

Ashley Park **FOR LEASE**

3902 Northside Drive, Macon, GA 31210





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Property Overview

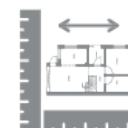
3902 Northside Drive, Macon, GA 31210

Ashley Park, situated in North Macon just off Northside Drive, stands as a versatile, multi-tenant office park, catering to the diverse needs of businesses in the region. Boasting a prime location, the park provides a convenient setting for professionals seeking a strategic business address. With a commitment to accommodating businesses of all sizes, Ashley Park offers a range of thoughtfully designed suites. Whether it's a startup looking for a compact yet functional office or a larger corporation in need of expansive workspace, Ashley Park's diverse array of suites caters to the spectrum of business sizes.



**TOTAL
BUILDING
SIZE**

±19,200 SF



**SITE
SIZE**

±3.83 Acres



**CURRENT
AVAILABILITY**

**±168 SF -
±2,000 SF**



**STARTING
RENTAL RATES**

**\$600
Month**

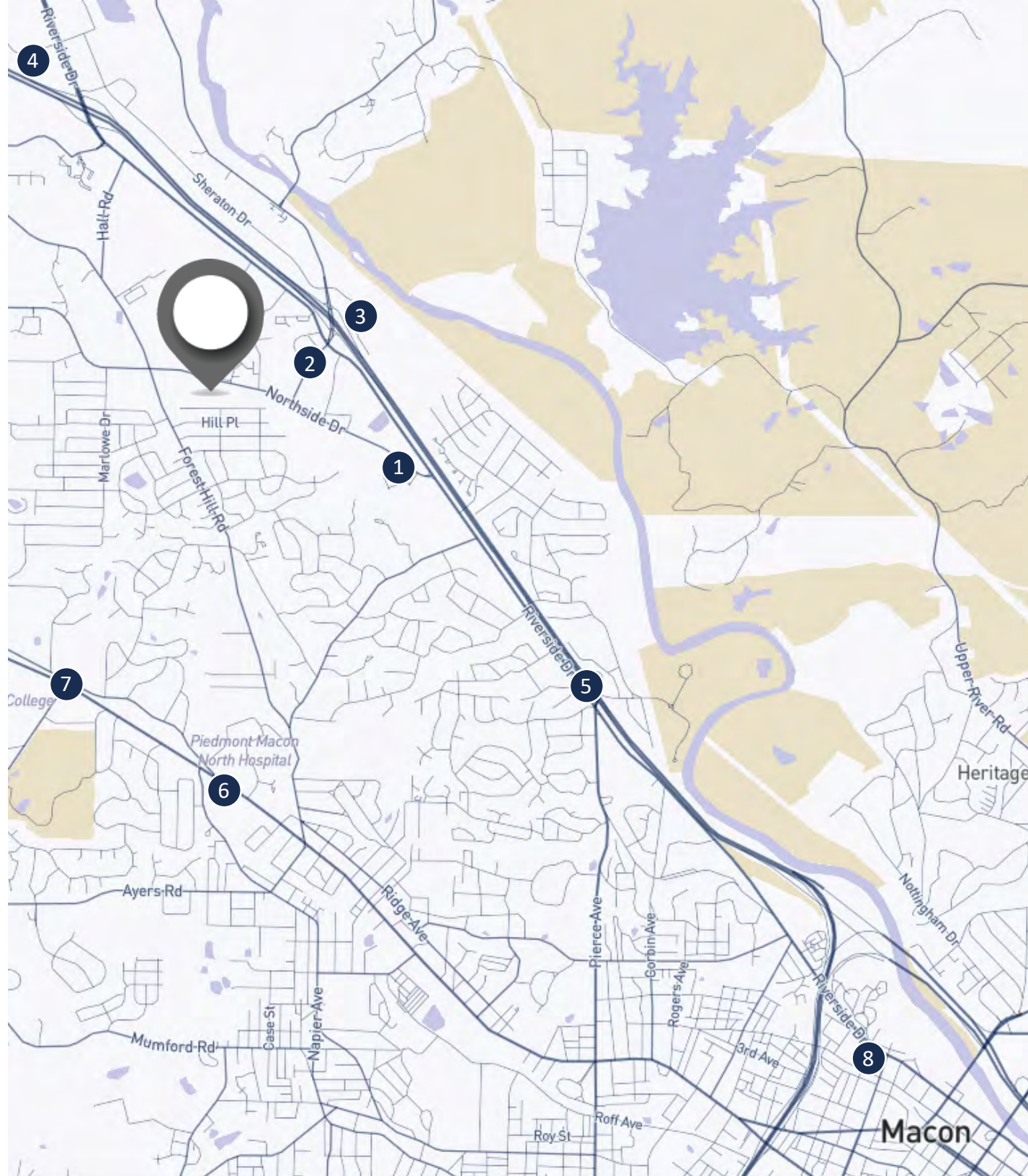
In The Area



Subject Property

3902 Northside Drive

- 1 Arby's, 20's Pub, Dollar General, Fresh Air Bar-B-Que, LongHorn Steakhouse
- 2 Kroger, Big Lots, Chick-Fil-A, Starbucks, Buffalo Wild Wings, Dollar Tree, Panera Bread, O'Reilly Auto Parts, Culver's, IHOP, Guitarras Mexican Grill, Five Guys
- 3 Carraba's Italian Grill, Outback Steakhouse, Steve's Steak & Seafood
- 4 Publix, Chick-Fil-A, Mellow Mushroom, Waffle House, Taco Bell, Burger King, J. Christopher's, Medi's Mediterranean Fusion, McDonald's, Chicken Salad Chick, Marshalls, Homegoods, Hobby Lobby, Barnes & Noble, Bonefish Grill, Olive Garden, La Parrilla, Texas Roadhouse, Wild Wing Cafe, & more
- 5 Amerson River Park, S&S Cafeterias, Shogun, Applebee's, Dollar General
- 6 Piedmont Macon North Hospital, The Fresh Market, Kroger, Museum of Arts & Sciences, Dunkin', Arby's
