

3500 RIVERSIDE DRIVE

MACON, GA 31210



87,305 ± SF | 17.40 ± ACRES | \$6,900,000



3500 RIVERSIDE DRIVE, MACON

EXECUTIVE SUMMARY

Jones Lang LaSalle Brokerage, Inc. (“JLL”) and US Land & Farms, LLC (“USLAF”) have been exclusively retained to market for sale the property located at 3500 Riverside Drive in Macon, Georgia. This offering features a stately, well-constructed ±87,000-square-foot brick building designed to accommodate multi-tenant occupancy, with additional capacity for future operational expansion.

Strategically positioned within the rapidly growing North Macon corridor, the property benefits from access via two well-trafficked roadways and strong visibility from Interstate 75. The site encompasses approximately 17.40± acres, including roughly 8 acres of usable land, enhanced by scenic water and wooded surroundings overlooking a man-made lake. The property also offers significant development potential, with sufficient space to construct additional smaller facilities without reducing the existing 200+ parking spaces.

Originally designed for hospital use, the building is currently partially occupied as a worship center by a local church. It features multiple gathering areas, including a sanctuary, main entry, and gymnasium, as well as a functional layout with three levels of hallways and office space, served by both stairwells and elevators.

3500 Riverside Drive is supported by a stable base of professional and commercial uses in the surrounding area, presenting investors with a compelling opportunity to expand the site with additional structures and lease available space within the existing building.

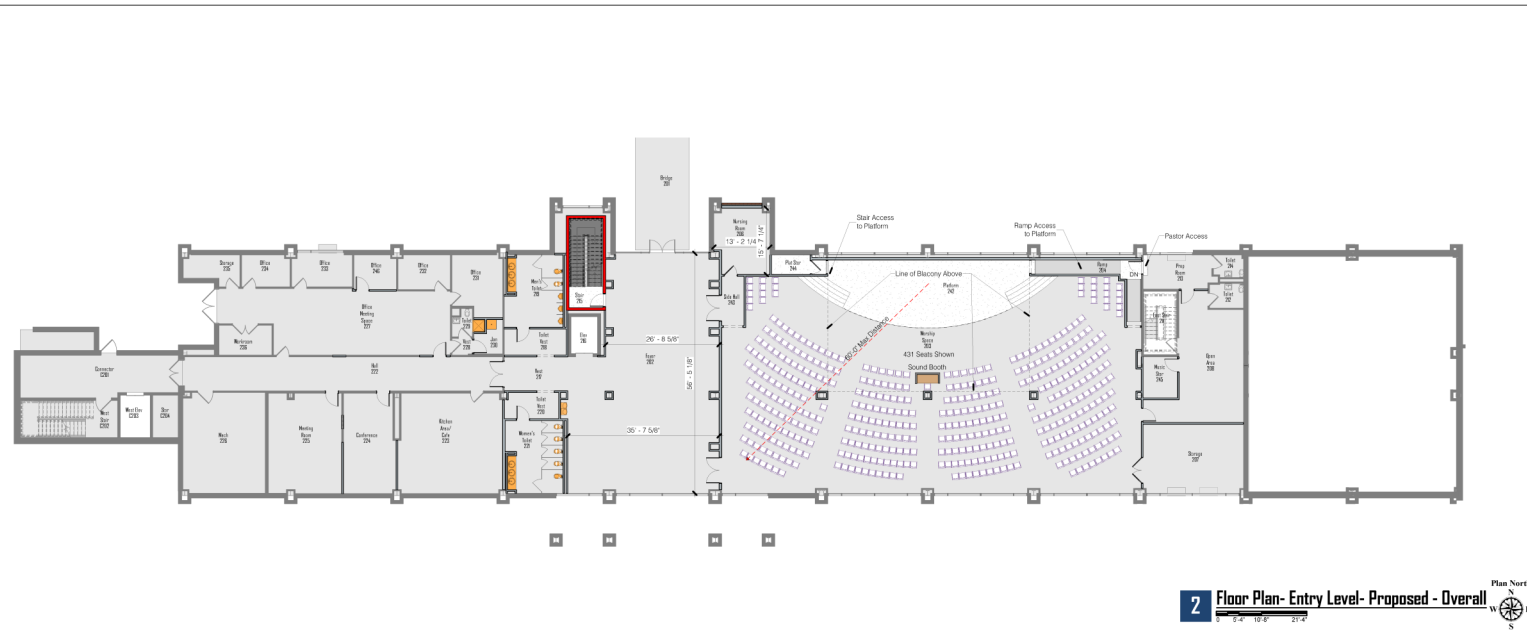
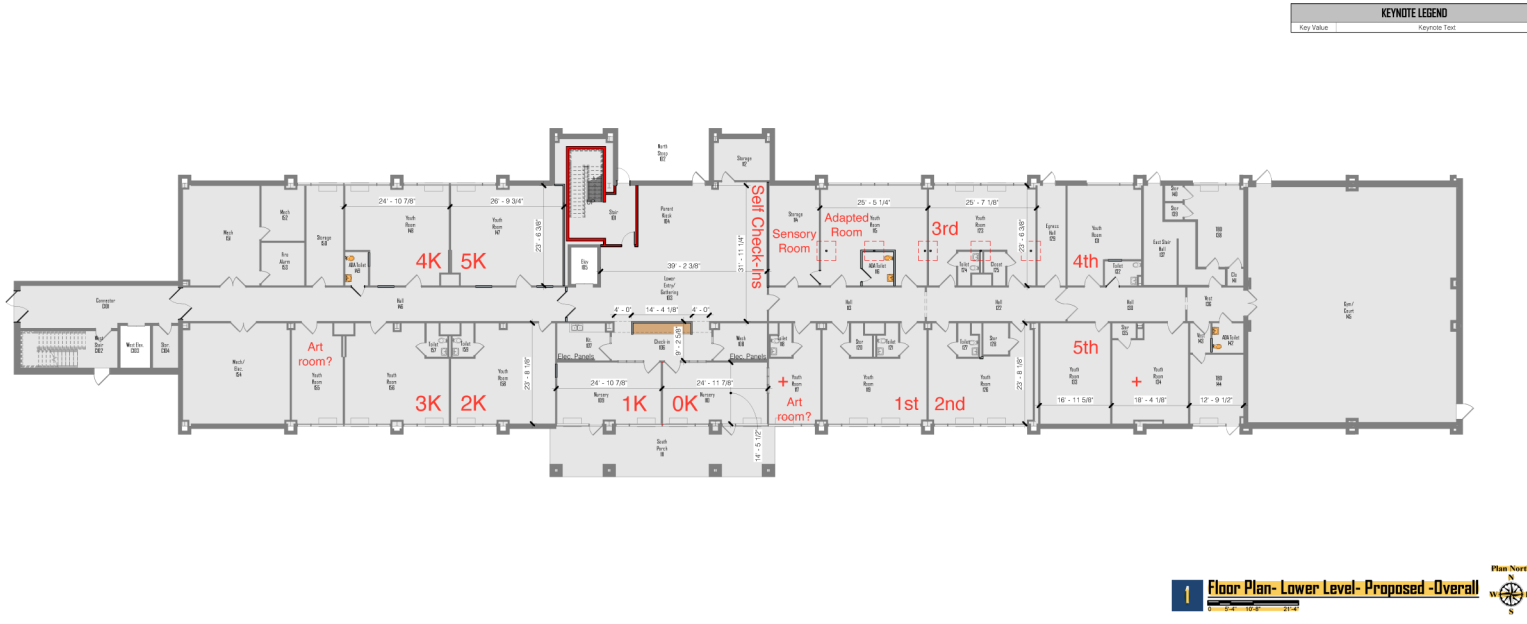


