

Medical/Office Building
 3556 Riverside Drive
 Macon, GA

North Macon Medical Complex – Class A Medical Complex



- Class A medical complex ready for a new owner!
 - Clinical Suite A – Medical/Doctors office and clinic 5,792±
 - (3,274 sf 1st Floor, 2,446 sf 2nd Floor)
 - Surgery Suite B - Surgery Center and Rehab Center 2,604±
 - Clinical Suite C - Medical/Therapy office 2,623±
- Seller will provide buyer with detailed inspection on surgery center to be brought up to current Code
- Ample parking onsite
- Excellent North Macon location
- High visibility to I-75
- Located directly off Riverside Drive
- Large pylon sign in place

Sale Price: \$2,350,000

Lease Price: See chart below

Clinical Suite A	5,792± SF	\$18.00 MG	Medical/Doctor's office and clinic (3,274 sf 1st Floor, 2,446 sf 2nd Floor)
Surgery Suite B	2,604± SF	\$20.00 MG	Surgery Center (Main entry located to the rear of front building)
Clinical Suite C	2,623± SF	\$14.00 MG	Large waiting room area, Check in-out area, 3 physicians offices, Conference room & break room, Large open area (previously used for physical therapy), 4 exam rooms or private offices

**FOR MORE
 INFORMATION
 CONTACT**

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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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Clinical Suite A



Surgery Suite B

Suites A & B are located in the same building



Clinical Suite C

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- Visible from I-75
- Prominently located on Riverside Drive, a high traffic corridor in North Macon
- Within minutes from downtown Macon, shopping, banks and daycare
- Located within an hour from Hartsfield-Jackson Int'l Airport in Atlanta

DEMOGRAPHICS

2017	1 mile	3 mile	5 mile
Population	2,225	24,955	72,687
Avg. HH Income	\$66,777	\$79,948	\$69,149
Median Age	37.8	38.7	37.4

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