

Bass Road (at N Macon Street and Bowman Road)
Macon, GA 31210
Bibb County

\$750,000/ACRE



PROVIDENCE VILLAGE RETAIL AND HOTEL SITES

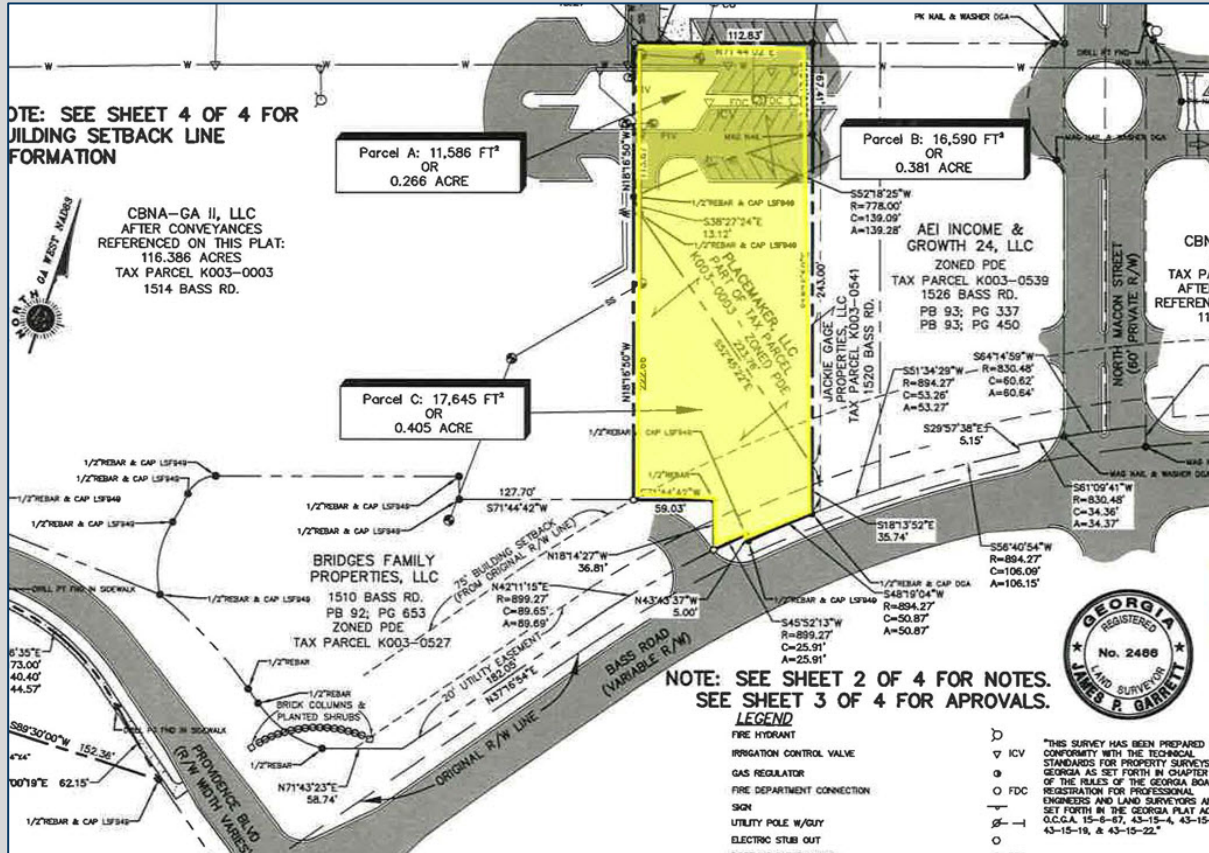
- Parcel 1 – 1.052 acres retail site with ±112 frontage feet on Bass Road. Property has interior access.
- Parcel 2 – 0.838 acre retail site with ±124 frontage feet on Bass Road. Property has interior access.
- Parcel 3 – 4.587 acres hotel site with direct access to the signalized intersection of Bass Road and Bowman Road
- All utilities to site
- Zoned PDE (Planned Development)
- Great location near Interstate 75 (Exit 172)



