

Turnkey Fully Equipped Medical Office
140 North Crest Boulevard
Macon, GA 31210



Summary

Area Info

Photos

Plat

Aerial

Site Map



SALE PRICE: \$559,000
LEASE RATE: \$18.00/PSF NNN

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
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577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
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PROPERTY INFORMATION

BUILDING

Property Address: 140 North Crest Boulevard
Macon, GA 31210

County: Bibb

Total Size: 3,500± SF

Available: 3,500± SF

Year Built 1997, remodeled 2005

Utilities: All Available

Taxes: \$3,582.84 (2025 Estimated)

Parking: 24 spaces

Traffic Count: Riverside Dr – 13,800 VPD
I-75 – 51,400 VPD

SITE

Site Size: 0.68±

Parcel ID: N0410025

Zoning: C-2

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	29,357	60,608	157,071
Avg HH Income	\$120,480	\$105,881	\$91,349
Median Age	32.7	36.9	36.9

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SITE

North Macon medical office available for sale or lease. Established location in major corridor with 3,500± SF of existing professional medical office build-out. Site includes two physicians' offices, six exam rooms, lab, drug storage, file storage, break room, waiting room, and four restrooms.

LOCATION

Property located on North Crest Boulevard off of Riverside Drive. Major neighbors include Georgia Cardiology Associates, Atrium Health Navicent Wellness Center, OrthoGeorgia Orthopaedic Urgent Care, OneLife Fitness, FedEx, UPS, Kroger, Academy Sports (Coming Soon), Starbucks, Panera Bread, Chipotle, and many others.

HIGHLIGHTS

- Established location in busy commercial corridor
- 2 Offices, 6 Exam rooms, Lab, Storage rooms, and Break room
- Existing professional medical office build-out
- Fully equipped turnkey medical office
- Convenient to I-75 and Riverside Drive
- Ideal floorplan for easy check-in and checkout for patients
- Previously had two separate practices occupying the building