- 7 Wesleyan College
- 8 Piedmont Macon Hospital, Georgia State Fair, Atrium Health Hospital, The Brick, Rookery, Piedmont Brewery & Kitchen, Mercer University, Macon Coliseum



About The Area

Macon

Founded in 1823, Macon is a city with a rich history and a diverse economy. Located 85 miles south of Atlanta, it offers affordability, historic charm, vibrant culture and ample educational opportunities for those who call it home. Some other benefits of living or working in Macon include:

Economic Overview:

Macon has a diverse economy with sectors such as healthcare, education, manufacturing, and logistics playing significant roles. The city has a growing healthcare sector with several hospitals and medical facilities.

Business Climate:

Macon is known for its supportive business environment, and the city actively encourages economic development. The cost of living in Macon is generally lower than the national average, which can be advantageous for both businesses and employees.

Infrastructure:

The city's strategic location makes it a transportation hub, with major highways converging in the area. Macon has a regional airport, Middle Georgia Regional Airport, facilitating air travel for businesses.

Workforce:

The city has a diverse and skilled workforce, particularly in sectors like healthcare, education, and manufacturing. There are several educational institutions in Macon, including Wesleyan College and Mercer University, providing a talent pool for businesses.

Business Support Services:

Macon offers various business support services, including the Greater Macon Chamber of Commerce, which provides resources, networking opportunities, and support for businesses.

The Macon-Bibb County Industrial Authority works to attract and retain businesses in the area.



