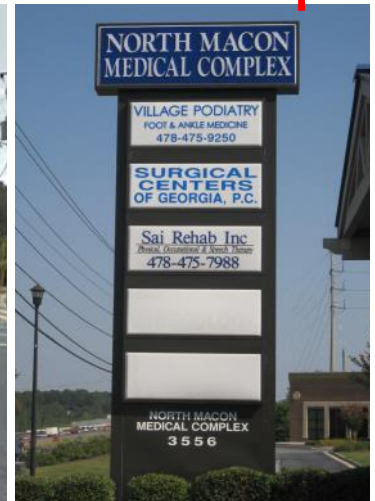


Medical/Office Building
3556 Riverside Drive
Macon, GA



North Macon Medical Complex – 3 Building Medical Complex



- 3 building medical complex ready for a new owner!
 - Building A – Medical/Doctors office and clinic 6,500±
 - Building B - Surgery Center and Rehab Center 2,595±
 - Building C - Medical/Therapy office 3,000±
- Seller will provide buyer with detailed inspection on surgery center to be brought up to 2015 Code
- Ample parking onsite
- Excellent North Macon location
- High visibility to I-75
- Located directly off Riverside Drive
- Large pylon sign in place

Sale Price: \$2,350,000

Lease Price: See chart below

Building A	6,500± SF	\$18.00 MG	Medical/Doctor's office and clinic
Building B	2,595± SF	\$20.00 MG	Surgery Center (Main entry located to the rear of Building A)
Building C	3,000± SF	\$14.00 MG	Large waiting room area, Check in-out area, 3 physicians offices, Conference room & break room, Large open area (previously used for physical therapy), 4 exam rooms or private offices

**FOR MORE
INFORMATION
CONTACT**

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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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North Macon Medical Complex – 3 Building Medical Complex



Building A



Building B

Buildings A & B are connected



Building C

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Medical/Office Building
3556 Riverside Drive
Macon, GA



- Visible from I-75
- Prominently located on Riverside Drive, a high traffic corridor in North Macon
- Within minutes from downtown Macon, shopping, banks and daycare
- Located within an hour from Hartsfield-Jackson Int'l Airport in Atlanta

DEMOGRAPHICS

2017	1 mile	3 mile	5 mile
Population	2,225	24,955	72,687
Avg. HH Income	\$66,777	\$79,948	\$69,149
Median Age	37.8	38.7	37.4

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