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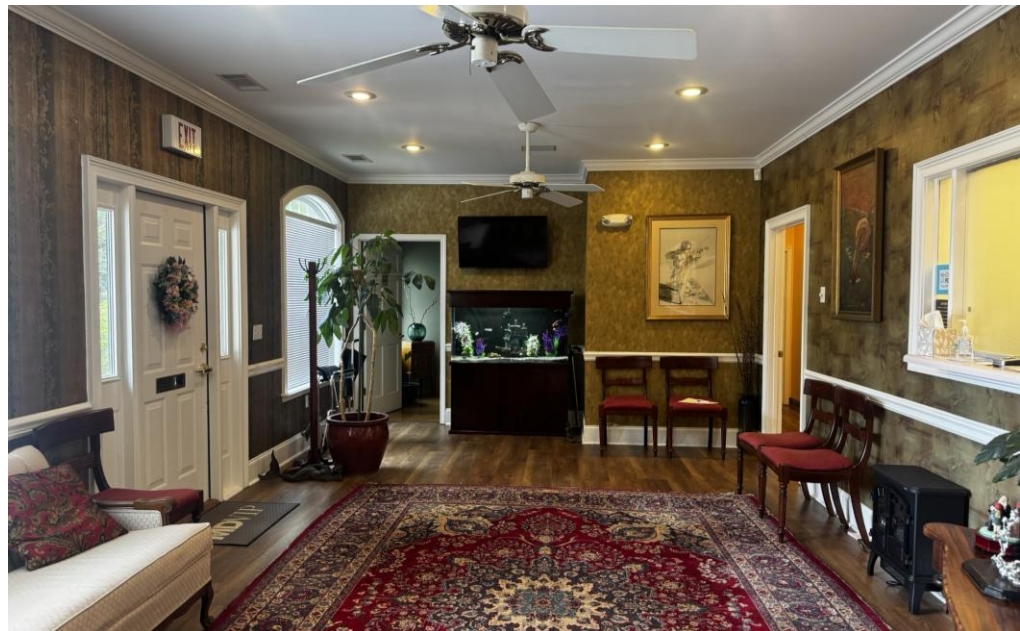
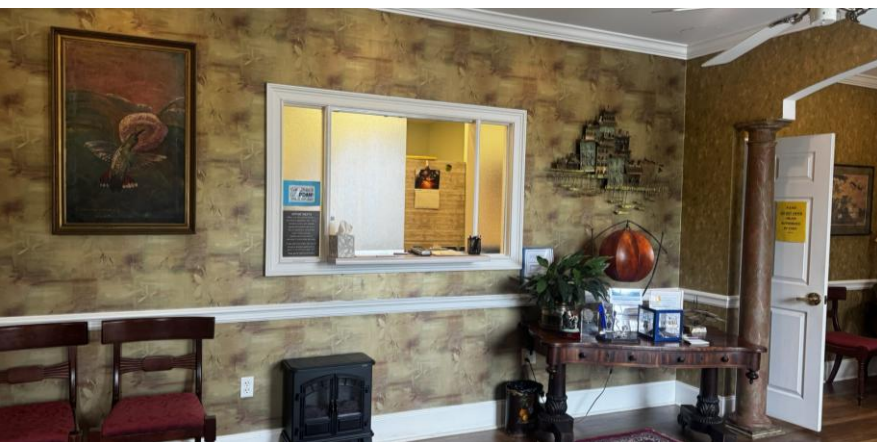
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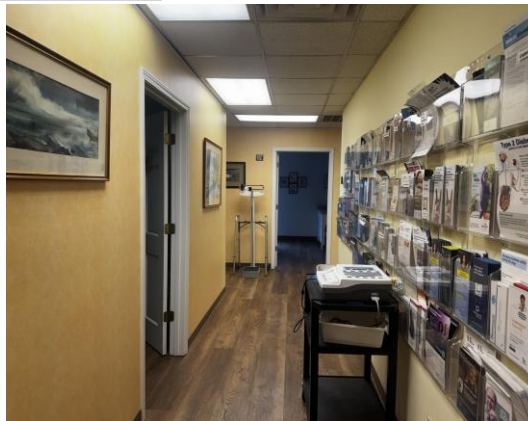
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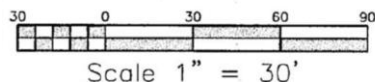
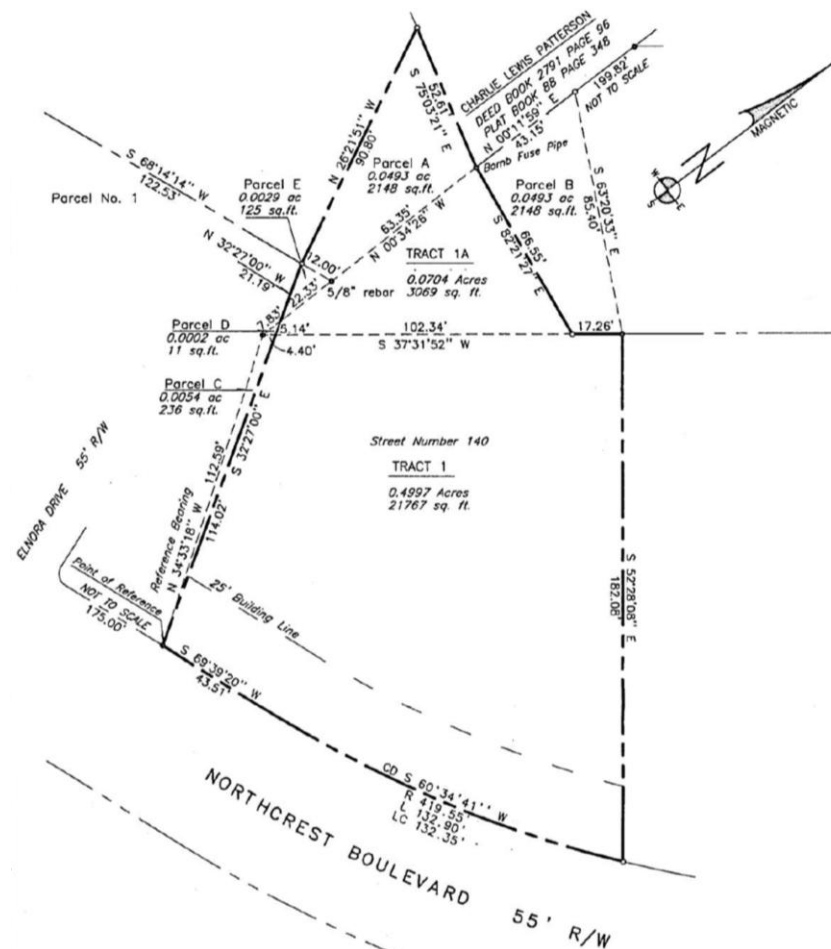
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Parcel C & Parcel D to be Conveyed to Parcel No. 1
in Exchange for Parcel E.
Parcel A to be Conveyed From Parcel No. 2