Demographic Profile 10 Miles from Ashley Park

**2023 Esri*



POPULATION

161,761



HOUSEHOLDS

64,714



AVERAGE
HOUSEHOLD
INCOME

\$79,237



EMPLOYMENT
RATE
(16 YEARS+)

95%

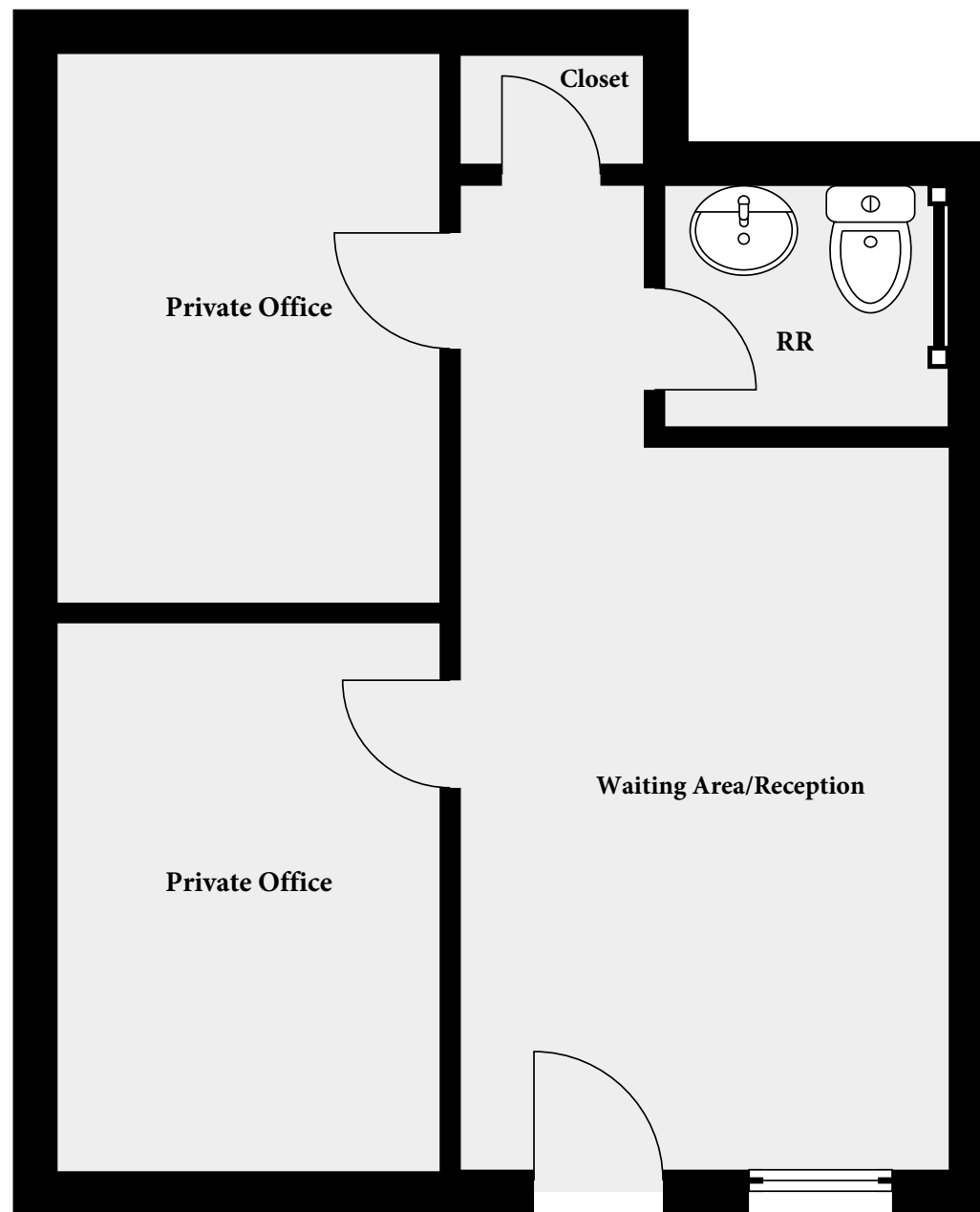
AVAILABILITY

Suite	Available SF	Lease Rate	Availability
Suite B6	±695 SF	\$1,200/Month	Oct 1, 2026
Suite B1	±690 SF	\$1,250/Month (includes all utilities minus janitorial)	Immediate
Suite B2	±600 SF	\$1,000/Month	Immediate
Suite C2	±410 SF	\$1,100/Month (tenant responsible for electricity)	Immediate
Suite D6	±168 SF	\$600/Month	Immediate

