



FOR SALE OR LEASE



Lakeside Commons Corporate Center

4,900± SF Professional Office • Suite “A”

**6080 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210**

SALES PRICE: \$425,000

LEASE RATE: \$15/PSF, NNN

CBCMACON.COM

STEPHANIE FOLSOM CCIM

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CBCWORLDWIDE.COM



PROPERTY OVERVIEW

6080 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210

Class "A" office located in North Macon @ I-75 & Bass Road.

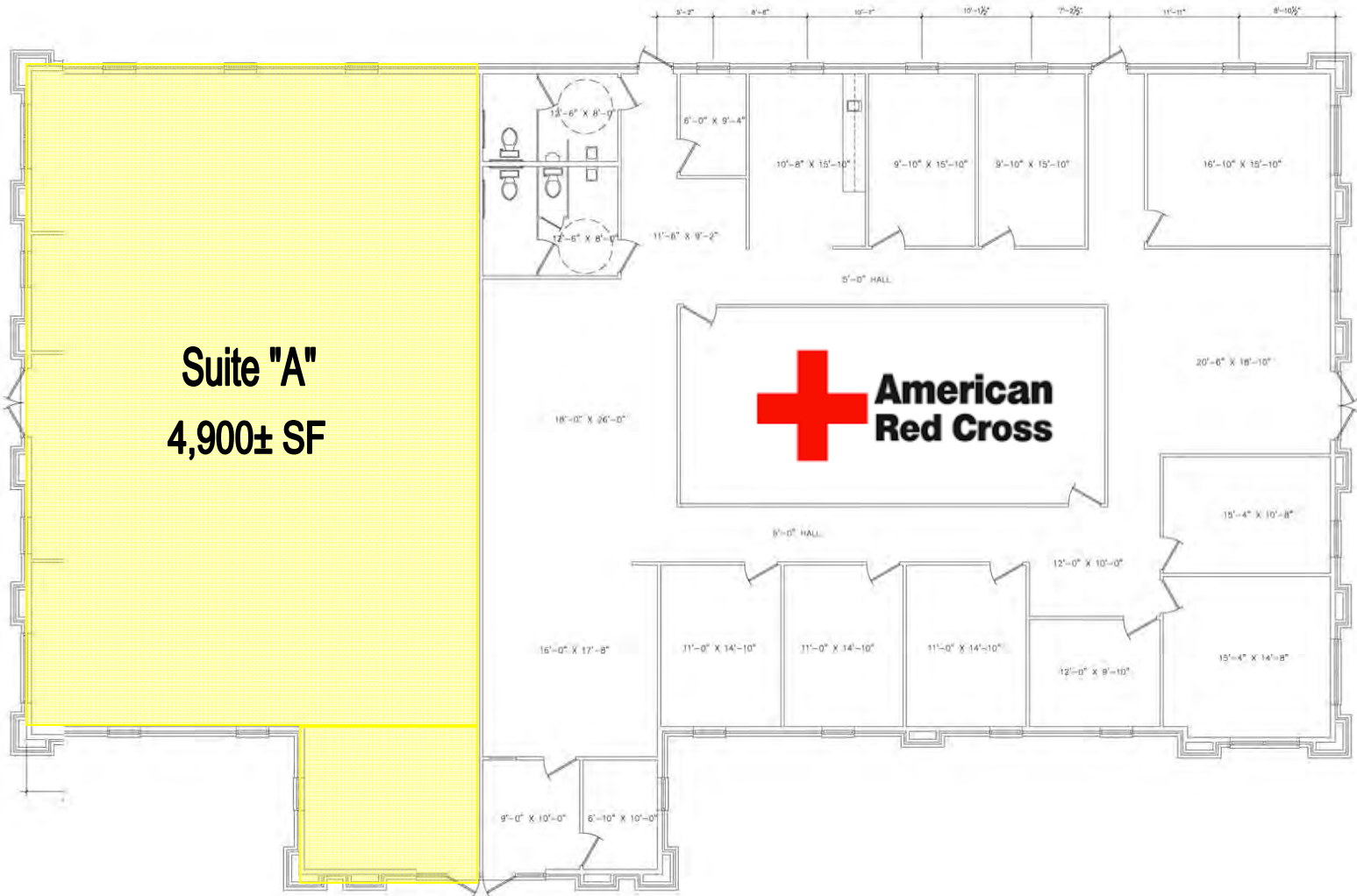
Within walking distance to Publix, Lofts at Bass, Kinetix Health Club, Mellow Mushroom, Margarita's, Homewood Suites, Holiday Inn Express & much more.

