

PREMIER OFFICE LOCATION
111 Arkwright Landing
Macon, GA 31210



Sale or Lease



- Description:** Office building featuring brick exterior located in a quiet setting with Arkwright Road frontage.
- Building Size:** A 4,800 SF building with 1,200 SF to 4,800 SF Available.
Suite A: 3,600 SF Available
Suite B: 1,200 SF - Leased Month to Month
- Tenants:** Professional Office Complex with Profile Businesses including LabCorp, Women's Health Institute, Magnolia Hospice of Macon, Therapy Specialist of Georgia and Mark Watson Attorney's at Law
- Lot Size:** .74 Acres
- Parking:** 23 spaces on site
- Expenses:** Property Taxes 2020: \$8,147 (\$1.70 psf)
Estimated Insurance: \$1,100 (\$0.23 psf)
Estimated Common Area Maintenance: \$2,400 (0.50 psf)
- Location:** Located in Arkwright Landing, a Class A office development in the heart of North Macon. Convenient to Interstate 75, Riverside Drive and multiple secondary roadways.
- Zoning:** PDC
- Nearby Businesses:** Arkwright Square, Highridge Centre Office Building and a host of Retail, Hospitality, Banks and Day-care facilities.
- Note:** Landlord will consider a full service lease structure for a qualified tenant.

Offering Price: \$600,000 (\$125/psf)
Lease Price: \$12.00/psf NNN
Taxes, CAM, Insurance estimated at \$2.50 psf

FOR MORE
INFORMATION
CONTACT

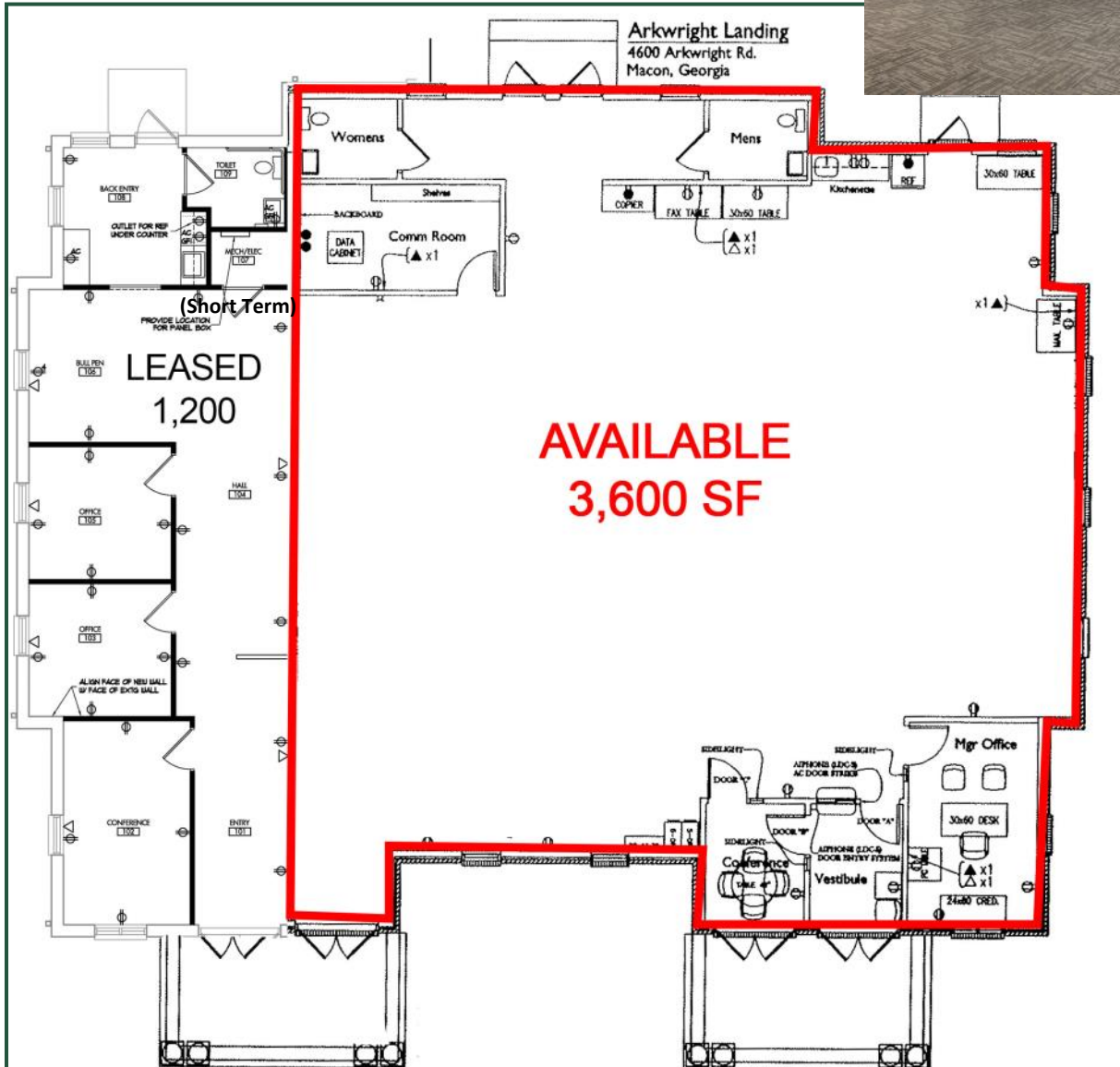
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commercial.fickling.com

