

Former Restaurant Building For Sublease
3964 River Place Drive
Macon, Georgia 31210

**Price
Reduced**

**North Macon Location
I-75 visibility**



| | |
|-------------------------------------|--|
| PROPERTY DESCRIPTION: | 4,755 sf building with most of the restaurant equipment included. |
| CORRIDOR: | Over 7 Hotels/Motels with 690± rooms within walking distance |
| FORMERLY : | International House of Pancakes |
| LEASE TERM: | Sublease through 6/30/2025 |
| LOCATION: | Off I-75 at the Arkwright Road exit with Interstate visibility and Interstate signage. |
| TRAFFIC COUNT: | I-75 64,900 VPD |
| ACRES: | +/- 1.21 acres |
| PARKING: | 90 Asphalt spaces with 2 curb cuts |
| ESTIMATED REAL ESTATE TAXES: | \$7,768.00 |
| NEARBY BUSINESSES: | Hampton Inn, Home2Suites by Hilton, Sleep Inn, Red Roof Inn, Holiday Inn, Candlewood Suites, Hutcheson Auto, Outback Steak House, Carrabba's & LaQuinta Inns & Suites. |

REDUCED

**Rent: \$3,500/month NNN
(\$8.83 psf)**

~~**Rent: \$4,700/month NNN**~~

**FOR MORE
INFORMATION
CONTACT**

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| DEMOGRAPHIC HIGHLIGHTS | | | |
|------------------------|----------|----------|----------|
| 2018 | 1 mile | 3 miles | 5 miles |
| Population | 3,125 | 23,396 | 58,854 |
| HH Income | \$55,195 | \$95,080 | \$77,910 |
| Median Age | 32.9 | 37.1 | 37.5 |

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