

NORTHSIDE CENTER
3309-3329 Northside Drive
Macon, GA 31210



Summary

Improvements

Floor Plan &
Photos

Aerial

Site Map

AVAILABLE 1,300 SF



CONTACT

Larry E Crumbley, CCIM, SIOR, CPM
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Joesph Bowen
478-746-9421 Office
478-538-6026 Cell
jbowen@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
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<https://commercial.fickling.com>

PROPERTY INFORMATION

BUILDING:

Property Address: 3309-3329 Northside Dr
Macon, GA 31210

County: Bibb

Total Available: Suite 3327: 1,300 SF

Improvements: Floor plan attached

Utilities: All utilities available

Parking: Ample and shared

Signage: Pylon and facade

Traffic Count: Northside Drive – 10,287 VPD
Riverside Drive – 20,333 VPD

SITE:

Site Size: 0.78 Acres

Parcel ID: N044-0010

Zoning: C-1

Frontage: 268' frontage on Northside Drive

LEASE RATE: \$1,400/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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FICKLING
& COMPANY

Site Map

PROPERTY:

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

Joseph Bowen
478-746-9421 Office
478-538-6026 Cell
jbowen@fickling.com

LOCATION INFORMATION:

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

DEMOGRAPHICS 2026	1 MILE	3 MILES	5 MILES
POPULATION	4,017	27,347	78,750
MEDIAN AGE	38.1	36.6	36.5
AVG HH INCOME	\$94,667	#115,615	\$92,315



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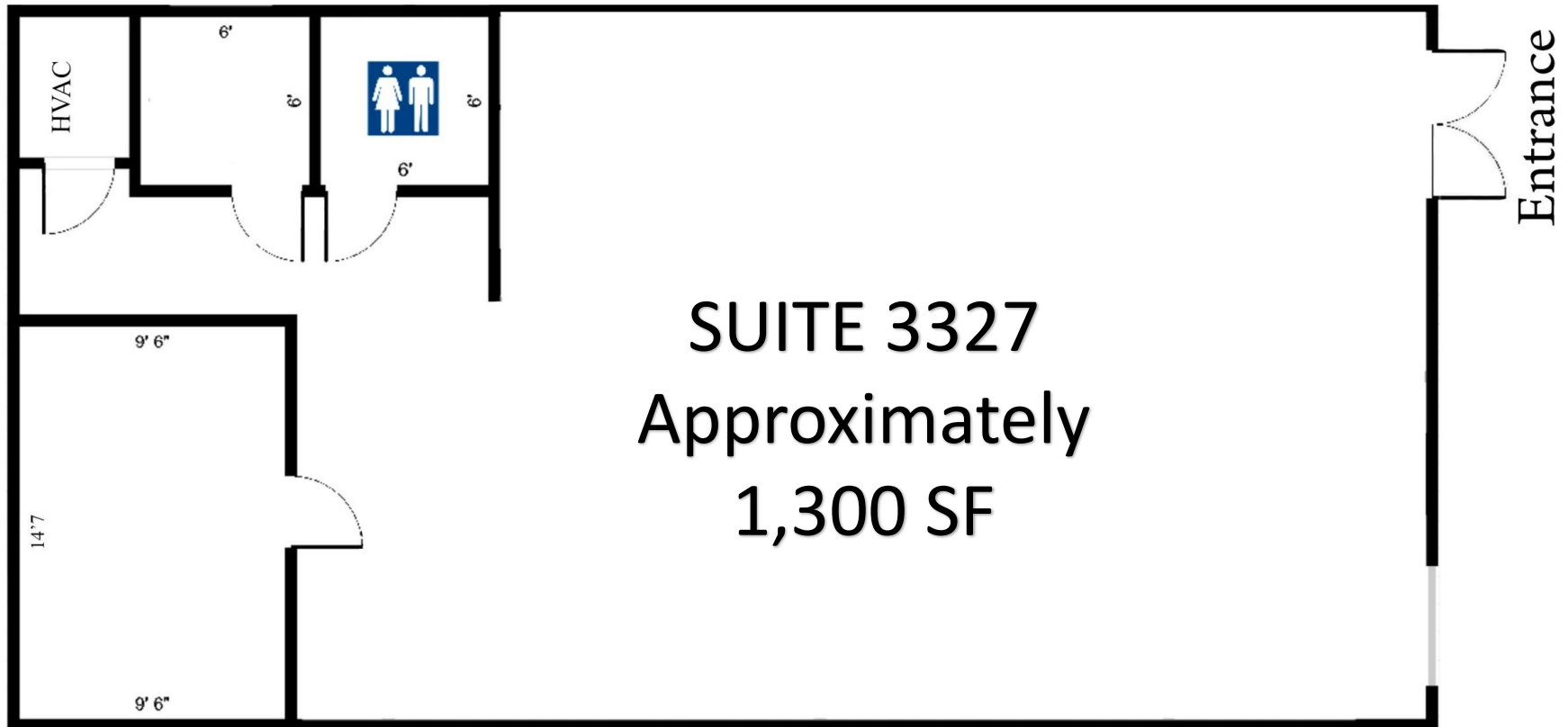
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*All measurements and all calculations of area are approximate and not guaranteed