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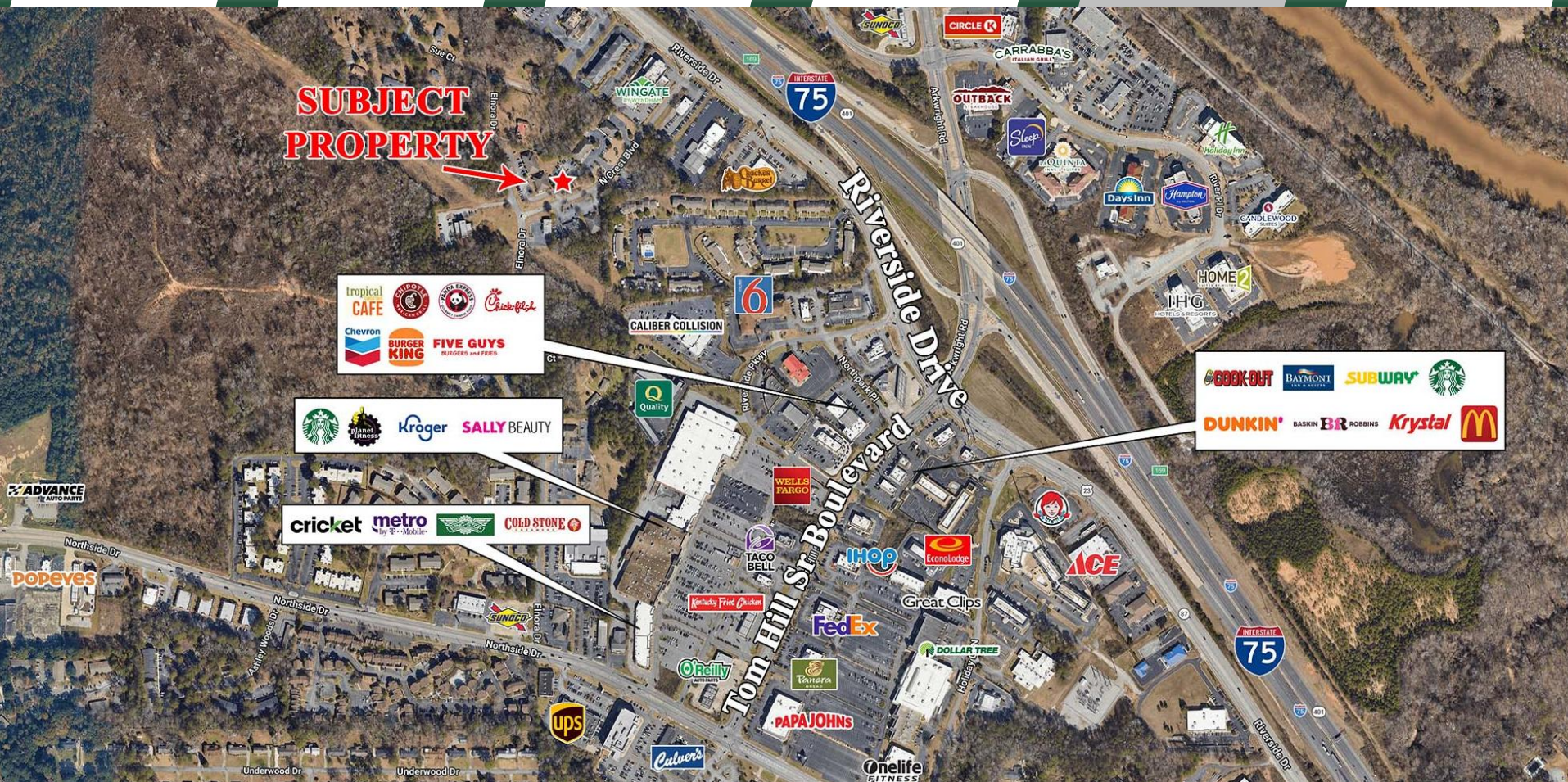
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