

Former Chili's Restaurant Building Available

3704 Northside Dr. * Macon, GA 31210

Sublease / Redevelopment Opportunity 1.7 Acres



- **Property Description:** A 5,693 square foot restaurant with fixtures and equipment available on 1.7 Acres
- **Formerly:** Formally La Bamba Mexican Grill. Originally built as a Chili's Restaurant.
- **Location:** Located in North Macon, less than 1/2 mile off I-75, at the corner of Northside Dr and Tom Hill Sr. Blvd. with traffic light.
- **Traffic Count:** 19,400 vehicles per day
- **Seating:** 215 seating capacity
- **Parking:** Ample paved parking
- **Utilities:** All utilities available
- **Estimated Real Estate Taxes:** \$14,561 (2016)
- **Nearby Businesses:** Ortho Georgia, Metro Diner (Coming Soon), Publix, Kroger, K-Mart, Skyzone Trampoline Park, Chipotle, Chick fi la, Burger King, McDonald's, Applebee's and Panda Express.



Sale Price: Call Agent
Lease Price: \$5,000.00/month NNN (\$10.55 psf)
(Plus \$1,213/month in estimated taxes)



A Full Service Real Estate Company

Larry E. Crumbley, CPM, CCIM, SIOR

478-746-9421

478-737-3381

lcrumbley@fickling.com

For detailed property information see www.fickling.com

Commercial Division

577 Mulberry Street

P.O. Box 310

Macon, GA 31202

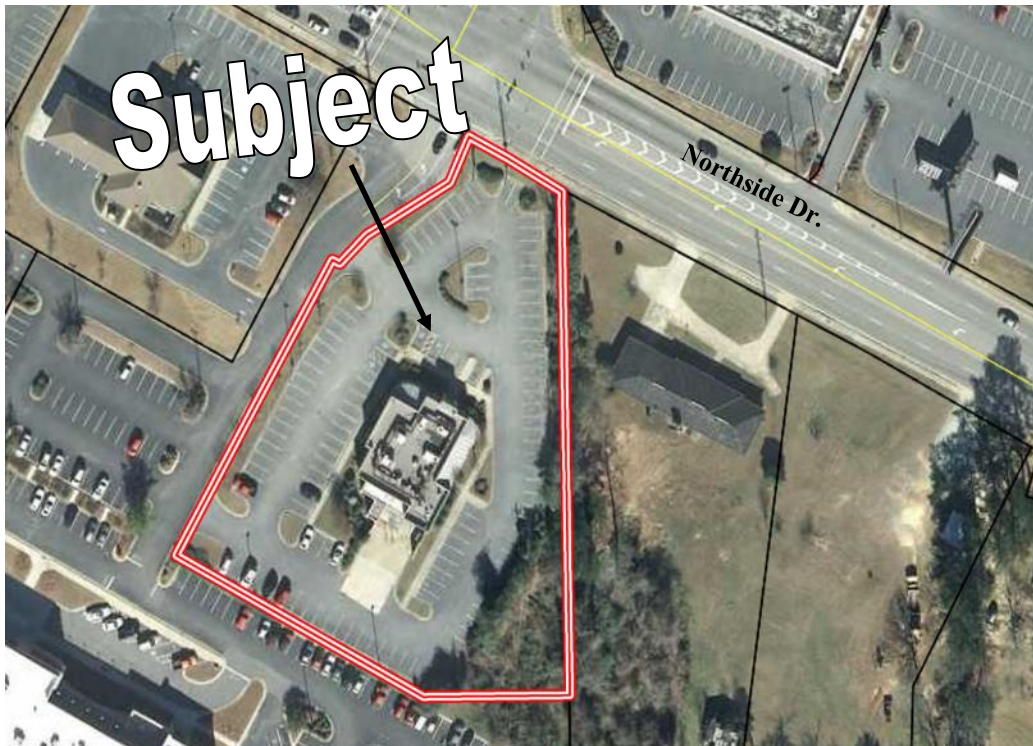
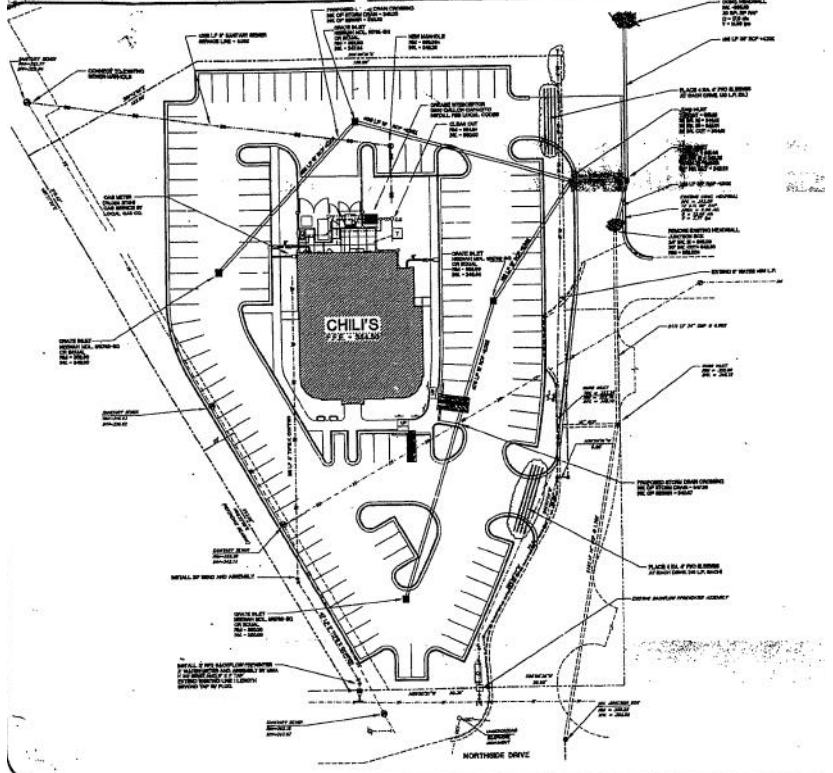
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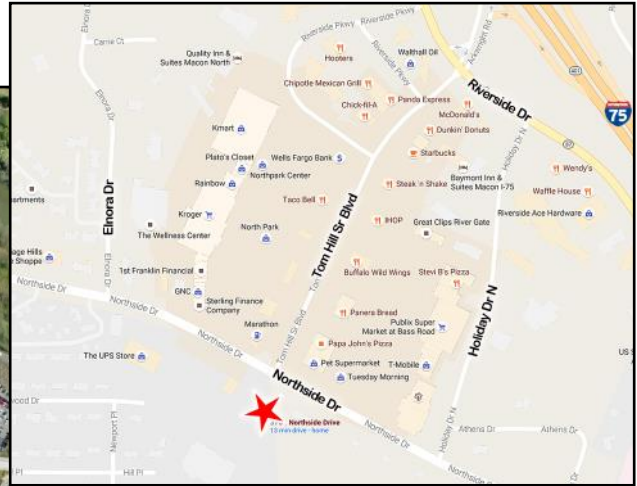
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2016 Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Population | 4,607 | 28,183 | 68,037 |
| Average HH Income | \$55,655 | \$79,967 | \$66,381 |
| Median Age | 34.4 | 38.3 | 37.6 |



