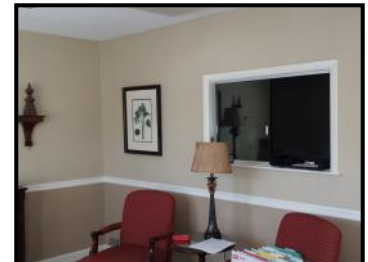


Office/Commercial Building Available
 3854 Northside Drive
 Macon, Georgia 31210



Owner Motivated!



Reduced Price: \$275,000
~~**Sale Price: \$380,000**~~
Reduced Lease Price: \$3,000/month
~~**Lease Price: \$3,750/month**~~

Improvements: 4,500 SF two story office building.
Location: Excellent North Macon location convenient to I-75
Lot Size: .34 acres
Built: 1969
Est. Taxes: \$3,470.91
Traffic: 18,820 Vehicles per day
Zoning: C-1
Parking: Ample on site parking
Utilities: All utilities available

Demos 2018	1 mile	3 miles	5 miles
Population	4,150	27,795	60,761
Households	1,852	12,208	26,618
Average HH Income	\$62,606	\$93,748	\$76,852
Median Age	32.7	37.1	36.8

Nearby Businesses: Wellness Center, Circle K Convenience Store, Northside Cleaners, Carriage Hills Apartments, The Park at Northside Apartments, Carriage Hill Bottle Shop.

**FOR MORE
INFORMATION**

Larry E. Crumbley, CPM, CCIM, SIOR
 478-746-9421
 478-737-3381
lcrumbley@fickling.com

