

**FOR LEASE – 1,980 SF Retail/Office Building**  
**2558 Riverside Drive**  
**Macon, GA 31204**



Summary

Area Info

Floorplan & Photos

Aerial



**LEASE PRICE: \$4,500/PER MONTH**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	2558 Riverside Drive Macon, GA 31204
<b>County:</b>	Bibb
<b>Year Built:</b>	1987
<b>Total Size:</b>	1,980 SF
<b>Available:</b>	<b>1,980 SF</b>
<b>Utilities:</b>	All Available
<b>Dock Doors:</b>	Road Grade with Loading Docks
<b>Ceiling Height:</b>	8 ft
<b>Parking:</b>	52 Spaces Ample in front and sides of building
<b>Traffic Count:</b>	Riverside Drive – 19,199 Pierce Avenue – 8,706

### SITE

<b>Site Size:</b>	0.72 Acres (Fenced)
<b>Parcel ID:</b>	P0610159
<b>Zoning:</b>	Commercial
<b>Frontage:</b>	225± ft on Riverside Drive
<b>Topography:</b>	Level

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Demographics 2023	3 Miles	5 Miles	10 Miles
Population	42,620	89,437	166,134
Avg HH Income	\$77,610	\$75,503	\$86,173
Median Age	35.9	35.8	37.0

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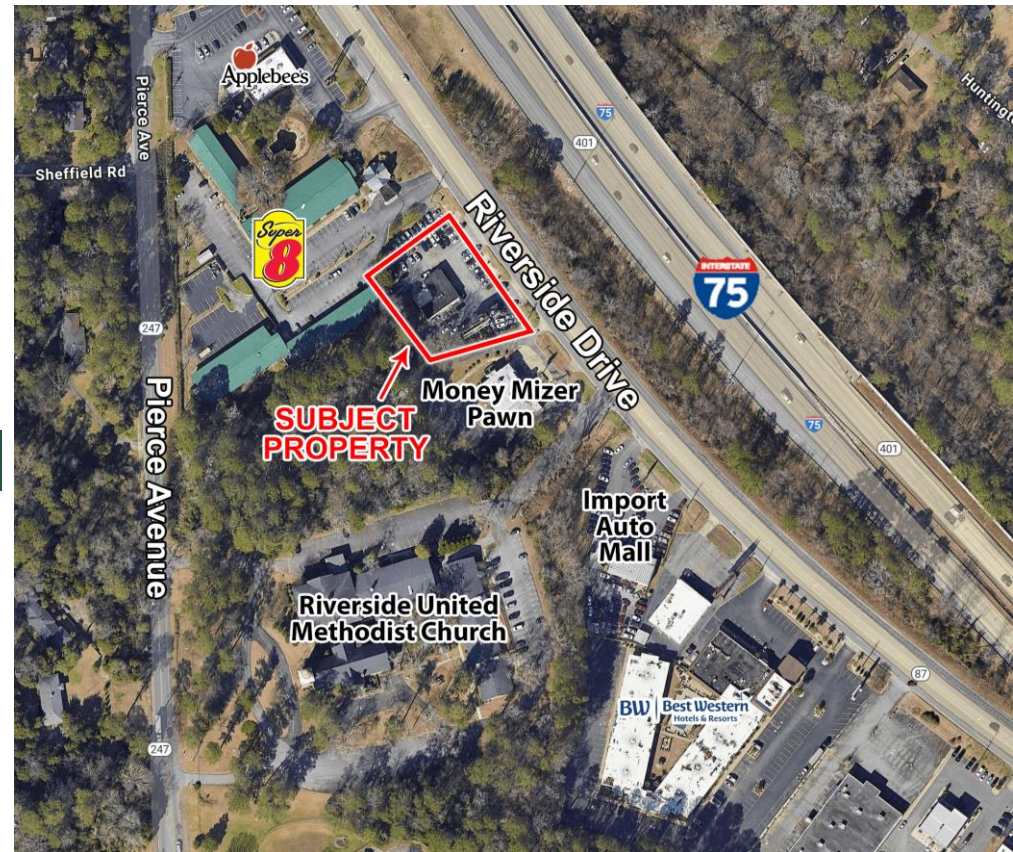
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### NOTES

Ideal for multiple uses such as medical or professional office, retail storefront, and auto dealership. Floorplan is mostly open and consist of six (6) offices, two (2) restrooms, and a road grade dock door with loading door. Recent improvements include two (2) new restrooms, new HVAC system, new ceiling tiles, new flooring, new roof, new awnings, and the exterior and interior have recently been painted. Property sits on 0.72 acres and is fenced. Another highlight is the lighted parking lot with ample parking (52 spaces).

### LOCATION

Located on the busy Riverside Dr, this location offers high visibility and a high traffic count ( 19,199 vehicles per day). Neighbors surrounding the property include Applebee's, S&S Cafeteria, Best Western, Riverside United Methodist Church, Enterprise Rental Cars, Circle K, Mattress Place, Import Auto Mall, Money Mizer Pawn, Dollar General, and many more. Property is very convenient to Downtown Macon and Tom Hill Sr Boulevard.



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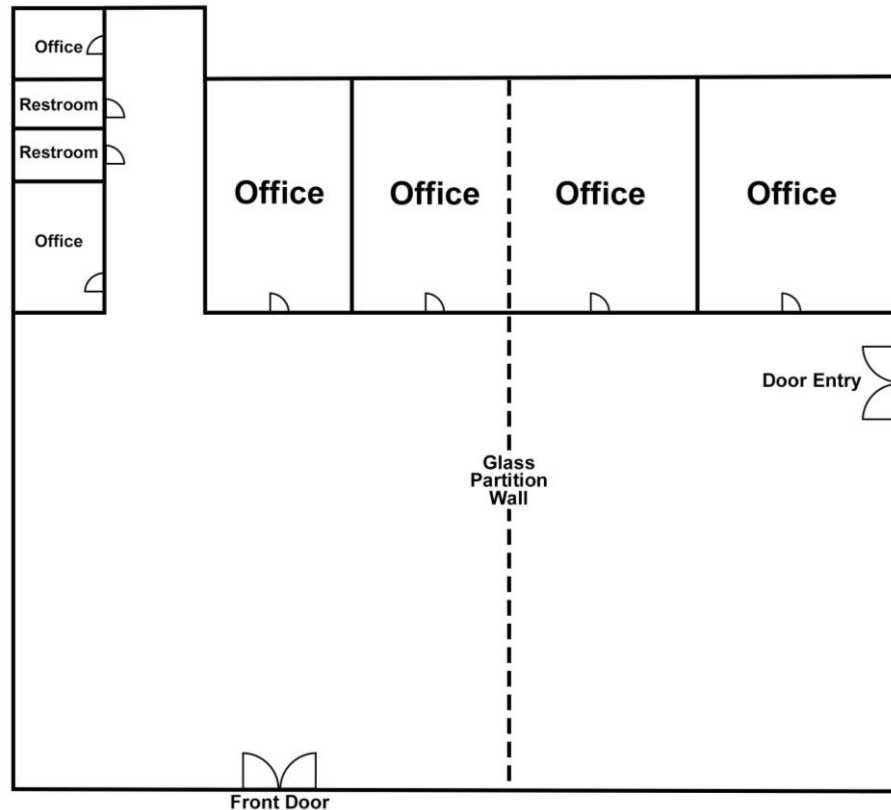
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