

SUBLEASE - Medical Office Space

Former Urgent Care Facility
4795 Riverside Drive - Unit B
Macon, GA 31210



MOVE IN SPECIAL - Call for Details



- Building Size:** 3,300 SF Available - Move In Ready
- Floorplan:** Consists of Lobby, reception area, 6 exam rooms, nurses station, Lab, X-ray room, medical room, data room, break room, plenty of storage & 3 restrooms
- Utilities:** All Available
- Zoned:** C2 - Commercial
- Topography:** Level, road grade
- Parking:** 90% of property paved
- Traffic Count:** 16,500 Vehicles per day
- Neighbors:**
- Adjacent to AT&T
 - Located across from Shoppes at River Crossing
 - Bass Pro shops
 - North Macon Plaza (opening soon)
- Notes:**
- Convenient to I-75, minutes from Downtown
 - Located in North Macon
 - Site offers great visibility at signalized traffic light
 - High Demographic area
 - Lease expiration July 31,2022
 - 5 year option to renew
 - Monument Signage (See Photo)

SUBLEASE:
\$7,225/month Plus NNN
NNN = \$2,200 per month

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

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

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 **FICKLING
& COMPANY**
A Full Service Real Estate Company
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Suite B Signage



Storage



Exam Room



Lab



Nurses Station



X-ray Room



Break room



Reception - Front Counter



Lobby

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2019	1 mile	3 mile	5 mile
Population	2,506	18,488	40,029
Median Age	32.7	37	38.8
Avg. HHI	\$102,937	\$99,781	\$101,261

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