



PROPERTY DESCRIPTION

Northgate Village sits in a prime location, clearly visible and easily accessible from I-75. The center has 5 access points, 3 of which come from Riverside Drive, which runs parallel to I-75 and has a traffic count of 20,587 vehicles per day. This property has signage and direct visibility from 57,586 vehicles traveling Interstate I-75 per day (on average). The average household income in this submarket in Macon is almost \$80,000, making Northgate Village a healthy destination for a retail tenant.

PROPERTY HIGHLIGHTS

- Two suites immediately available for lease
- Good access and direct visibility with signage from Interstate I-75
- I-75 has a traffic count of 57,586 vehicles per day. Riverside drive has a traffic count of 20,587 vehicles per day.
- The available suite might be suitable for a fitness center, local grocery store, furniture store, pet store and other retail uses.
- Adjacent tenants include Dollar General, 20 Pub & Subs, BB&T, Fresh Air BBQ & Han's Tae Kwon Do Studio

SPACES	LEASE RATE	SPACE SIZE	LEASE TYPE
Suite 500	\$9.00 SF/yr	11,466 SF	NNN
Suite 600	\$9.00 SF/yr	21,934 SF	NNN



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MACON, GA

With over 155k residents, Macon is the 4th-largest city in Georgia and is part of the Macon-Warner Robins CSA. Nicknamed “The Heart of Georgia,” Macon is home to numerous historical sites and museums and boasts strong education, healthcare, agriculture and defense industries.

Macon is a center of commerce and culture in central Georgia, and recent job growth (1.4%) and home price increase (2.6%) demonstrate the steady and constant growth of the market. Per "Sperling's Best Places," jobs are estimated to increase 35% over the next ten years.

With Mercer University, Middle Georgia State University and Wesleyan College all located within city limits, Macon is a hub of education in Central Georgia. Mercer, along with Georgia Tech, University of Georgia and Emory University, is one of the only schools in the state to earn a spot on U.S. News & World Report's list for top National Universities.

PROPERTY INFORMATION

Address:	3076 Riverside Drive
County:	Bibb
Center Name:	Northgate Village
Building Size:	61,066 SF
Site Size:	7.06 Acres
Zoning:	C-2
Year Built:	1980
Access Points:	5
Traffic Counts:	20,587 VPD on Riverside Drive 57,586 VPD on I-75
Signage:	Yes