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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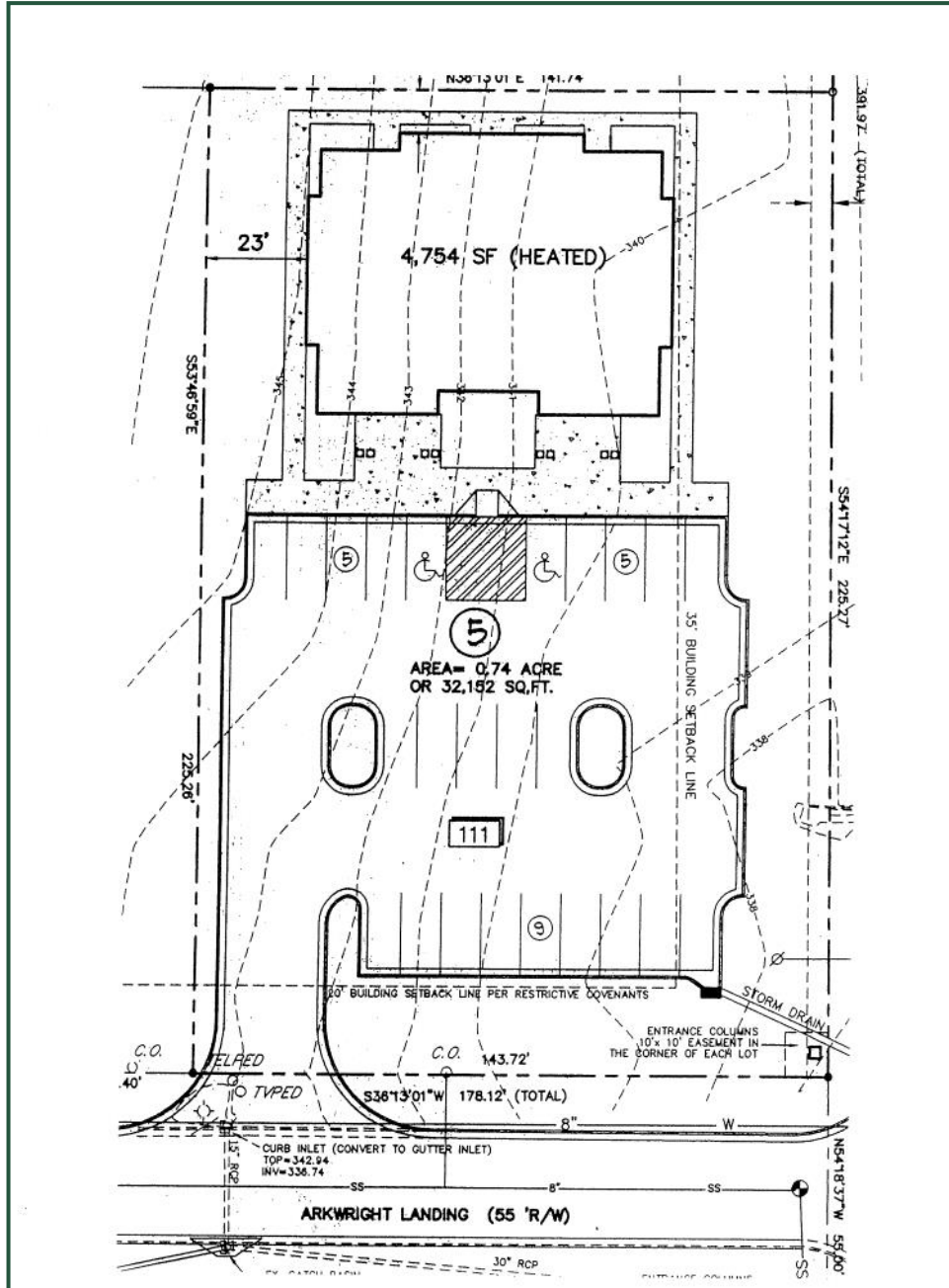


