

4951 Riverside Drive  
Macon, GA 31210  
Bibb County

**SALE PRICE: \$3,440,000**  
**LEASE RATE: \$15/SF, NNN**



- Traffic Counts (GDOT 2018 Published Data estimate):
  - Riverside Drive-16,500 vpd
  - I-75 N-48,000 vpd
  - I-75 S-54,700
- 17,000 total SF originally built for State Farm insurance company
  - 15,619 SF office
  - 1,381 SF inspection garage
- Steel construction with brick veneer and glass exterior
- 132 parking spaces (7.76 per 1,000 SF)
- 3.44 acres
- Zoned C-2 (Commercial)
- Located at the signalized corner across Riverside Drive from The Shoppes at River Crossing (750,000 SF open-air retail center)



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | [www.thesummitgroupmacon.com](http://www.thesummitgroupmacon.com)

For additional information contact: **STERLING D. BAILEY** | Cell (478) 951-9443 | [sbailey@thesummitgroupmacon.com](mailto:sbailey@thesummitgroupmacon.com)

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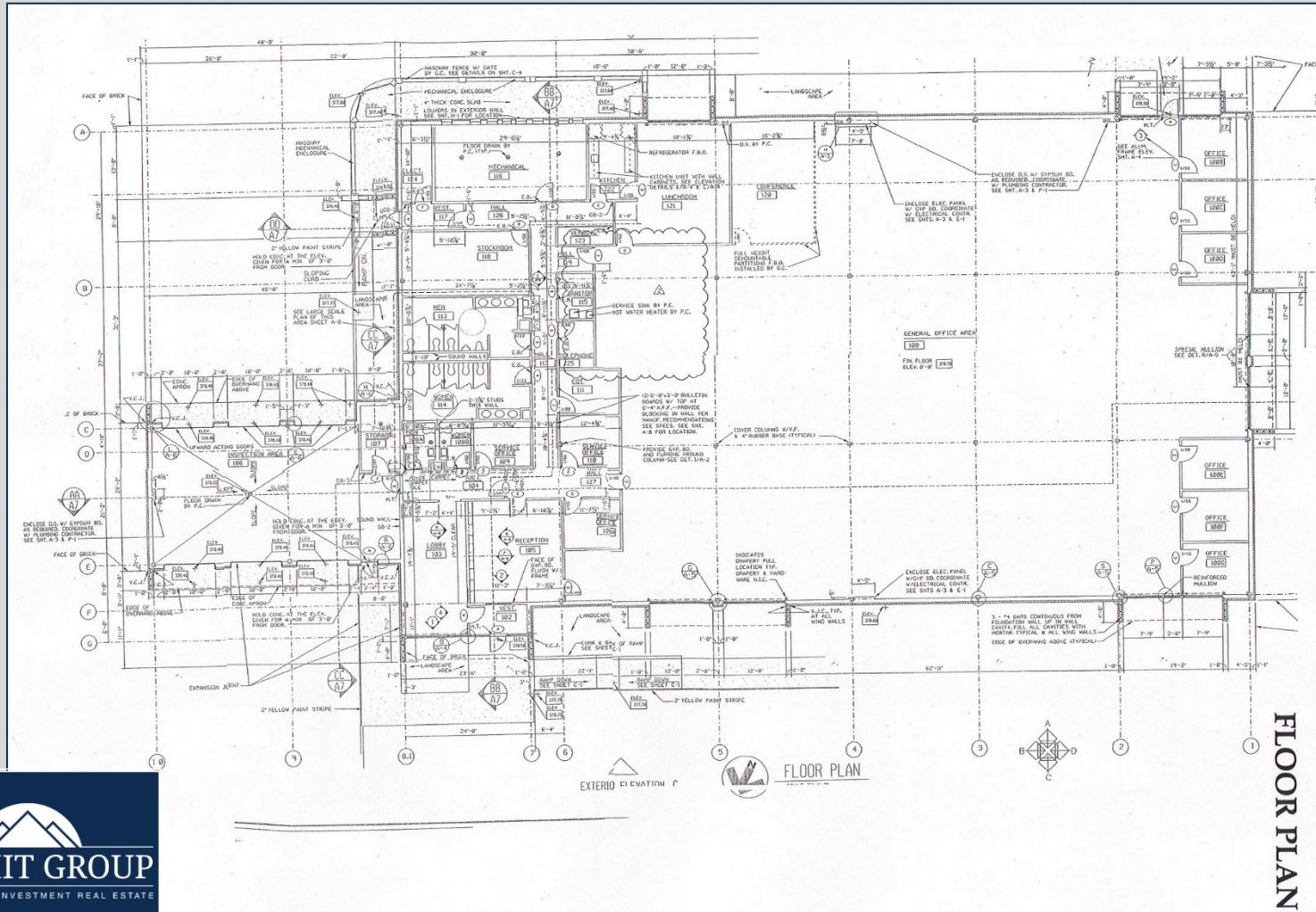