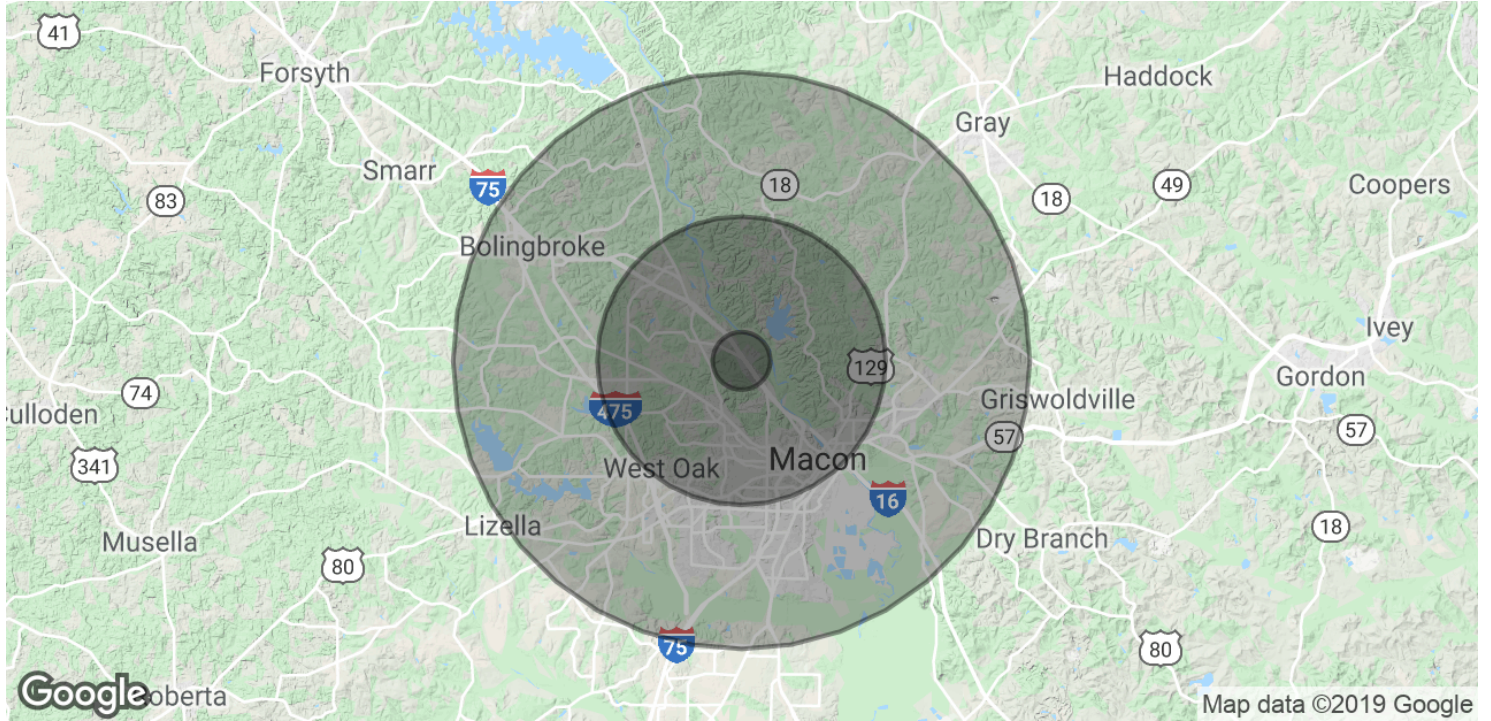


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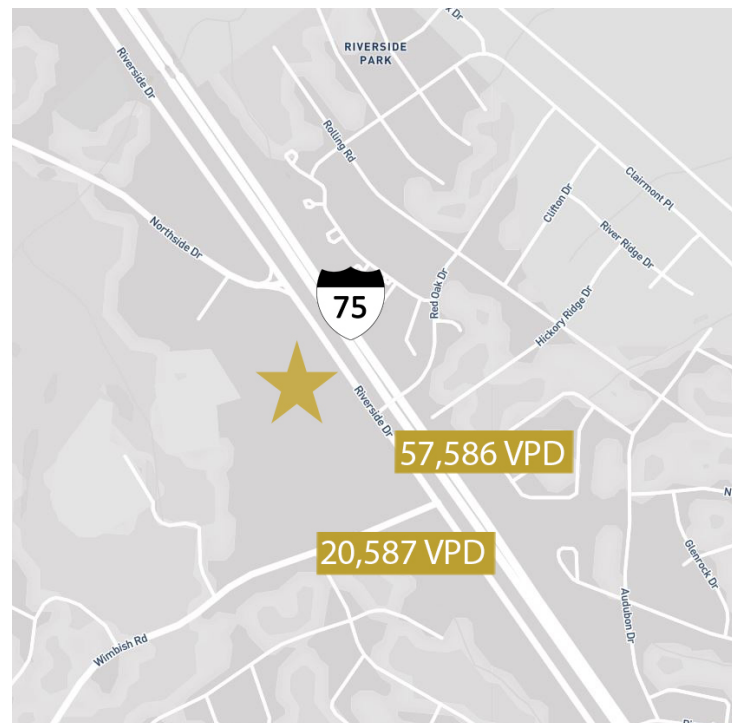


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	484	28,980	136,671
Median age	31.4	35.0	34.9
Median age (Male)	37.7	33.5	33.5
Median age (Female)	29.9	38.6	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	158	10,926	51,085
# of persons per HH	3.1	2.7	2.7
Average HH income	\$65,916	\$49,140	\$51,756
Average house value	\$117,192	\$128,718	\$153,374

TRAFFIC COUNTS
57,586 Vehicles /day

* Demographic data derived from 2010 US Census



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