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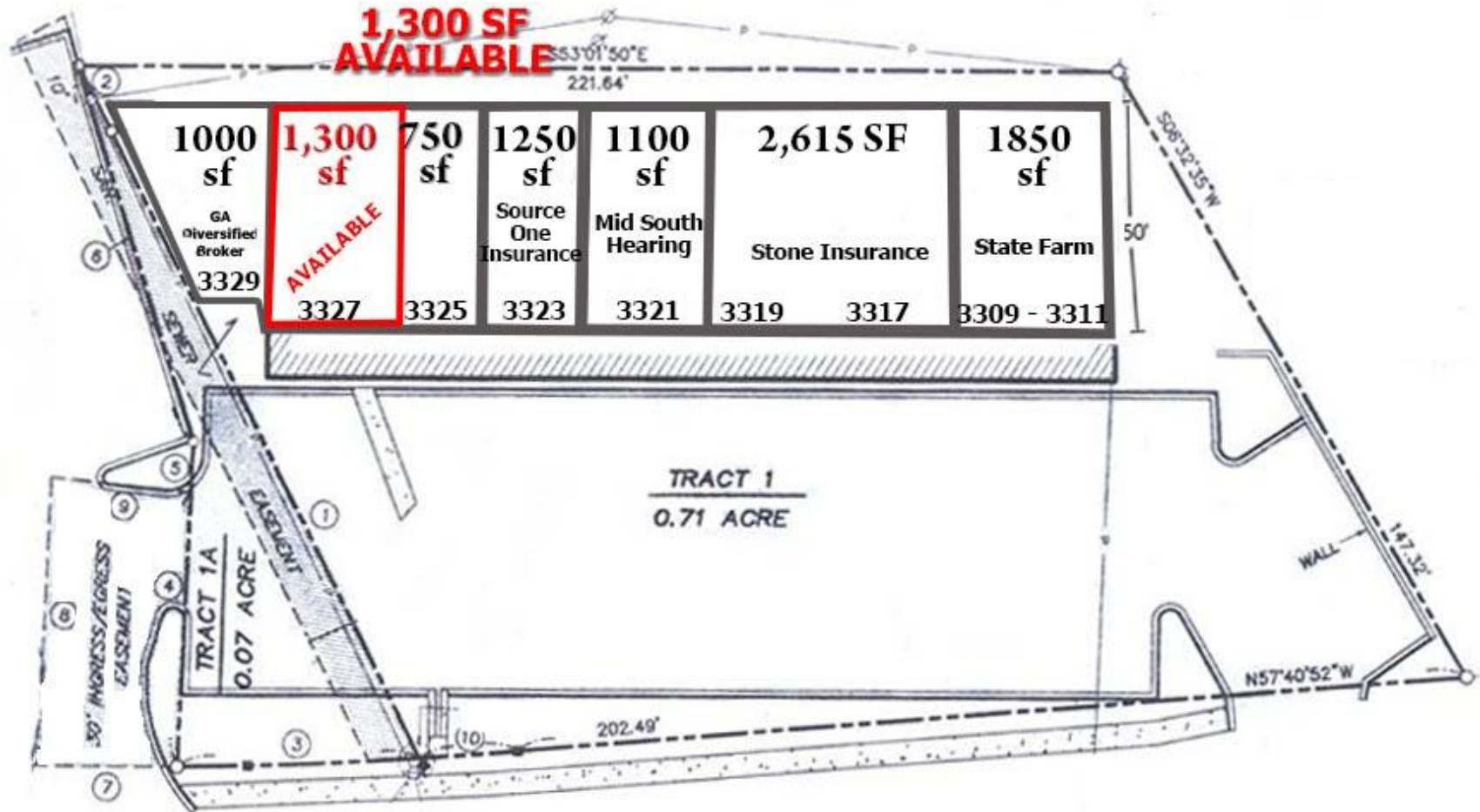
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