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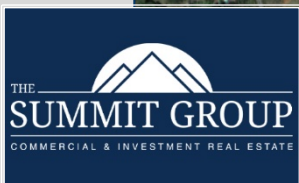
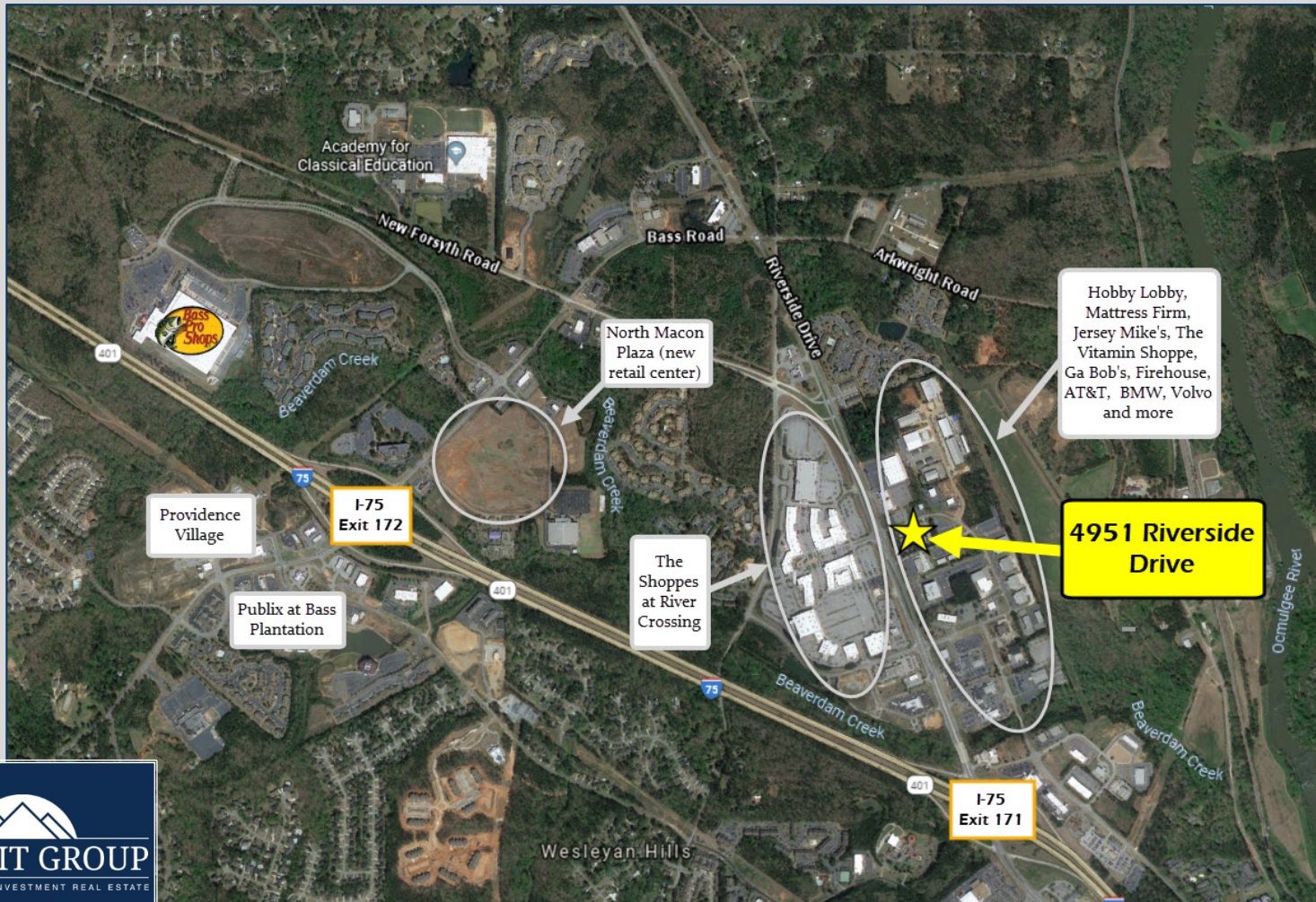
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