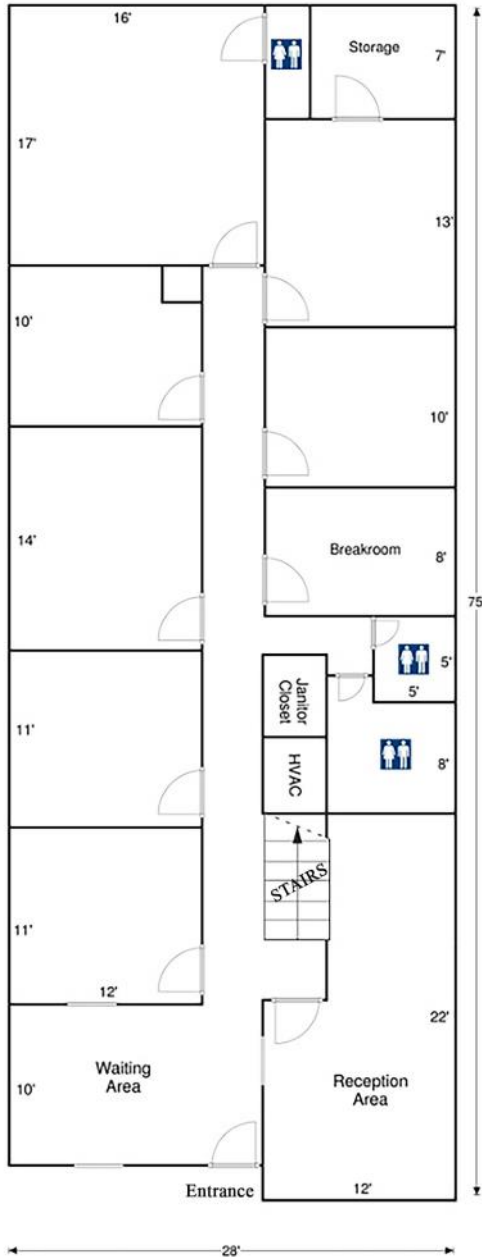


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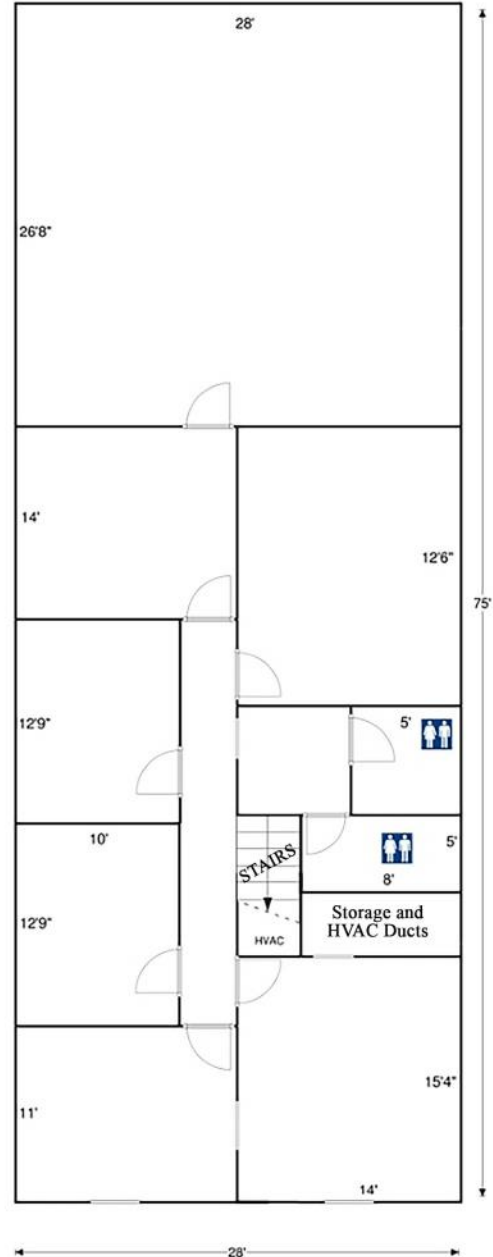


1st Floor



*Dimensions are approximate and not guaranteed.

2nd Floor



*Dimensions are approximate and not guaranteed.

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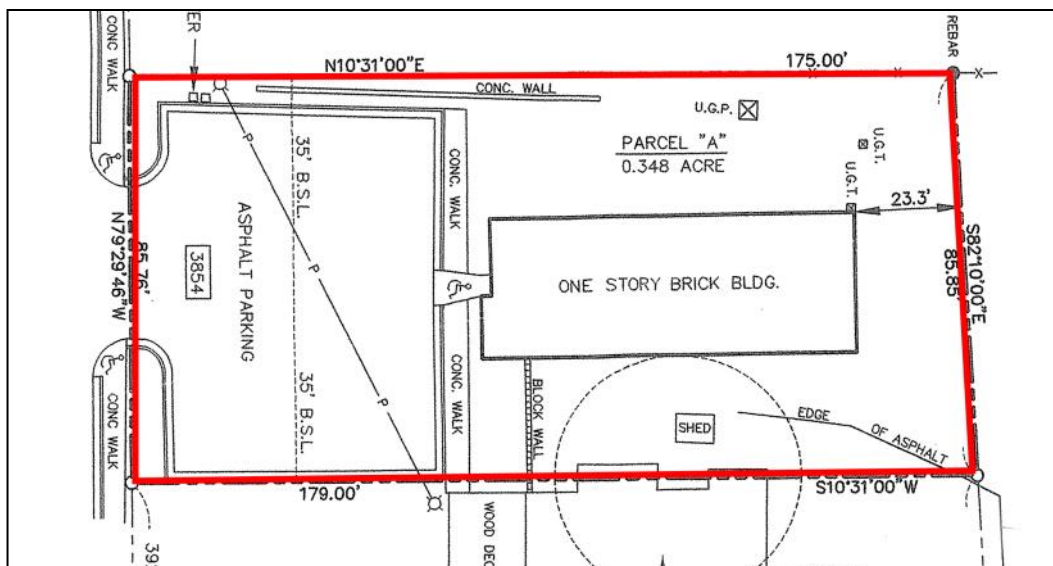


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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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