

# COMMERCIAL/RESTAURANT BUILDING

103 Riverside Parkway

Macon, GA 31210



**DESCRIPTION:** 2,948 SF Commercial Out Parcel Building plus 9'X65' outside seating (porch)

Hood and Walk-In Cooler included

**FORMERLY:** Originally built as a Back Yard Burger franchise

**UTILITIES:** All utilities available

**SEATING:** Over 120 seats inside and out

**LOCATION:** Located at I-75/Arkwright Rd. Exit. 169 with Interstate signage

**LOT SIZE:** 1.1± acres

**YEAR BUILT:** 2004

**TRAFFIC COUNT:** Riverside Drive - 16,900 vehicles per day

I-75 - 55,000 vehicles per day

**ESTIMATED REAL**

**ESTATE TAXES:** \$10,881.62 (2016) (\$906/month)

**ESTIMATED**

**INSURANCE:** \$1,700 (\$142/month)

**NEARBY**

**BUSINESSES:** Burger King, McDonald's Chick-Fil-A, Chipotle, Panda Express, Five Guys, Hooters, Kroger, Publix, and numerous Hotels/Motels.

**NOTES:** Excellent opportunity for numerous business uses in one of Middle GA's key Interchanges. Landlord is flexible and will work with qualified business users.

~~Lease Price: \$6,000/NNN~~  
**Reduced Lease Price: \$3,900/NNN**  
**Sales Price: Call Agent**

**FOR MORE  
INFORMATION  
CONTACT**

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**commercial.fickling.com**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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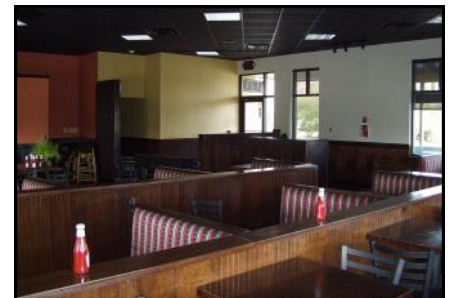
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## DEMOGRAPHICS

2018	1 mile	3 mile	5 mile
Population	3,351	25,084	58,477
Avg. HH Income	\$50,280	\$93,707	\$76,832
Median Age	31.4	37	37.1



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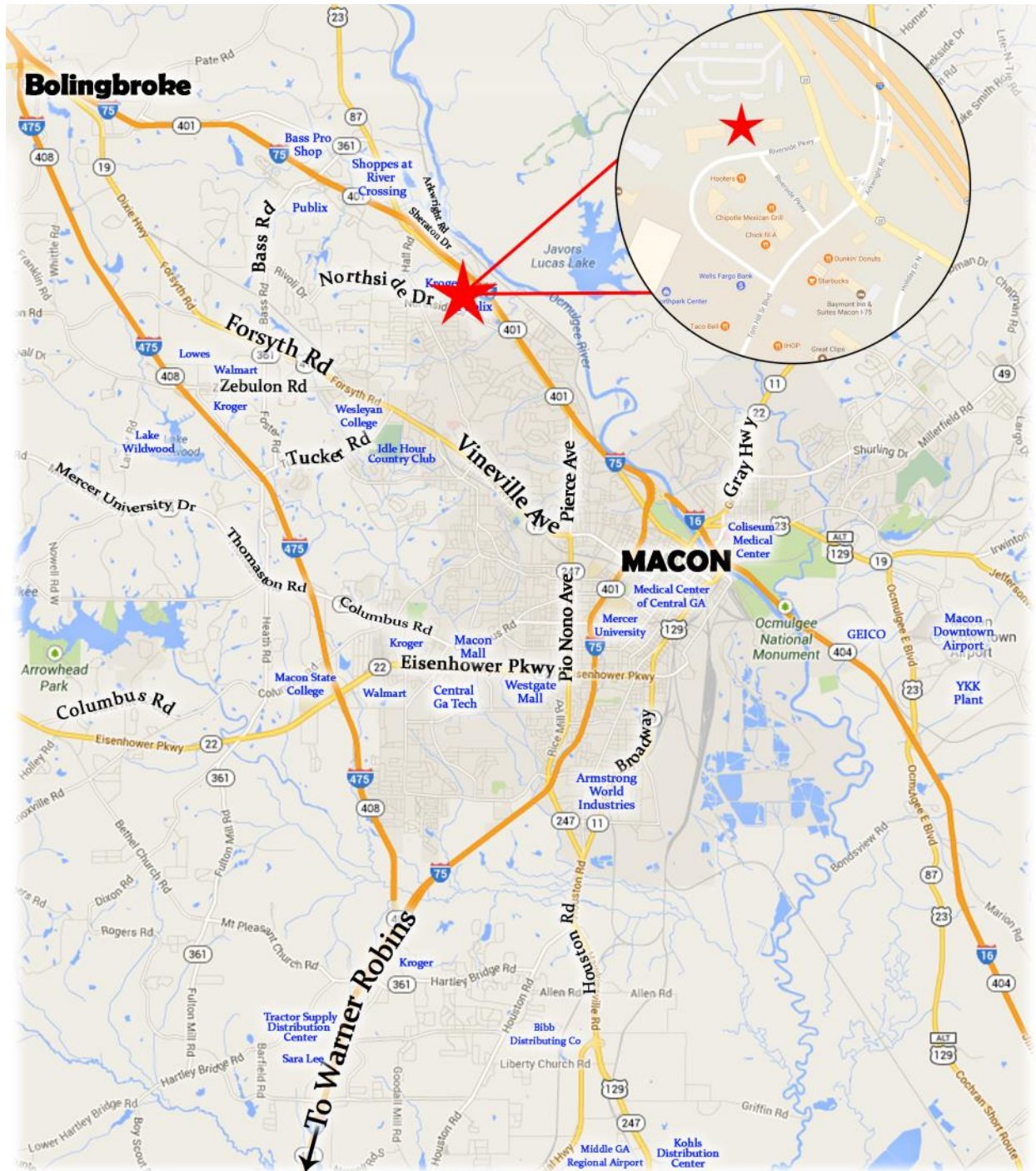
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