SCAN HERE TO VIEW ADDITIONAL PHOTOS

Scan me!



FLOOR PLAN ~ Lower & Entry Level



FRY DESIGN GROUP
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STROUD
ARCHITECTURE
AEC COMPANY

Renovations and Modifications to the
New City Church
3500 Riverside Drive
Macon, Georgia 31210

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

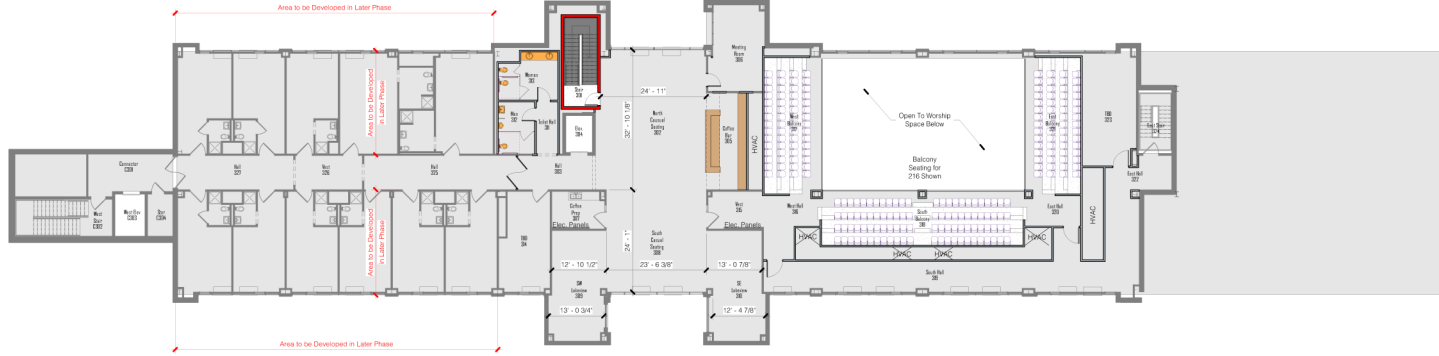
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DATE	REVISION