BUILDING INFORMATION:	<ul style="list-style-type: none">• 4,900± SF Professional Office - Suite "A"• Dark shell condition, first generation space• \$40/PSF for Tenant Improvements• American Red Cross occupies Suite "B"
CONSTRUCTION:	Brick
ROOF:	Architectural shingles
YEAR BUILT:	2013
PARKING:	50 Paved parking spaces (Shared)
ZONING:	PDE
UTILITIES:	All public utilities serve property
SALES PRICE:	\$425,000
LEASE RATE:	\$15/PSF, NNN (\$2.85/PSF NNN)



FLOOR PLAN

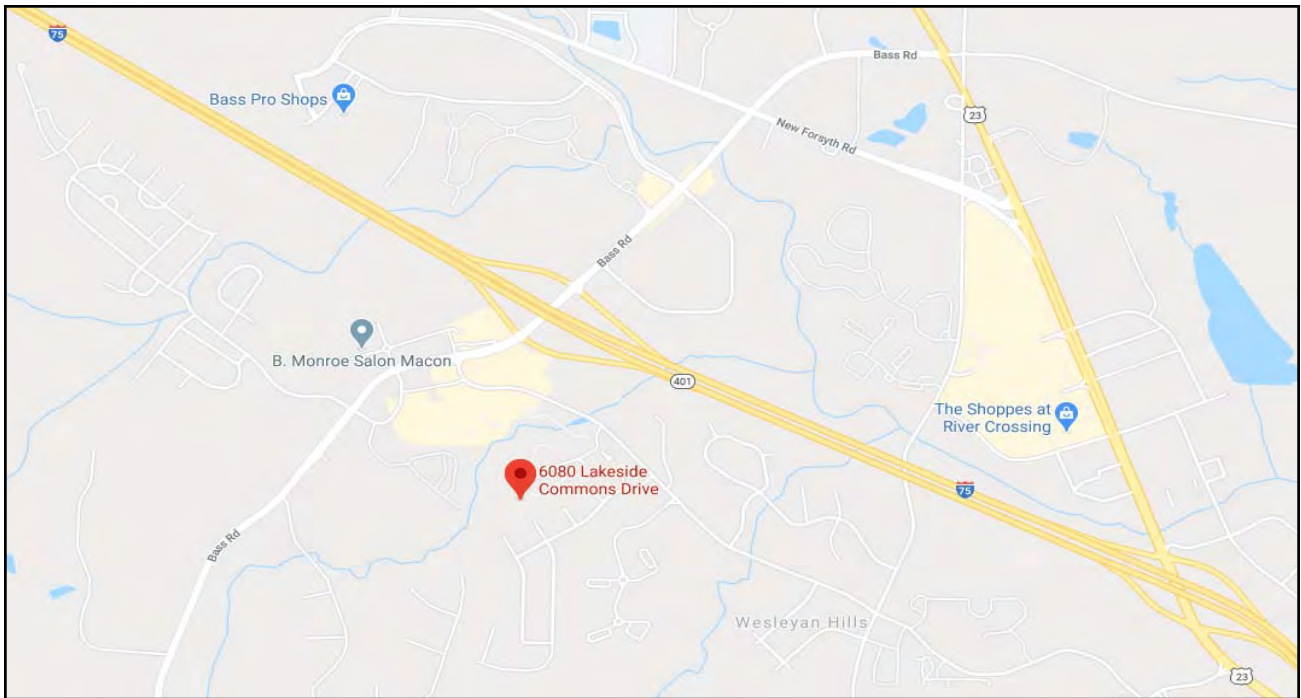
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MAPS

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DEMOGRAPHICS - MACON/BIBB COUNTY

6080 Lakeside Commons Drive
Macon, Bibb County, Georgia 31210

KEY FACTS

154,840

Population



Average Household Size

37.1

Median Age

\$40,391

Median Household Income

EDUCATION

14%

No High School Diploma



32%

High School Graduate



27%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



6,656

Total Businesses



92,217

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

17%



Services

19%

7.0%

Unemployment Rate

INCOME



\$40,391

Median Household Income



\$25,029

Per Capita Income



\$35,547

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator	Value	Difference
<\$15,000	17.7%	0
\$15,000 - \$24,999	13.5%	0
\$25,000 - \$34,999	12.0%	+0.1%
\$35,000 - \$49,999	15.5%	0
\$50,000 - \$74,999	14.3%	0
\$75,000 - \$99,999	8.7%	0
\$100,000 - \$149,999	10.7%	0
\$150,000 - \$199,999	3.1%	0
\$200,000+	4.5%	0

Bats show deviation from
Bibb County