

COMMERCIAL/RESTAURANT BUILDING

103 Riverside Parkway

Macon, GA 31210



DESCRIPTION: 2,948 SF Commercial Out Parcel Building plus 9'X65' outside seating (porch)

Hood and Walk-In Cooler included

FORMERLY: Originally built as a Back Yard Burger franchise

UTILITIES: All utilities available

SEATING: Over 120 seats inside and out

LOCATION: Located at I-75/Arkwright Rd. Exit. 169 with Interstate signage

LOT SIZE: 1.1± acres

YEAR BUILT: 2004

TRAFFIC COUNT: Riverside Drive - 16,900 vehicles per day

I-75 - 55,000 vehicles per day

ESTIMATED REAL

ESTATE TAXES: \$10,881.62 (2016) (\$906/month)

ESTIMATED

INSURANCE: \$1,700 (\$142/month)

NEARBY

BUSINESSES: Burger King, McDonald's Chick-Fil-A, Chipotle, Panda Express, Five Guys, Hooters, Kroger, Publix, and numerous Hotels/Motels.

NOTES: Excellent opportunity for numerous business uses in one of Middle GA's key Interchanges. Landlord is flexible and will work with qualified business users.

~~Lease Price: \$6,000/NNN~~
Reduced Lease Price: \$3,900/NNN
Sale Price: Call Agent

**FOR MORE
INFORMATION
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
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commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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

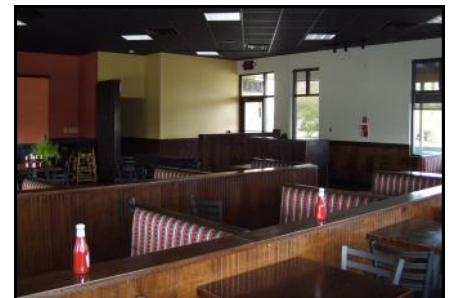
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DEMOGRAPHICS

2018	1 mile	3 mile	5 mile
Population	3,351	25,084	58,477
Avg. HH Income	\$50,280	\$93,707	\$76,832
Median Age	31.4	37	37.1



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