

NORTHSIDE CENTER
3309-3329 Northside Drive
Macon, GA 31210



Summary

Improvements

Floor Plan

Aerial

Site Map

AVAILABLE 750 SF to 2,000 SF



CONTACT

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577 Mulberry St, Suite 1100
Macon, GA 31201
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PROPERTY INFORMATION

BUILDING:

Property Address:	3309-3329 Northside Dr Macon, GA 31210
County:	Bibb
Total Available:	±2,000 SF Suite 3323: 1,250 SF Suite 3325: 750 SF
Utilities:	All utilities available
Year Built:	Built 1984
Parking:	Ample and shared
Signage:	Pylon
Traffic Count:	Northside Drive – 10,223 VPD Riverside Drive – 14,766 VPD

SITE:

Site Size:	0.78 Acres
Parcel ID:	N044-0010
Zoning:	C-1
Frontage:	268' frontage on Northside Drive

Lease Price: 2,000 SF - Rent: \$2,300/month

Suite 3323: 1,250 SF - Rent: \$1,400/month

Suite 3325: 750 SF - Rent: \$900/month

Rents include CAM, Taxes & Insurance
Rent could vary, depending upon improvements
(Owner will construct offices for qualified businesses)
Property is owned by a GA Licensed Real Estate Agent

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This ±9,715 SF commercial strip center offers excellent visibility and accessibility in the heart of North Macon.

The center features ample paved parking, pylon Northside Dr. signage, and a strong traffic count of over 10,223 vehicles per day.

The 1,250 SF space was previously home to a long-standing chiropractic service for over 20 years, making it a proven location for professional or wellness-based tenants.

The landlord will build out offices for qualified tenants - making this a turnkey opportunity in a growing corridor. The adjacent 750 SF suite can be added for a total of 2,000 SF.

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LOCATION INFORMATION:

Located on Northside Drive, just one block from Riverside Drive and with quick access to I-75, this property is ideal for office, medical, retail, or professional service users.

Nearby Businesses include: Georgia Diversified Brokers, Georgia Cardiology Associates, Colonial Life Insurance, State Farm Insurance, Stone Insurance, Atrium Health Navicent Rehabilitation, Atrium Health Navicent Urgent Care and Arby's.

DEMOGRAPHICS 2024	1 MILE	3 MILES	5 MILES
POPULATION	3,966	27,815	77,938
MEDIAN AGE	38.3	36.7	36.4
AVG HH INCOME	\$90,508	\$112,985	\$91,170



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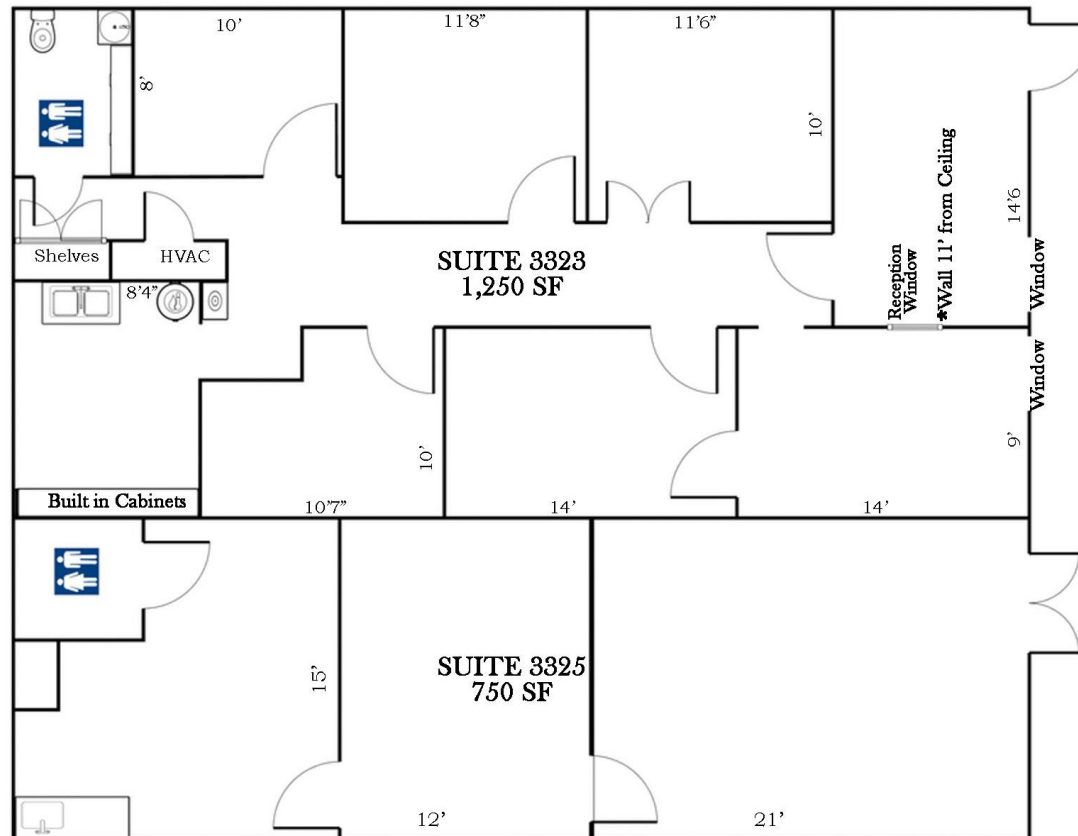
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FLOORPLAN