Suite B6

±695 SF | \$1,200/Month
Available Oct 1, 2026

- ±695 SF suite including waiting area/reception, two (2) private offices, restroom, small storage closet
- Plentiful natural lighting from the fixed windows
- Abundance of on-site parking
- Located in North Macon
- Landlord to pay for water, property taxes, and property insurance. Tenant is responsible for own electricity



Suite B1

±690 SF | \$1,250/Month

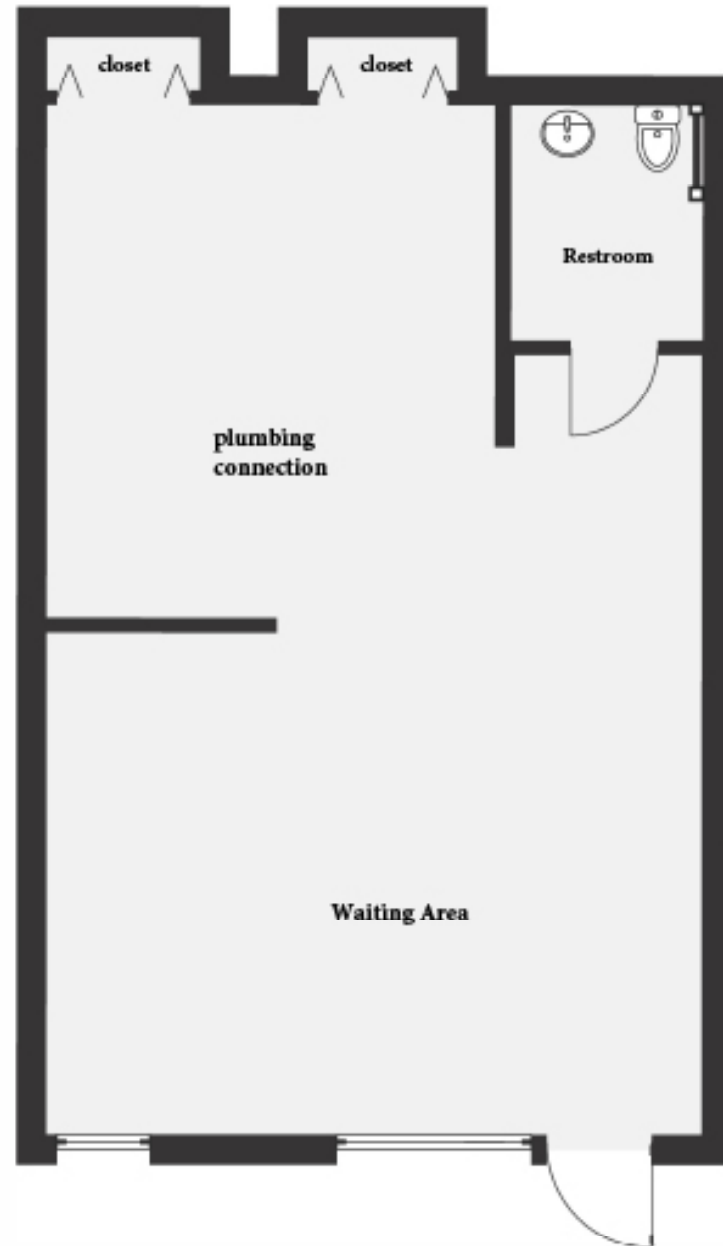
- ±690 SF suite with private entrance, waiting area, two private offices, restroom, storage
- Plentiful natural lighting from the fixed windows
- Abundance of on-site parking
- Located in North Macon
- Landlord to pay for electricity, property taxes and insurance. Tenant responsible for own water



