

3076 Riverside Drive  
Macon, GA 31210  
Bibb County

## LEASE SPACE AVAILABLE NORTHGATE SHOPPING CENTER



- SUITE 500 – ±11,466 SF retail-office space  
**LEASE RATE: \$9.00/SF, NNN** (NNN estimate \$1.35/SF)
- SUITES 600-700 – ±21,934 SF former school & training facility  
**LEASE RATE: \$9.00/SF, NNN** (NNN estimate \$1.35/SF)
- Adjacent tenants include 20's Pub & Subs, BB&T, Dollar General, Fresh Air BBO, Han's Tae Kwon Do Studio, J & Y Store, LongHorn Steak House, Pho Saigon, Star Liquor and T & L Tailors
- High traffic location near the intersection of Riverside Drive and Northside Drive



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | [www.thesummitgroupmacon.com](http://www.thesummitgroupmacon.com)

For additional information contact:

~or~

**STERLING D. BAILEY** | Cell (478) 951-9443 | [sbailey@thesummitgroupmacon.com](mailto:sbailey@thesummitgroupmacon.com)

**JAMES L. ROLLINS, JR ("JIM")** | Cell (478) 361-4400 | [jrollins@thesummitgroupmacon.com](mailto:jrollins@thesummitgroupmacon.com)

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TRAFFIC COUNT: (GDOT 2016 Published Data estimate)  
Riverside Drive @ Northside Drive – 23,700 vpd

DEMOGRAPHICS

|                                  | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|----------------------------------|---------------|----------------|----------------|
| 2017 Population:                 | 3,607         | 26,634         | 77,921         |
| 2022 Population Estimate:        | 3,546         | 26,364         | 77,108         |
| 2017 Households:                 | 1,509         | 11,333         | 31,936         |
| 2022 Households Estimate:        | 1,477         | 11,176         | 31,491         |
| 2017 Average HH Income:          | \$75,168      | \$73,341       | \$62,861       |
| 2022 Average HH Income Estimate: | \$85,404      | \$82,875       | \$70,964       |



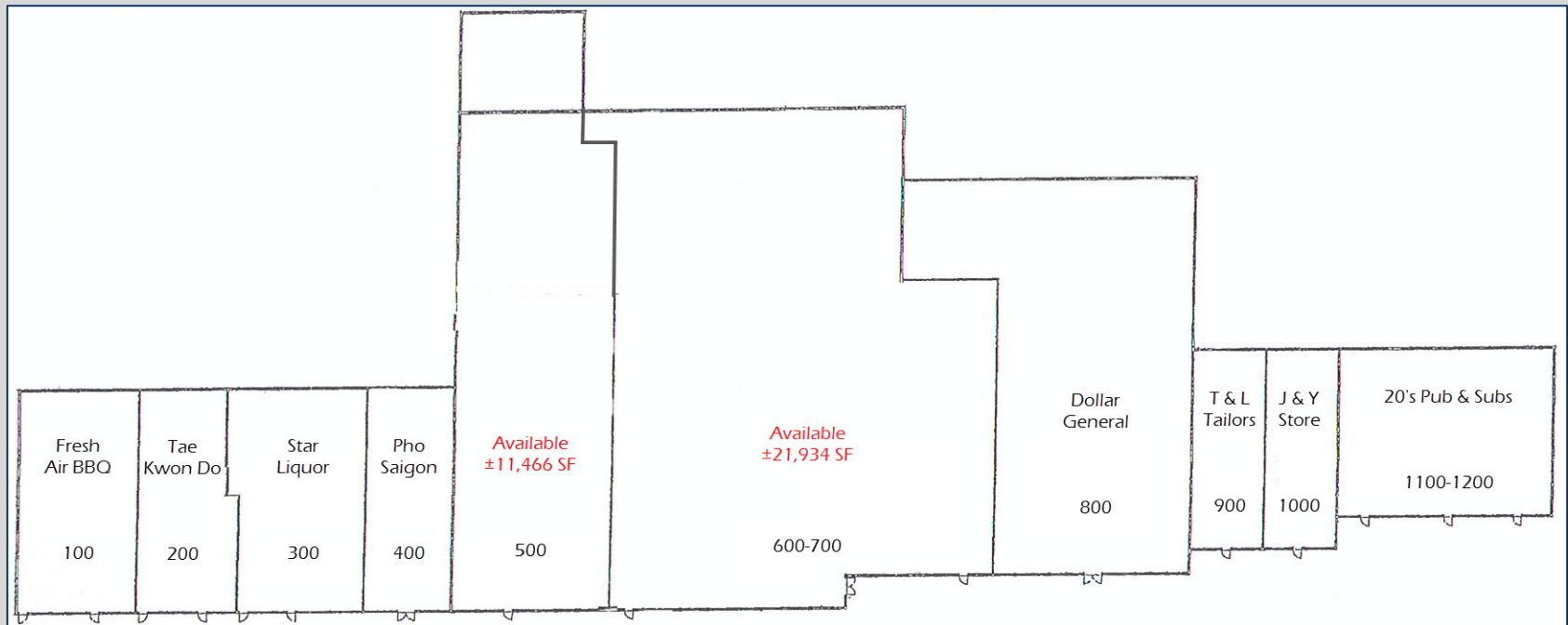
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