

FOR LEASE

Riverside North Office Center

**3040 Riverside Drive
Macon, Bibb County, Georgia 31210**



EBERHARDT & BARRY



AVAILABLE SUITES

Suite	Square Feet	Monthly Base Rent
D3	1,020	\$985

TENANTS

Keith L. Blankenship
Jill Thompson, PC
Clark & Associates
Plumbers, Pipefitters & Service Technicians-
Local Union 72
Larger Than Life Chiropractic
Calhoun Management
Tae Kwon Do Martial Arts
United Methodist Church South Georgia Offices

- Rent includes common area maintenance charges & water
- Four Buildings - Each with own entrance off parking lot
- Average Daily Traffic Count of 23,700 Vehicles Per Day
- Plentiful paved parking spaces - Attractive landscaping
- Pylon signage available

FOR MORE DETAILS CONTACT:

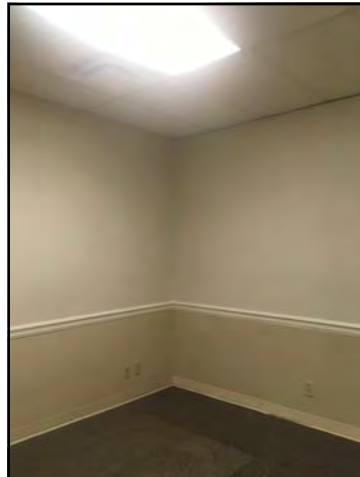
Revised 1/18/21

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990 Riverside Drive
Macon, GA 31201

SUITE “D3”



Hand-drawn floor plan of a building. The plan shows a central corridor with several rooms on either side. The rooms are labeled with dimensions and door locations. The Restroom is located at the top right. The plan includes dimensions, door locations, and window locations.

Rooms and Dimensions:

- Top Left: 12' x 21' (Door 12, Window 12)
- Middle Left: 12' x 12' (Door 12, Window 12)
- Bottom Left: 12' x 12' (Door 12, Window 12)
- Top Right: 10' x 10' (Door 10, Window 10)
- Middle Right: 8' x 8' (Door 8, Window 8)
- Bottom Right: 8' x 8' (Door 8, Window 8)

Restroom: Located at the top right, labeled "RESTROOM".

Dimensions and Door Locations:

- 12' x 21' (Door 12, Window 12)
- 12' x 12' (Door 12, Window 12)
- 12' x 12' (Door 12, Window 12)
- 10' x 10' (Door 10, Window 10)
- 8' x 8' (Door 8, Window 8)
- 8' x 8' (Door 8, Window 8)



3040 Riverside Drive - Macon, GA 31210

PHOTOS

Building A



Building B

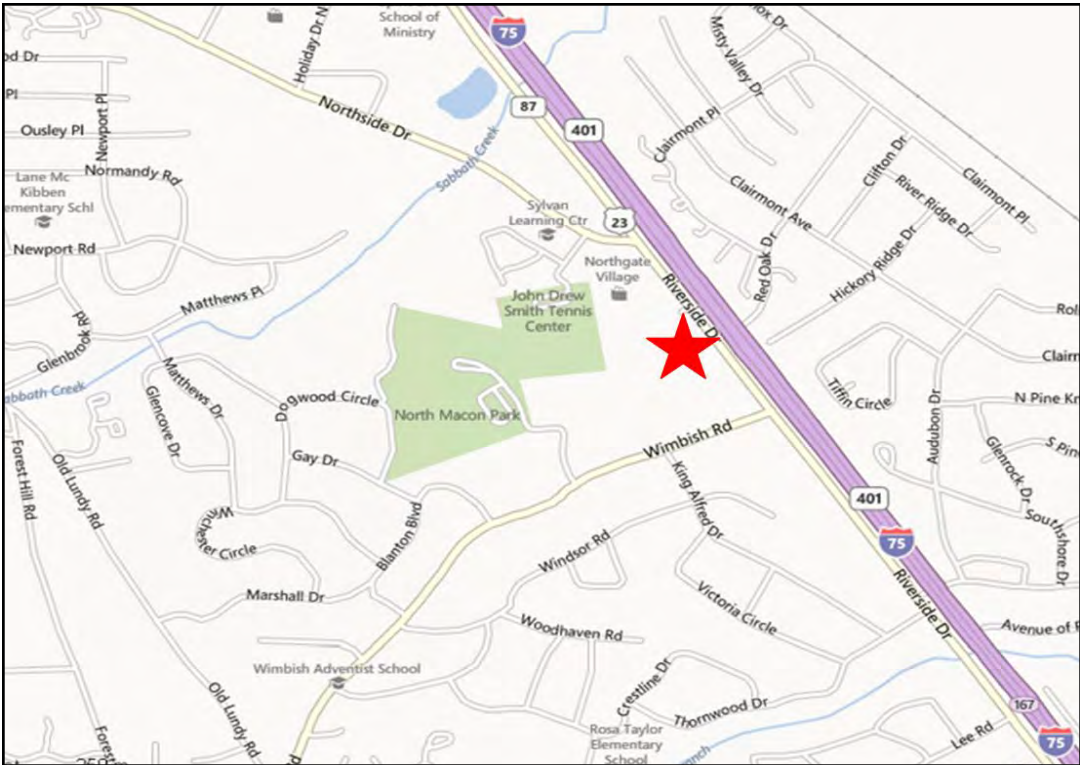


Building C



Building D





KEY FACTS

156,171

Population


 Average
Household Size

37.2

Median Age

\$40,970

 Median Household
Income

BUSINESS



6,494

Total Businesses



87,592

Total Employees

INCOME



\$40,970

 Median Household
Income


\$24,379

Per Capita Income



\$24,540

Median Net Worth

EDUCATION

13%

 No High
School
Diploma

 31%
High School
Graduate

 28%
Some College

 28%
Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

65%



Blue Collar

18%



Services

16%

16.1%

 Unemployment
Rate

Households By Income

The largest group: <\$15,000 (19.3%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Difference	
<\$15,000	19.3%	+8.5%	
\$15,000 - \$24,999	12.8%	+3.6%	
\$25,000 - \$34,999	11.7%	+2.4%	
\$35,000 - \$49,999	13.0%	+0.3%	
\$50,000 - \$74,999	14.8%	-2.9%	
\$75,000 - \$99,999	12.2%	-0.3%	
\$100,000 - \$149,999	9.1%	-5.5%	
\$150,000 - \$199,999	3.3%	-2.9%	
\$200,000+	3.8%	-3.3%	