

**3,300 SF Endcap Available on Riverside Drive**  
**4795 Riverside Drive**  
**Macon, GA 31210**



Summary

Area Info

Floor Plans

Aerial

Site Map

**AVAILABLE**  
**3,300 SF**



**LEASE PRICE: CONTACT AGENT**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 4795 Riverside Drive  
Macon, GA 31210

**Year Built:** 2008

**Total Size:** 6,996 SF

**Available:** **3,300 SF**

**Utilities:** All Available

**Parking:** 50 Spaces, 2 are Handicap

**Traffic Count:** Riverside Drive - 15,200 VPD  
I-75 - 54,000 VPD

### SITE

**Site Size:** 1 Acre

**Parcel ID:** L003-0250

**County:** Bibb

**Zoning:** C-2

| Demographics<br>2026 | 1 Mile   | 3 Miles   | 5 Miles   |
|----------------------|----------|-----------|-----------|
| Population           | 2,752    | 21,739    | 46,620    |
| Avg HH Income        | \$89,064 | \$120,003 | \$127,073 |
| Median Age           | 32.7     | 37.2      | 38.8      |

## LEASE PRICE: CONTACT AGENT

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## AREA INFORMATION

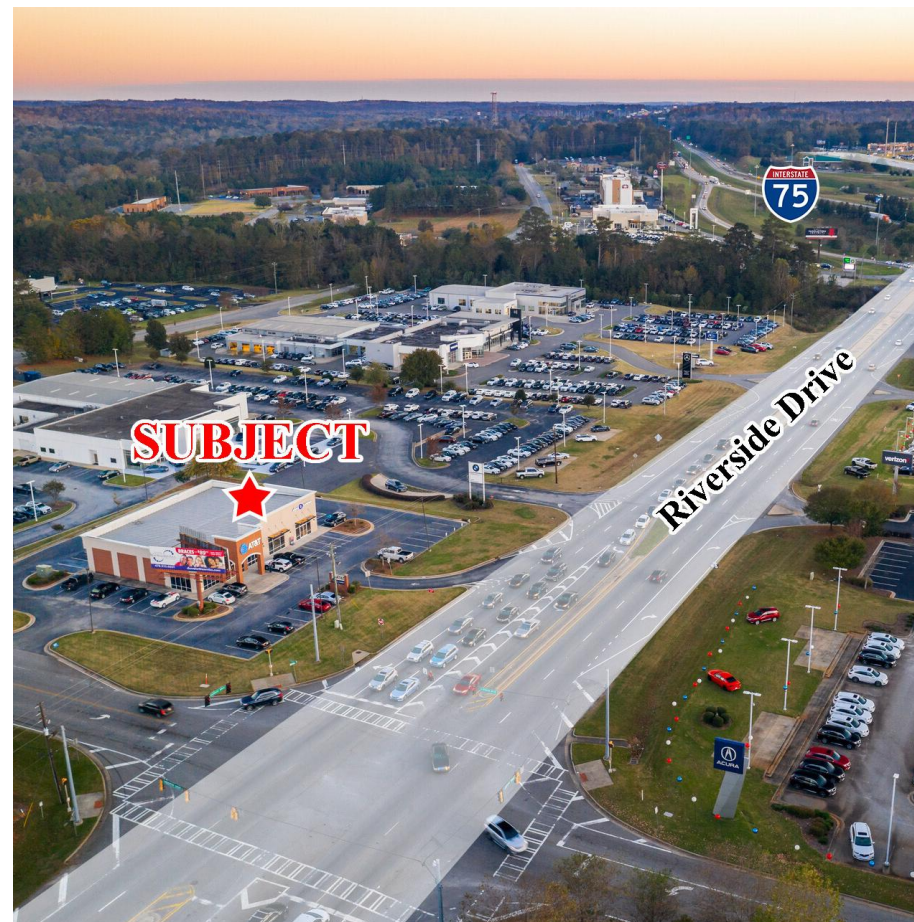
### BUILDING

3,300 SF endcap suite is a former mattress store and is now available for lease! Neighboring business is an AT&T store. Excellent visibility at a signalized intersection, with monument signage at Riverside Drive entrance.

### LOCATION

Located at southeast corner of the high traffic signalized intersection at Riverside Drive and Sheraton Drive. This intersection provides access to property, as well as The Shoppes at River Crossing, a  $\pm 750,000$  SF outdoor shopping lifestyle center. One minute drive from I-75 exit 171.

Nearby businesses include Costco (coming 2027), Raising Cane's (coming soon), Dick's Sporting Goods, Texas Roadhouse, Chili's, Olive Garden, multiple vehicle dealerships, and many national and local retail, restaurant, and office users.