Suite B2

±600 SF | \$1,000/Month

- ±600 SF suite with private entrance, large waiting area, plumbing connections, private restrooms, and storage
- Plentiful natural lighting from the fixed windows located along the entrance to suite
- Previously supplied by a salon
- Located in North Macon
- Abundance of on-site parking
- Landlord to pay for water, property taxes and property insurance. Tenant is responsible for own electricity

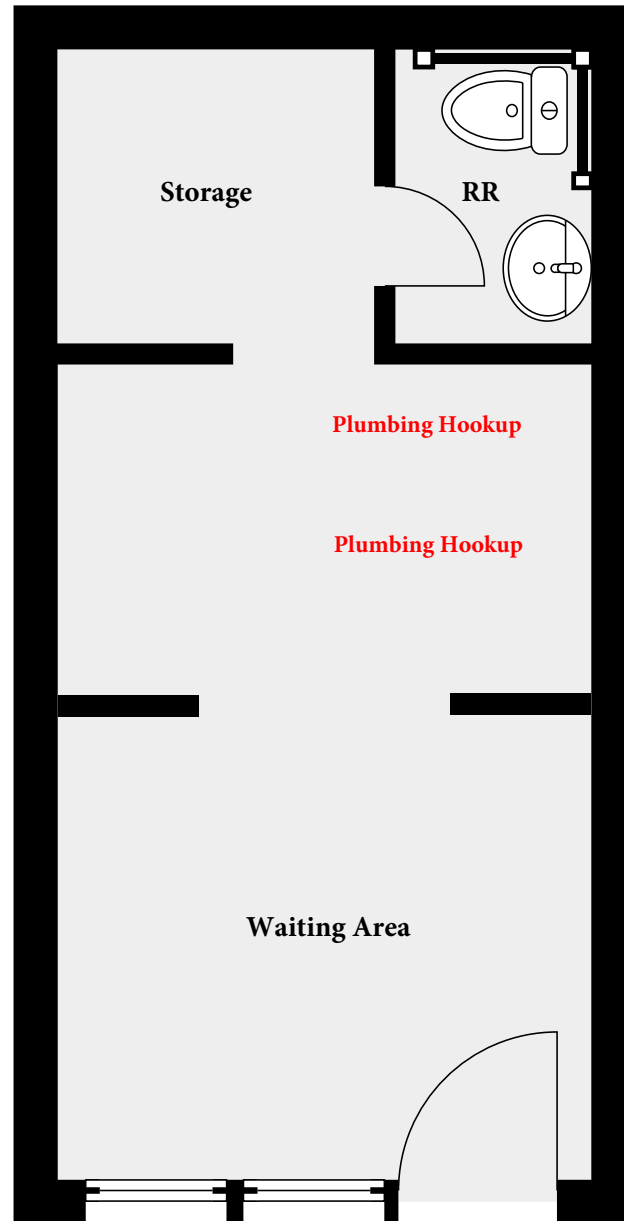


Virtual Tour

Suite C2

±410 SF | \$1,100/Month

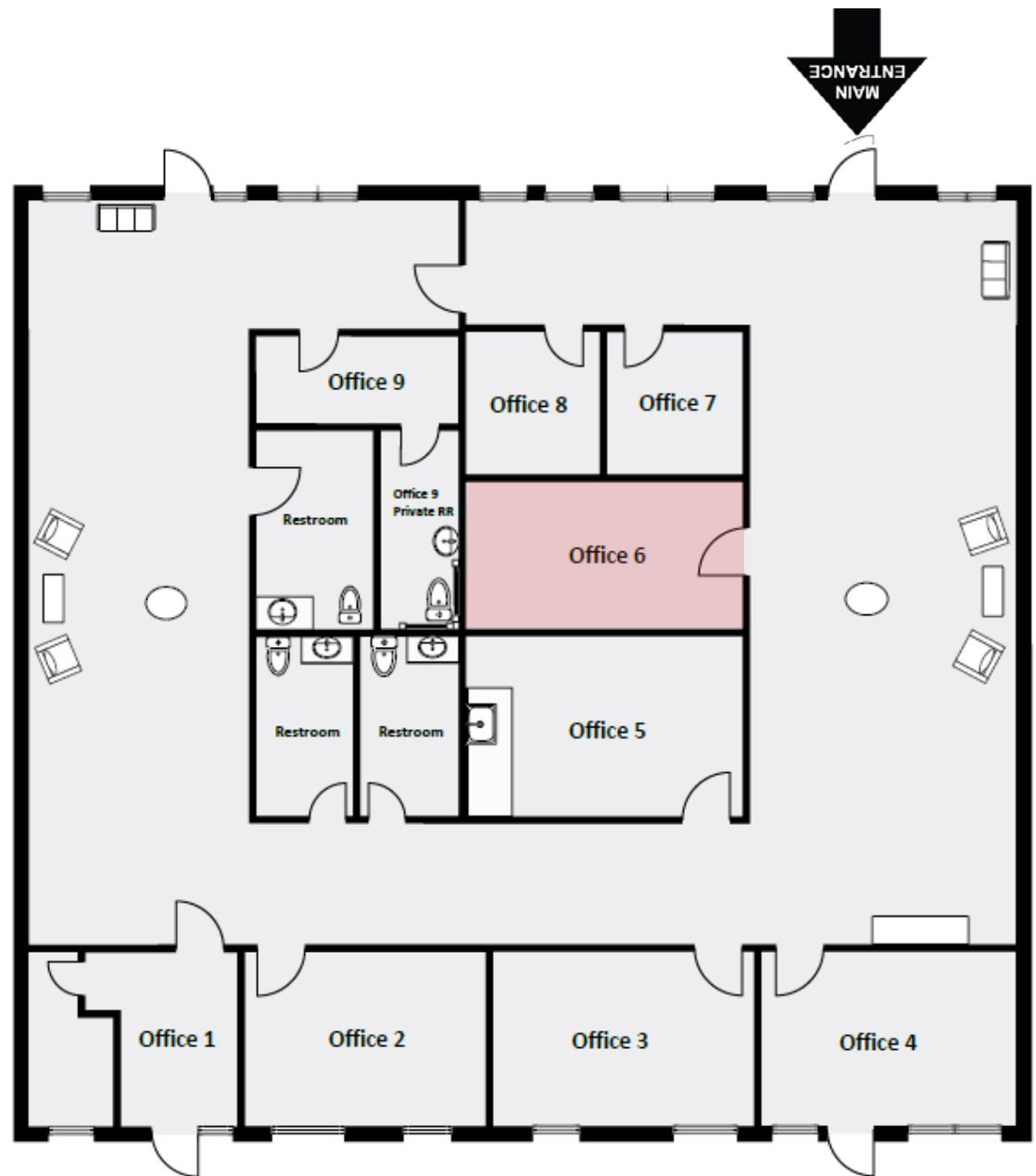
- 410 SF floorplan includes private entrance, waiting area, plumbing connections (2), private restroom, and storage
- Previously occupied by a salon for over a decade
- Plentiful natural lighting from the fixed windows
- Abundance of on-site parking
- Located in North Macon
- Tenant responsible for electricity



Suite D6

±168 SF | \$600/Month

- Three private director suites for lease located in Ashley Park office park
- Suite has its own private entrance with multiple windows in the suite
- Recently renovated suites with access to shared waiting areas and restrooms
- Full-Service lease includes all utilities (minus in-suite janitorial), as well as strong Wi-Fi Ideal for startups, satellite offices, those looking to downsize, and out-of-state business owners in need of a physical address in Macon, GA
- The main entrance to the suites has its own lock, while each individual suite is furnished with a lockable doorknob, ensuring convenient Access providing you with peace of mind security
- Abundance of on-site parking



Broker Profile



BRICE BURNS

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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region. Brice specializes in tenant and landlord representation for office, retail, and industrial clients, as well as the disposition of investment properties and raw land sales.

Prior to Joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 28 years in business and \$1.9 billion annual transaction volume.

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28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

