

North Macon Mixed Use Complex

3556 Riverside Drive
Macon, GA 31210



Summary

Area Info

Photos

Aerial



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 3556 Riverside Drive
Macon, GA 31210

County: Bibb

Available: Suite B – 2,604 ± SF

Signage: Large pylon sign in place

Parking: Ample, onsite

Traffic Count: I-75 – 61,900 VPD
Riverside Drive – 14,700 VPD

SITE

Site Size: 0.97 Acres

Zoning: C-1, C-4

Lease Price: \$16.50/SF NNN
CAM estimated at \$4.50/SF

Demographics 2026	3 Mile	5 Miles	7 Miles
Population	26,135	70,226	120,923
Avg HH Income	\$120,859	\$96,894	\$89,429
Median Age	37.0	37.2	36.7

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AREA & SUITE INFORMATION

DESCRIPTION

Great mixed use complex ready for new tenants! Excellent North Macon location on a high traffic corridor, situated prominently on Riverside Drive with high visibility to I-75. Property is within minutes of Downtown Macon, shopping, banks, and daycares. Located within an hour of Atlanta's Hartsfield-Jackson International Airport.

SUITE NOTES

Suite B – 2,604 ± SF medical suite. Main entry located to the rear of front building. Can be renovated to accommodate other use in a qualified deal.



Suite B

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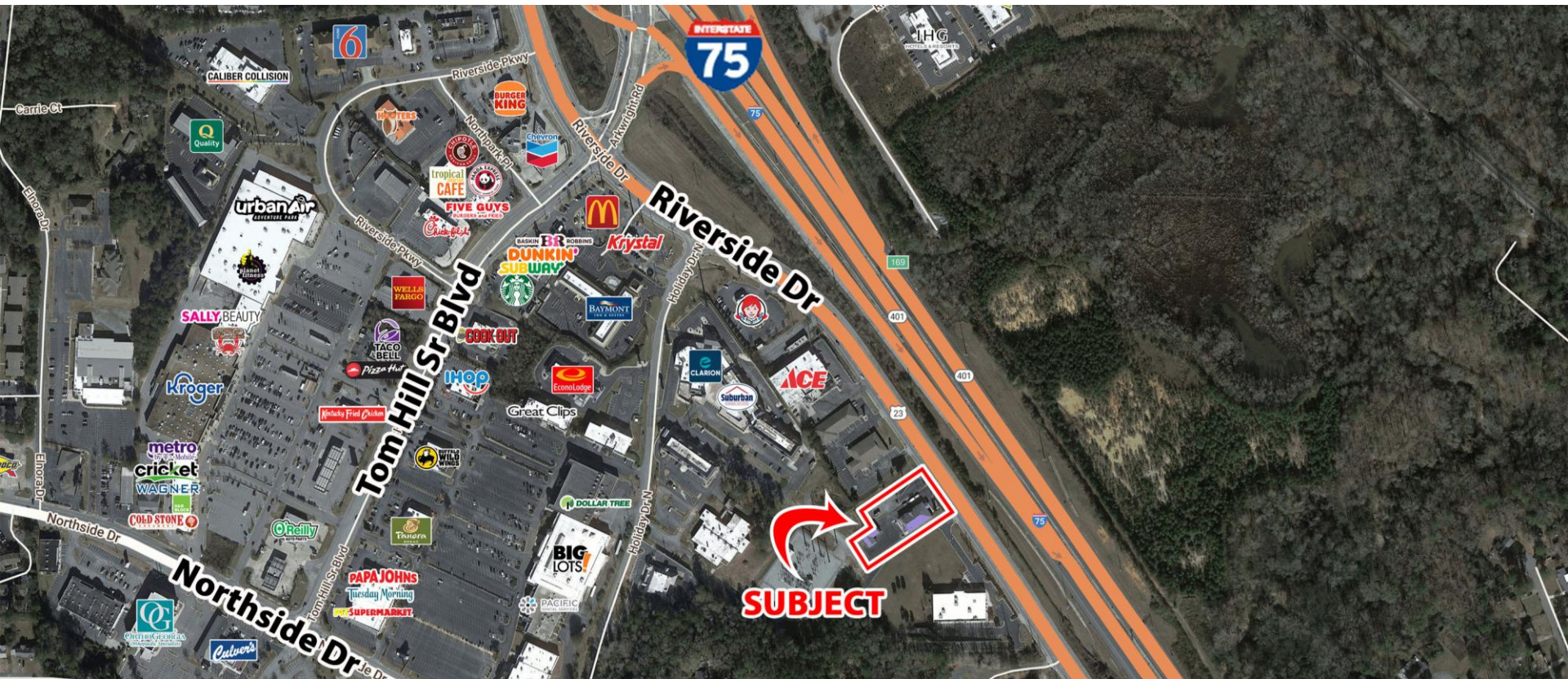
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