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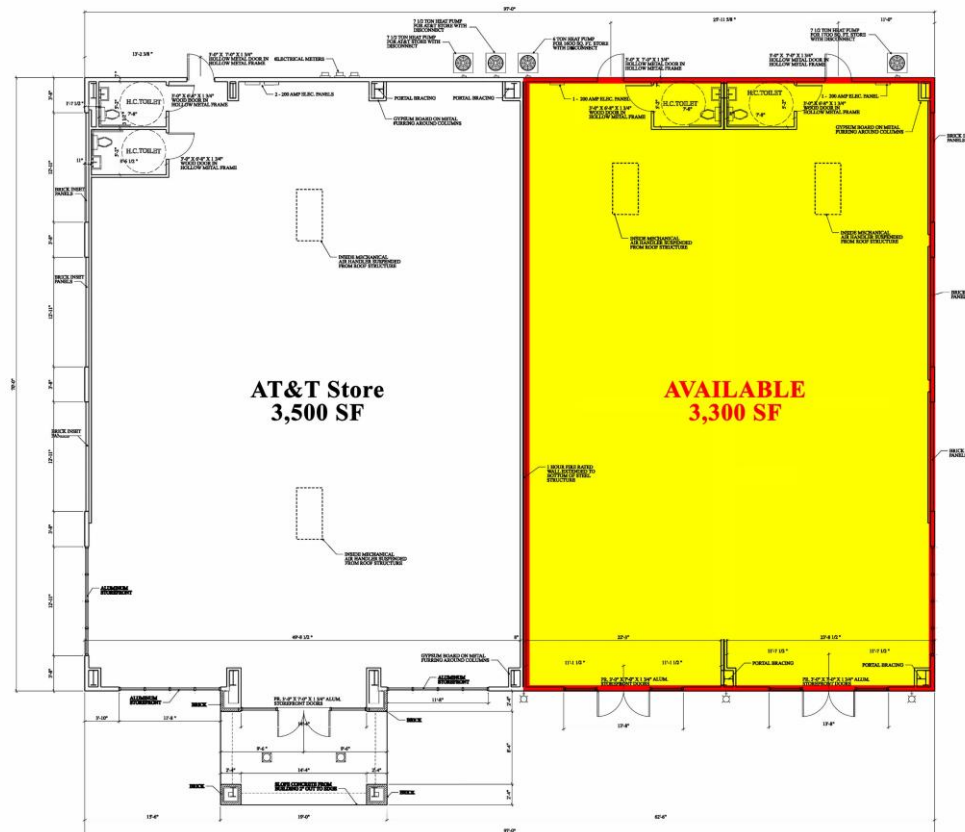
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\*All measurements and all calculations of area are approximate and not guaranteed

