

NORTHSIDE CENTER
3309-3329 Northside Drive
Macon, GA 31210



Summary

Improvements

Floor Plan

Aerial

Site Map

AVAILABLE 750 SF to 2,000 SF



CONTACT

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577 Mulberry St, Suite 1100
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PROPERTY INFORMATION

BUILDING:	
Property Address:	3309-3329 Northside Dr Macon, GA 31210
County:	Bibb
Total Available:	±2,000 SF Suite 3323: 1,250 SF Suite 3325: 750 SF
Improvements:	Floor plan attached. New LED lighting. Paint colors and flooring selections can be made by tenant.
Utilities:	All utilities available
Parking:	Ample and shared
Signage:	Pylon
Traffic Count:	Northside Drive – 10,223 VPD Riverside Drive – 14,766 VPD

SITE:	
Site Size:	0.78 Acres
Parcel ID:	N044-0010
Zoning:	C-1
Frontage:	268' frontage on Northside Drive

Lease Price: 2,000 SF - Rent: \$2,300/month

Suite 3323: 1,250 SF - Rent: \$1,400/month

Suite 3325: 750 SF - Rent: \$900/month

Rents include CAM, Taxes & Insurance
Rent could vary, depending upon improvements
(Owner will construct offices for qualified businesses)
Property is owned by a GA Licensed Real Estate Agent

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PROPERTY INFORMATION

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This ±9,715 SF commercial strip center offers excellent visibility and accessibility in the heart of North Macon.

The center features ample paved parking, pylon Northside Dr. signage, and a strong traffic count of over 10,223 vehicles per day.

The 1,250 SF space was previously home to a long-standing chiropractic service for over 20 years, making it a proven location for professional or wellness-based tenants.

The landlord will build out offices for qualified tenants - making this a turnkey opportunity in a growing corridor. The adjacent 750 SF suite can be added for a total of 2,000 SF.

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LOCATION INFORMATION:

Located on Northside Drive, just one block from Riverside Drive and with quick access to I-75, this property is ideal for office, medical, retail, or professional service users.

Nearby Businesses include: Georgia Diversified Brokers, Georgia Cardiology Associates, Colonial Life Insurance, State Farm Insurance, Stone Insurance, Atrium Health Navicent Rehabilitation, Atrium Health Navicent Urgent Care and Arby's.

DEMOGRAPHICS 2024	1 MILE	3 MILES	5 MILES
POPULATION	3,966	27,815	77,938
MEDIAN AGE	38.3	36.7	36.4
AVG HH INCOME	\$90,508	\$112,985	\$91,170



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SUITE 3323
1,250 SF

SUITE 3325
750 SF

Reception Window
*Wall 11' from Ceiling

Window 14'6"

Window 9'

Window 14'

10' 11'8" 11'6" 10' 10' 8'4" 10' 10' 14' 14' 14' 15' 12' 21'

Built in Cabinets

Laundry Hook-up

HVAC

Restroom

Restroom



This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

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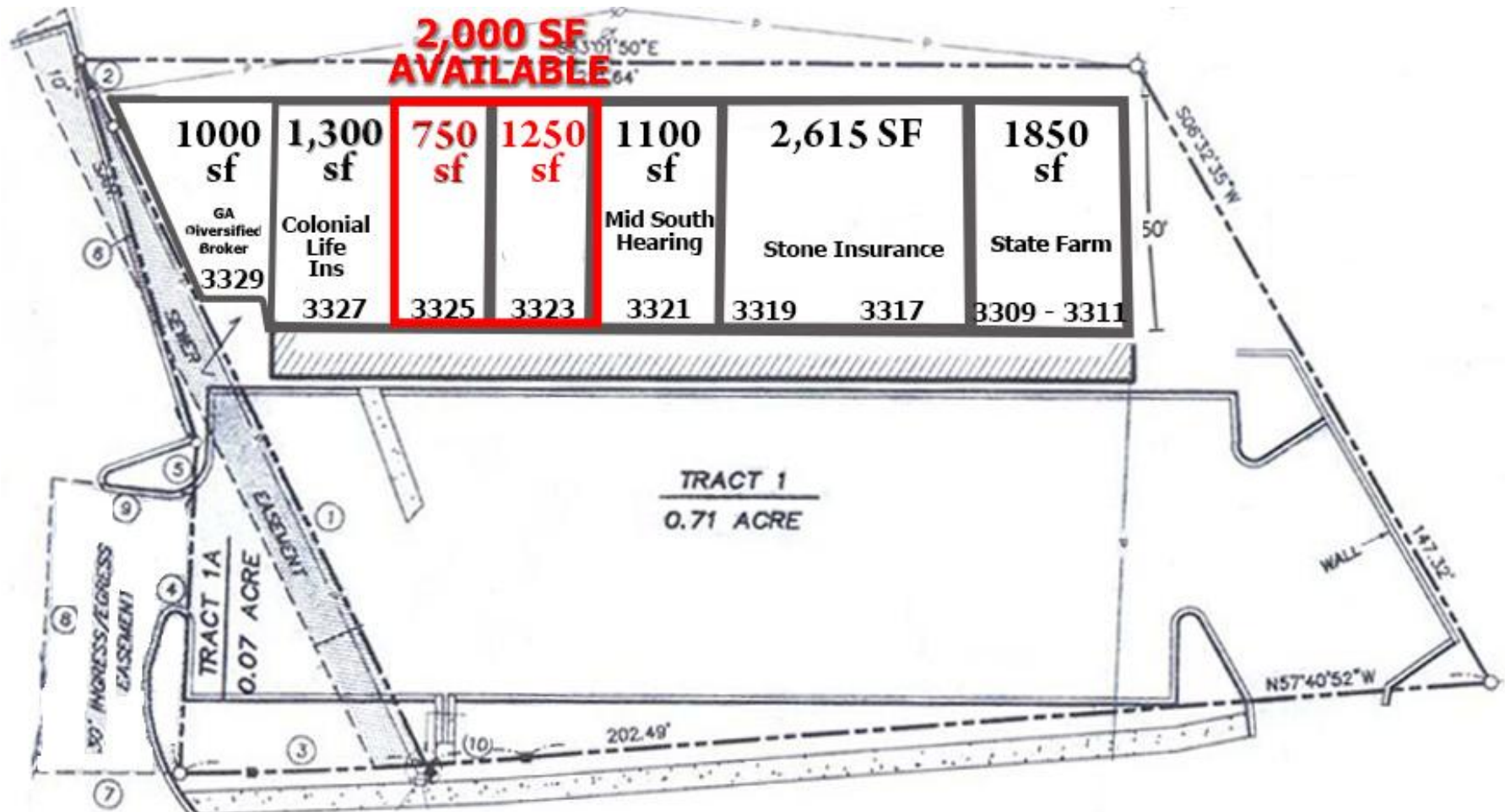
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