## COMMERCIAL LOTS | BASS ROAD FRONTAGE



#### CALL FOR PRICING

1400 BASS ROAD, MACON, GA 31210 (BIBB COUNTY)



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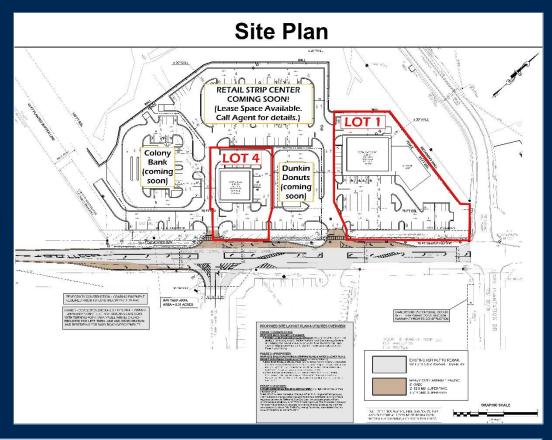
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WWW.THESUMMITGROUPMACON.COM



#### PROPERTY DETAILS

- Two lots remaining
  - <u>LOT 1</u> approximately 1.69 acres (proposed restaurant site)
  - <u>Lot 4</u> approximately .73 acre (proposed retail site)
- Adjacent tenants to include Dunkin Donuts, Colony Bank, and a multi-tenant retail center (lease space available in retail center; call Agent for details)
- Two (2) full-access curb cuts
- Public utilities at site; master detention provided
- Zoned PDE (Planned Development)



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# LOCATION INFORMATION

#### Subject Property:

Excellent high traffic location less than one mile west of Interstate 75 (Exit 172) in a flourishing area of north Macon.

#### Immediate Neighbors:

The subject property is adjacent to Providence Village, a growing pedestrian-friendly concept encompassing fee-simple retail, offices, hotels, restaurants and a beautiful neighborhood development!

#### Area Neighbors:

Prominent nearby developments include Providence Village (retail, dining, office & hospitality), North Macon Plaza (retail & restaurants), Bass Pro Shops, The Shoppes at River Crossing (±750,000 SF open-air "Lifestyle Center" anchored by Belk, Dillard's, Jo-Ann Fabrics and Dick's Sporting Goods), and multiple car dealerships, retail centers, office complexes, apartments, luxury lofts, fitness centers, and more.

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### DEMOGRAPHIC & **INCOME SUMMARY**

Traffic Counts: (GDOT 2020 Published Data estimate)

Bass Road W of I-75 - 11,900 vpd I-75 N of Bass Road - 37,700 vpd I-75 S of Bass Road - 46,400 vpd

| Demographics:                    |              |                 |          |
|----------------------------------|--------------|-----------------|----------|
| 2021 Population:                 | 3 Miles      | <u> 5 Miles</u> | 10 Miles |
|                                  |              |                 |          |
|                                  | 18,699       | 40,808          | 136,489  |
| 2026 Population Estimate:        |              |                 |          |
| 2020 I opulation Listin          | 19,065       | 41,136          | 136,583  |
|                                  |              |                 |          |
| 2021 Households:                 | <b>=</b> 004 | 46.000          | E2 004   |
|                                  | 7,884        | 16,892          | 53,991   |
| 2026 Households Estimate:        |              |                 |          |
|                                  | 8,067        | 17,082          | 54,143   |
| 2024 A TITT T                    |              |                 |          |
| 2021 Average HH Income:          |              |                 |          |
|                                  | \$109,619    | \$100,197       | \$70,405 |
| 2026 Average HH Income Estimate: |              |                 |          |
|                                  |              |                 |          |

\$123,931



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\$81,217

\$114,083