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

For additional information contact: **JAMES L. ROLLINS, JR ("JIM")** | Cell (478) 361-4400 | jrollins@thesummitgroupmacon.com

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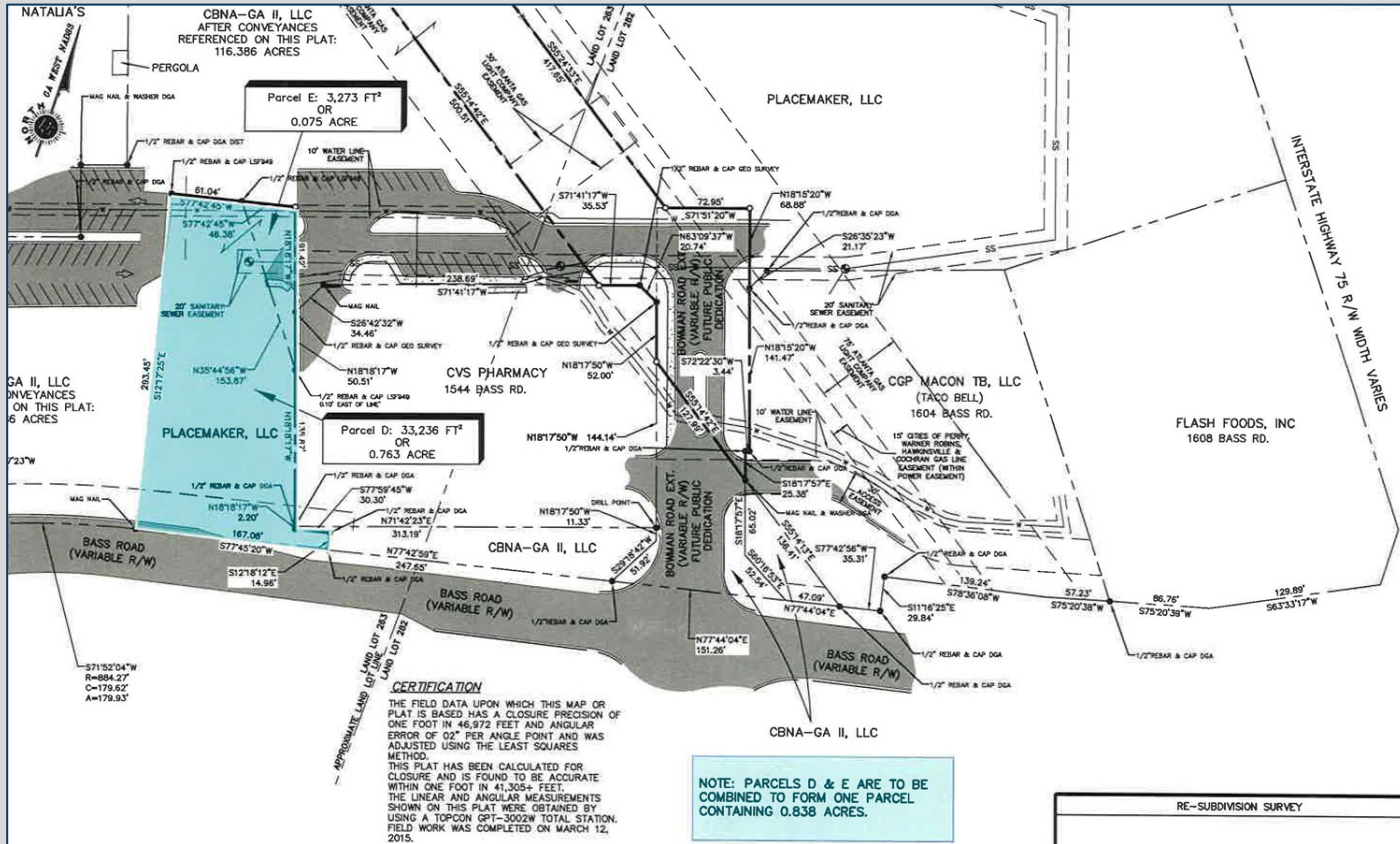