Preliminary Design Phase
Scale: 3/32" = 1'-0"
SHEET A1.01
DATE: 08/05/22

3500 RIVERSIDE DRIVE, MACON

FLOOR PLAN ~ Upper Level



KEYNOTE LEGEND	
Key Value	Keynote Text

1 Floor Plan - Upper Level - Proposed - Overall



AREA SQUARE FOOTAGE	
Name	Area
Area	18955 SF
Area	15866 SF
Area	15191 SF
Area	9 SF
Area	9 SF
Area	19 SF
Area	9 SF
Area	9 SF
Grand Total	49977 SF

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**Renovations and Modifications to the
New City Church**
3500 Riverside Drive
Macon, Georgia 31210



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DATE	REVISION DESCRIPTION

Preliminary Design Phase

SCALE: 3/32" = 1'-0"
SHEET
A1.02

FILE: 1.27.05
DATE: 08.03.22

3500 RIVERSIDE DRIVE, MACON

3500 RIVERSIDE DRIVE, MACON

PROPERTY DESCRIPTION

3500 Riverside Drive comprises approximately 17.443 acres ($\pm 759,817$ square feet), including an estimated 8.00 acres ($\pm 348,480$ square feet) of usable land based on GIS data.

The site offers substantial frontage and access, including approximately 618.20 feet along a 200-foot-wide asphalt-paved public right-of-way, improved with concrete curb and gutter for stormwater management, and a single curb cut providing access to the main parking area. In addition, the property features approximately 678.7 feet of frontage along Northside Drive, which is an 80-foot-wide asphalt-paved public right-of-way with similar curb and gutter infrastructure, also served by a dedicated curb cut.

The property benefits from excellent visibility and gently rolling topography, making it well-suited for a variety of commercial or institutional uses.

Available utilities include public electricity, water, and sewer services, as well as access to multiple natural gas providers.



3500 RIVERSIDE DRIVE, MACON

DESCRIPTION OF SITE

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Site

Address: 3500 Riverside Drive, Macon, GA 31210

PIN: N044-0006

Site Size: *Total:* 17 ± Acres, 759,817 ± SF; *Usable:* 8± Acres, 348,480 ± SF (based on GIS estimates)

Frontage & Access: Average depth of 850 ft

Riverside Drive : 618.20 ft; 200' asphalt paved public right-of-way, concrete curb, gutter for storm water, curb cut for access to subject property

Northside Drive : 678.70 ft, 80' asphalt paved public right-of way, concrete curb, gutter for storm water, one curb cut for access to subject property

Visibility: Excellent

Encumbrance/Easement: 100' Georgia Power transmission line easement cuts across the northeast corner at Riverside Drive

Site Improvements

Public streetlights

Concrete sidewalks

Concrete curb & gutter

Pathways, lights and benches around the lake

Gates at the entrances



Land Features

Topography: Gently rolling

Shape: Irregular trapezoid

Soil Conditions: typical of the region and adequate to support development

Flood Zone: Subject property is located in an area mapped by Federal Emergency Management Agency (FEMA) as being located in FEMA Flood Zones X & A, classified as a flood hazard area

FEMA Map Number: 13021C0043G

FEMA Map Date: June 7, 2001

Zone A: Sabbath Creek and lake area

Zone B: northern area with a higher elevation, building improvements located within this area

Wetlands/Watershed: National Wetlands Inventory shows wetlands along Sabbath Creek

3500 RIVERSIDE DRIVE, MACON

PROPERTY HIGHLIGHTS & BUILDING SPECS



PROPERTY HIGHLIGHTS & BUILDING SPECS

General

Address: 3500 Riverside Drive, Macon, GA 31210

Land Units: 17.00 ± Acres, with 3 ± acre pond

PIN: N044-0006

Zoning: C2 ~ General Commercial & C4 ~ Highway Commercial

Year Built: 1982 & 1986

Renovations: 2024

Remaining Useful Life: 25 Years

Number of Stories: 1-3 Floors

Areas:

