

Lullwater East Shopping Center  
1693 Bass Road  
Macon, Georgia



**Location:** Located at I-75 on Bass Road, excellent visibility and access to Bass Road. Signalized intersection at Bass Road, Starcadia and Bass Pro Blvd.

**Size:** 11,000 sf shopping center  
1,500 sf end cap available for lease  
~~2,307 sf end cap available for lease~~  
(previously a restaurant)

**Leased**

**Area**

**Anchors:** McDonald's, Zaxby's, J. Christopher's, Class A office buildings; adjacent to the proposed North Macon Plaza, a 185,000 sf shopping center, and Bass Pro Shops with an estimated three million annual visitors.

**Lease Rate:**  
**\$24.00 psf NNN**

- Located in desirable North Macon at the Bass Road/I-75 interchange
- 1 mile from Bass Pro Shops and Distribution Center
- Less than 1.5 miles from the Shoppes at River Crossing
- Within minutes of over 500,000 sf of Class A and B office space
- Strategically located in a densely populated area with approximately 52,000 households within a 10 mile radius

2017 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	3,428	16,313	35,961
Median Age	32.6	36.9	38.8
Average HH Income	\$99,746	\$98,807	\$97,346

**FOR MORE  
INFORMATION  
CONTACT**

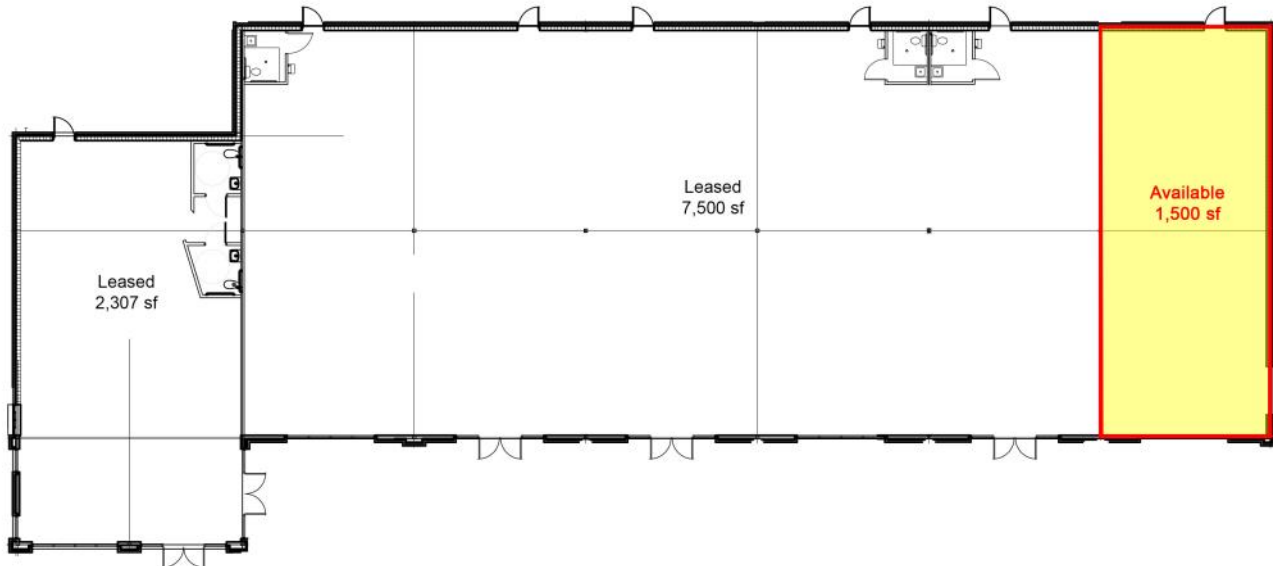
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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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