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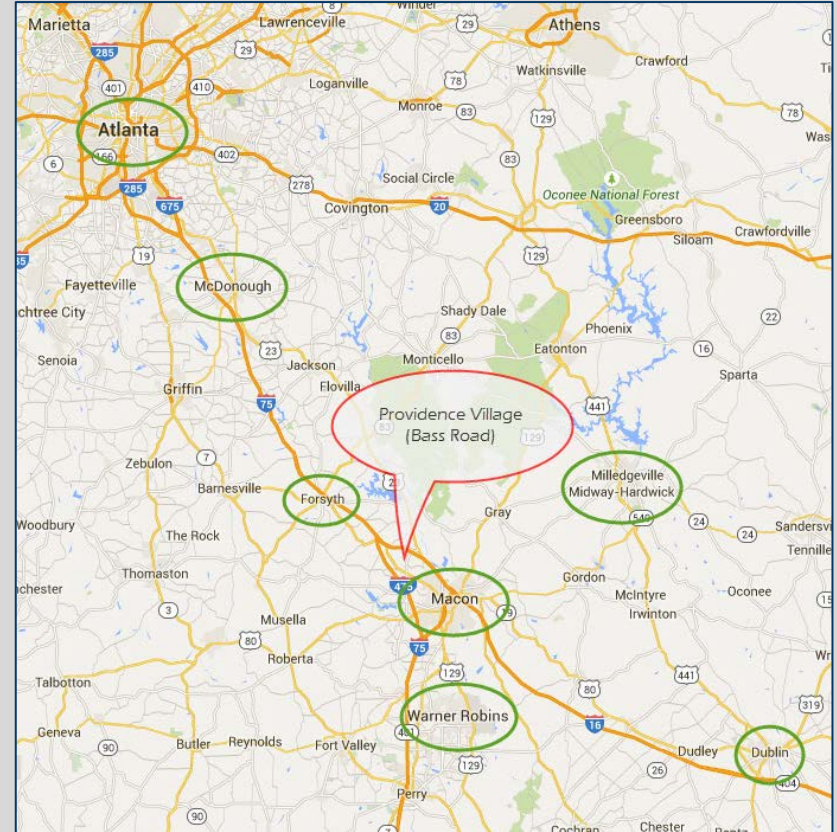


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DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile	10 Mile	MSA*	DMA**
2021 Population	4,619	17,661	40,198	136,468	237,215	700,136
2026 Population Estimate	4,672	17,985	40,535	136,577	238,398	710,705
2021 Households	1,887	7,442	16,689	54,044	91,472	262,722
2026 Households Estimate	1,909	7,605	16,881	54,202	92,166	267,257
2021 Avg HH Income	\$128,932	\$106,158	\$100,207	\$70,382	\$68,365	\$66,840
2026 Avg HH Income Estimate	\$145,259	\$120,243	\$114,083	\$81,187	\$78,892	\$75,770

*MSA includes Bibb County, Twiggs County, Crawford County, Monroe County and Jones County

**DMA includes MSA counties plus Houston County, Peach County, Baldwin County, Hancock County, Washington County, Wilkinson County, Johnson County, Laurens County, Treutlen County, Wheeler County, Telfair County, Dodge County, Wilcox County, Pulaski County, Bleckley County, Dooly County, Macon County and Taylor County

2020 TRAFFIC COUNT INFORMATION

Interstate 75	±37,700 vpd	Estimate	N of Bass Road
Interstate 75	±46,400 vpd	Estimate	S of Bass Road
Bass Road	±11,900 vpd	Estimate	W of Interstate 75
Bass Road	±9,680 vpd	Estimate	E of Interstate 75