Gross Building Area: 87,305 ± SF

Building 1 (Main Building): 54,030 ± SF built in 1982, three stories

Building 2 (Add-On): 33,275 ± SF added in 1986, one story

Foundation, Frame & Exterior

Foundation: poured concrete slab

Structural Frame: masonry and steel

Exterior: brick

Windows: fixed casement

Roof/Cover: Flat/TPO (2012)

Interior

Floor Covers: commercial carpet, tile, LVP

Walls: painted sheetrock over framing

Ceilings & Ceiling Height: acoustic ceiling panels / 9'

Lighting: recessed LED panels

Restrooms: multiple

Mechanical Systems

Heating & Cooling: central HVAC and PTAC units in private rooms

Electrical: mix of 3 Phase/4 Wire and single-phase with sufficient power for most needs. 2 diesel fueled emergency generators available on site; unknown if still operational

Plumbing Condition: *Renovated area:* good condition, mostly new
Unrenovated area: poor (damage reported)

Sprinkler: wet sprinkler system (2021)

Elevators: 2 elevators *Main Building:* operational *Loading Dock/Breezeway:* currently inoperable due to missing part

Security: security system in place

Parking

Parking Type / Spaces: *Type:* paved, sea coated, lined, open surface parking with lighting *Spaces:* 200 *Handicap Spaces:* 7

Fencing: 8 x 1206-dimension chain link fence (1984)

Utilities

Utilities: Typical, adequate utilities for the market area

Power: Georgia Power Company

Water/Sewer: Macon Water Authority

Natural Gas: multiple providers

Waste Disposal: Ryland Environmental

3500 RIVERSIDE DRIVE, MACON

EXTERIOR PHOTOS



3500 RIVERSIDE DRIVE, MACON

INTERIOR PHOTOS

Main Floor ~ Lobby



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INTERIOR PHOTOS

Main Floor ~ Sanctuary



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INTERIOR PHOTOS

Main Floor



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INTERIOR PHOTOS

Top Floor



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INTERIOR PHOTOS

Bottom Floor



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INTERIOR PHOTOS

Unrenovated



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TRAFFIC COUNTS

* 1-year unless otherwise noted

DATA | GADOT ~ Traffic Count

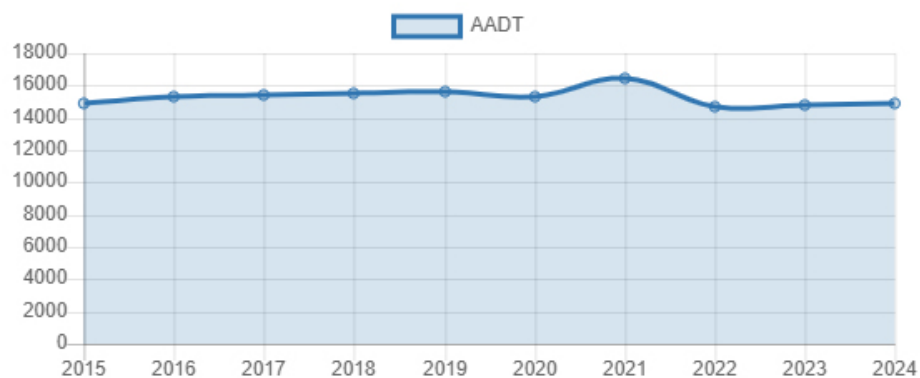
Station Id: 021-0229

Functional Class: 4U—Minor Arterial (Urban)














Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Estimated
AADT	14,900	15,300	15,400	15,500	15,600	15,300	16,400	14,700	14,800	14,900
SU AADT	-	352	-	404	407	318	341	359	362	365
CU AADT	-	73	-	52	52	22	24	48	48	49
K-Factor	0.097	0.105	-	0.105	0.105	0.100	0.100	0.100	0.100	0.100
D-Factor	0.500	0.600	-	0.520	0.520	0.520	0.520	0.530	0.530	0.530
Future AADT	-	24,600	26,900	27,900	26,800	26,800	22,400	18,500	18,600	18,800

AADT Trend



Vehicle Classification 2026

1. Motorcycles 2 axles, 2 or 3 wheels.		0.18%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.		82.47%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		14.59%
4. Buses 2- or 3-axle, full length.		0.30%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		1.71%
6. Single-unit trucks 3-axle, single-unit trucks.		0.39%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0.05%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		0.17%
9. Single-trailer trucks 5-axle, single-trailer trucks.		0.12%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.01%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0.00%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0.00%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0.01%

NEARBY AMENITIES

LOCATION



3500 RIVERSIDE DRIVE, MACON

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