,700 vpd

I-75 North– 50,800 vpd

Demographics

	1 Mile	3 Miles	5 Miles
2024 Population:	3,489	17,773	39,686
2029 Population Estimate:	3,735	18,142	40,071
2023 Households:	1,702	7,774	16,741
2029 Households Estimate:	1,854	8,094	17,395
2023 Average HH Income:	\$86,091	\$119,943	\$119,804
2028 Average HH Income Estimate:	\$100,465	\$140,147	\$141,916



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INTERIOR
PHOTOS



Conference Room



Break Area



Storage Room

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