

NORTHSIDE CENTER
3309-3329 Northside Drive
Macon, GA 31210



Summary

Improvements

Floor Plan

Aerial

Site Map

AVAILABLE 750 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: 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 RATE: \$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

PROPERTY:

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 750 SF space is ideal for small service business or one- or two- person office suite.

The landlord will build out offices for qualified tenants - making this a turnkey opportunity in a growing corridor.

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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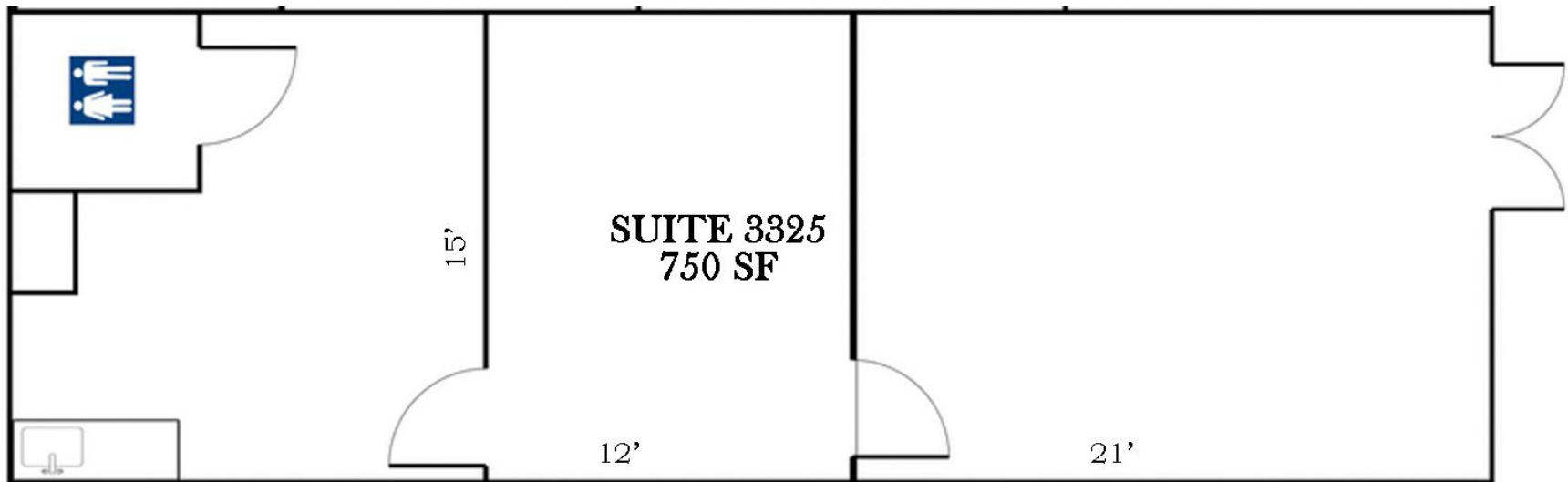
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FLOORPLAN



*All measurements and all calculations of area are approximate and not guaranteed

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AERIAL



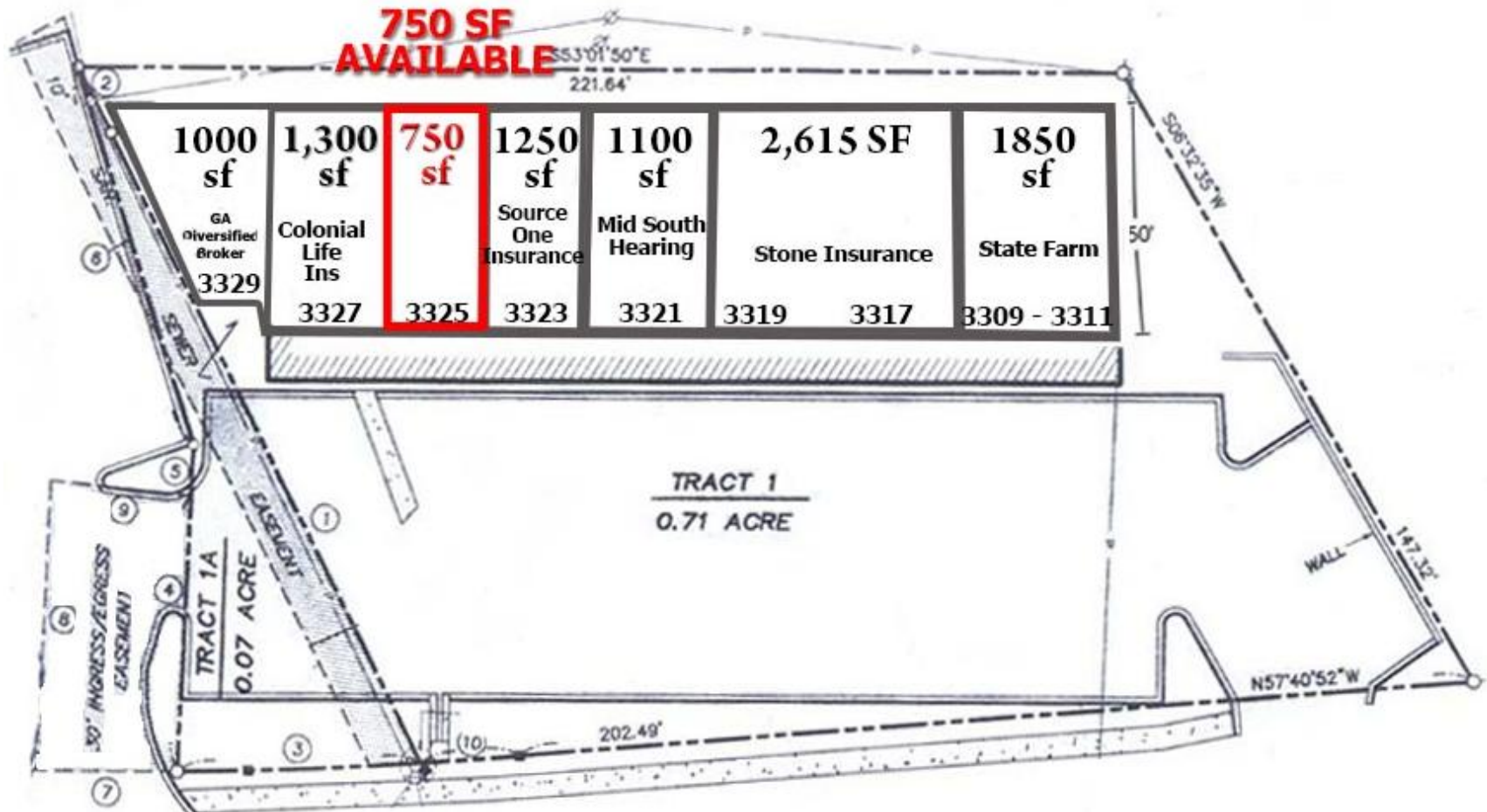
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