

OFFICE SPACE FOR LEASE

5233 RIVERSIDE DRIVE, MACON, GA 31210





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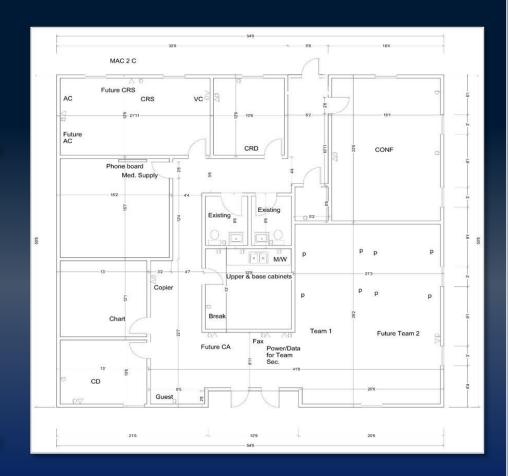
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- +/- 2,769 SF
- Four (4) Offices, Two (2) Restrooms, Large Conference Room, Break Area, Bullpen Area, and Storage Room
- Parking 4 space per 1,000 SF
- Built in 2010
- Zoned: C3-Commercial
- Excellent high traffic location immediately off Interstate 75 (Exit 171)
- Businesses in the vicinity include The Shoppes at River Crossing, along with various local and national retailers, restaurants, car dealerships and offices



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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

<u>1 Mile</u> <u>3 Miles</u> <u>5 Miles</u> 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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