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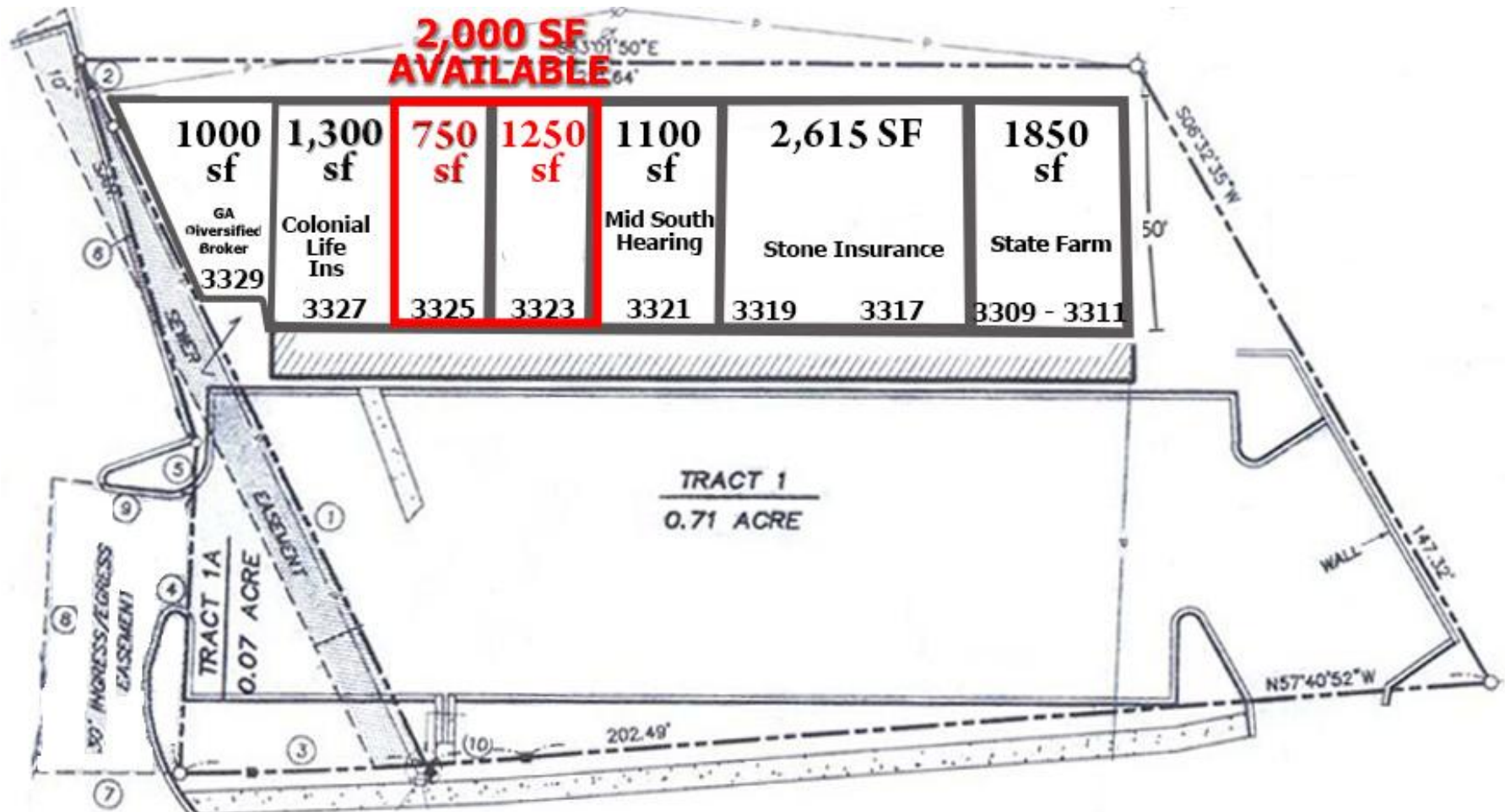
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