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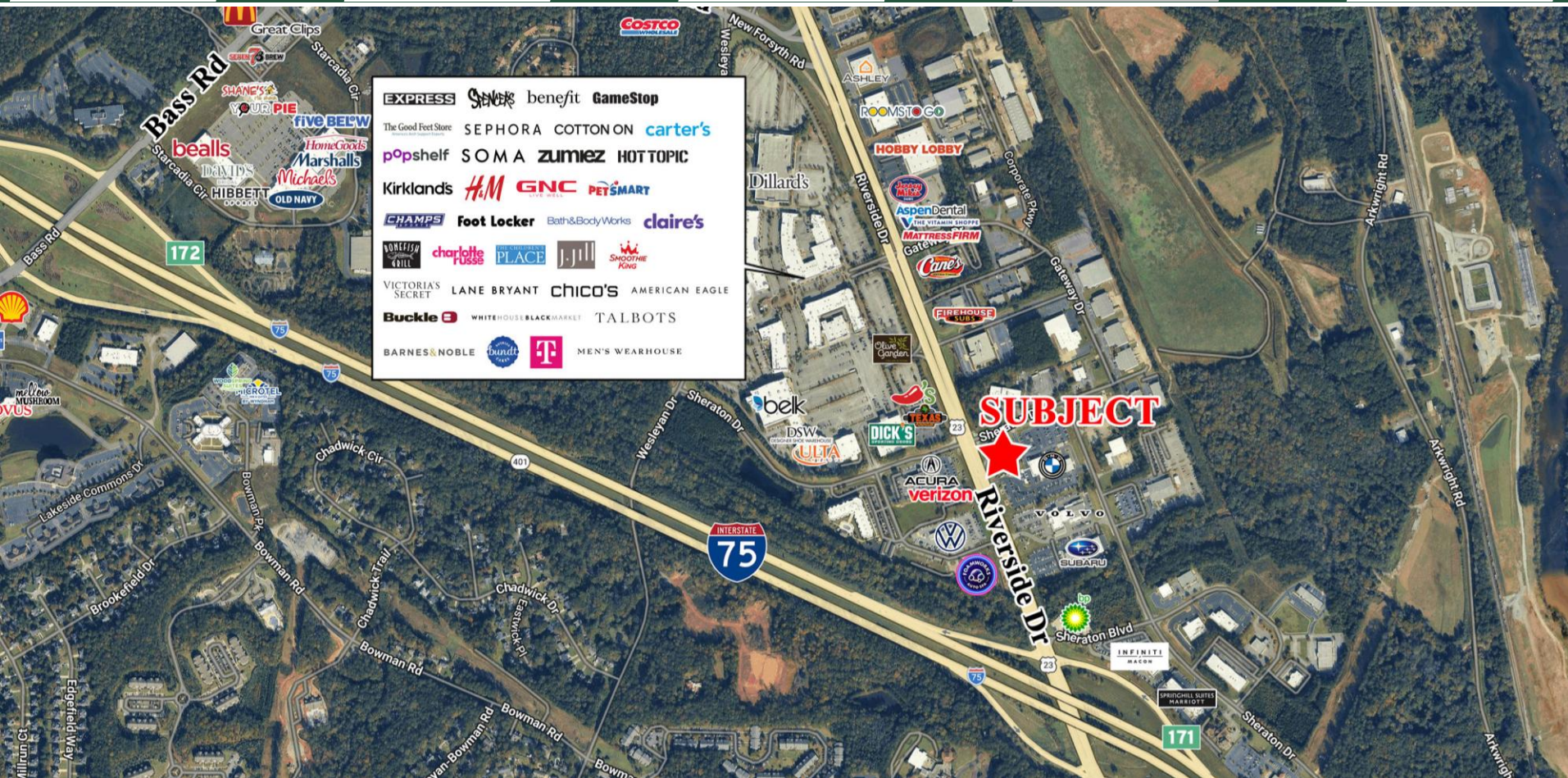
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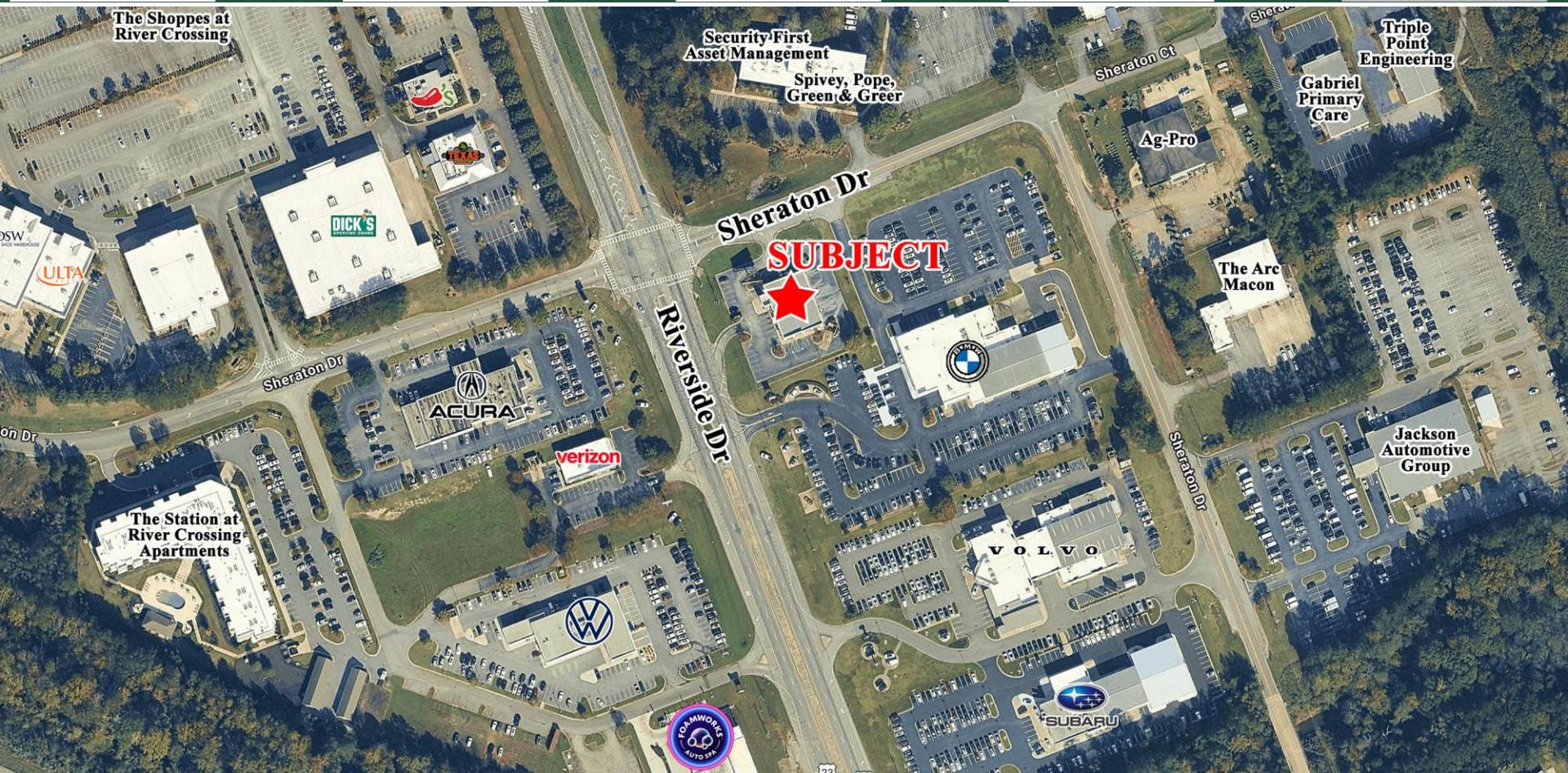
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