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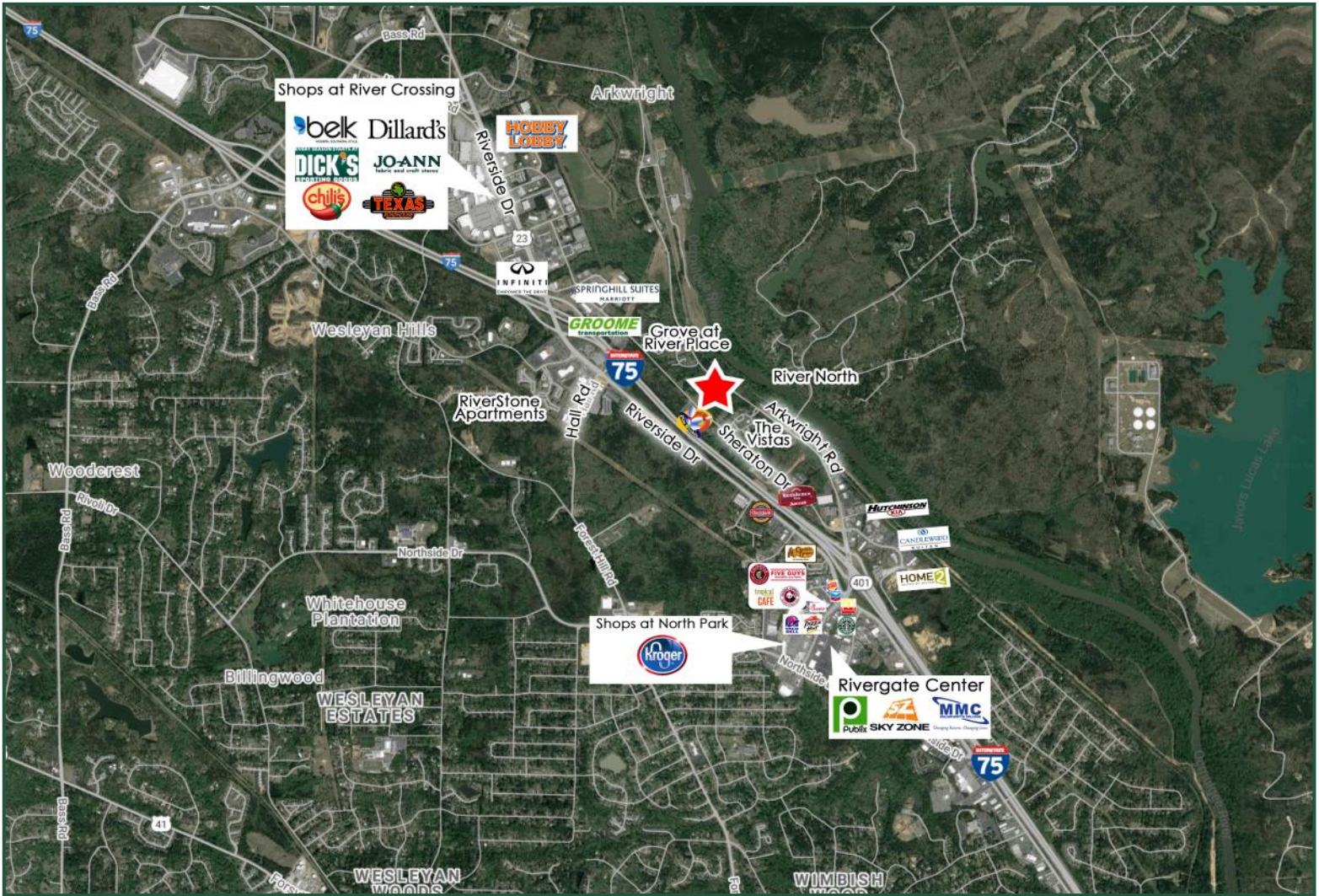


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DEMOGRAPHICS

2020	3 mile	5 mile	7 mile
Population	22,594	45,908	100,242
Avg. HH Income	\$97,976	\$99,465	\$76,887
Median Age	36.7	37.6	36.6

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