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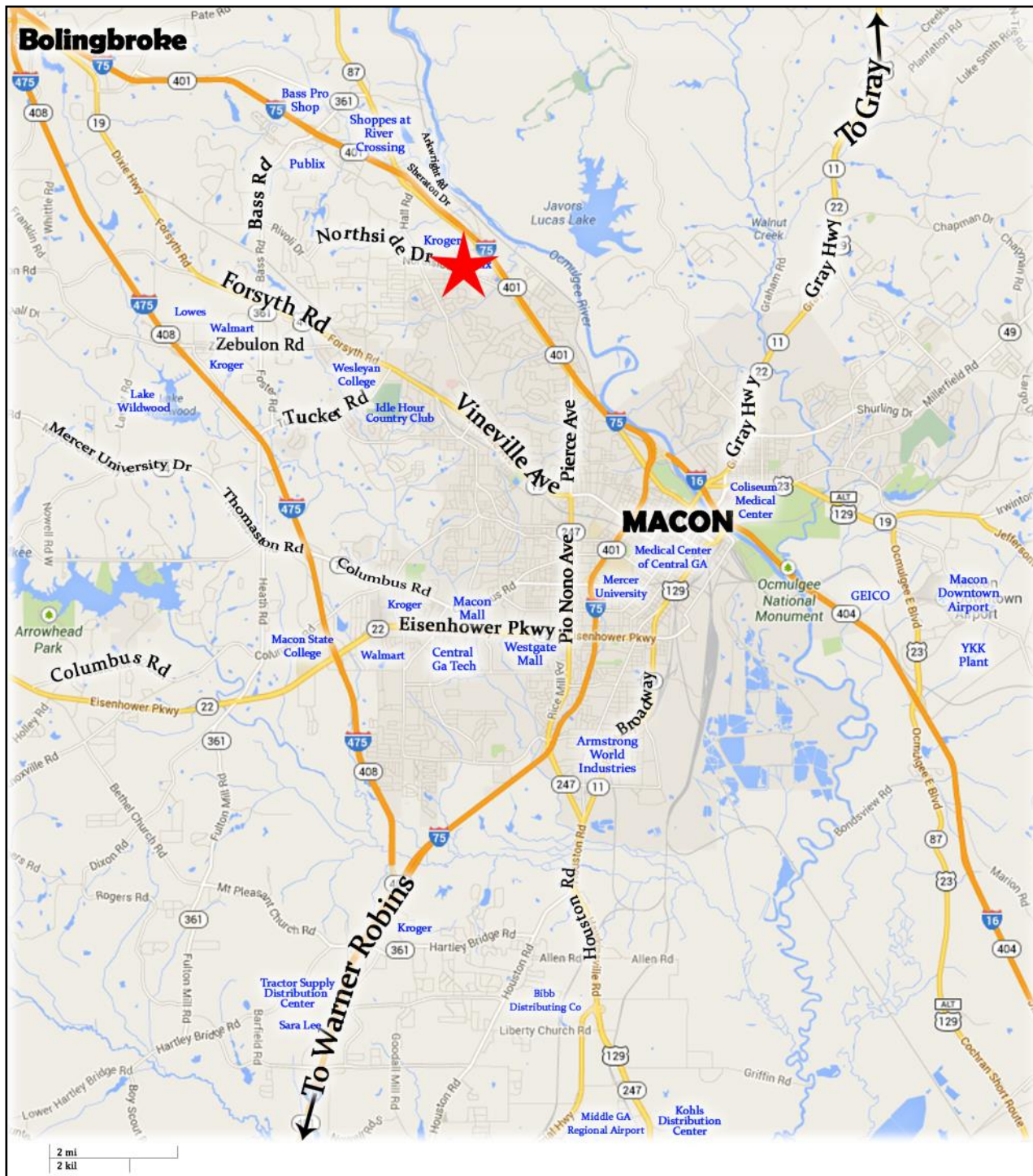
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