

# COMMERCIAL LOTS | BASS ROAD FRONTAGE



**CALL FOR PRICING**

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



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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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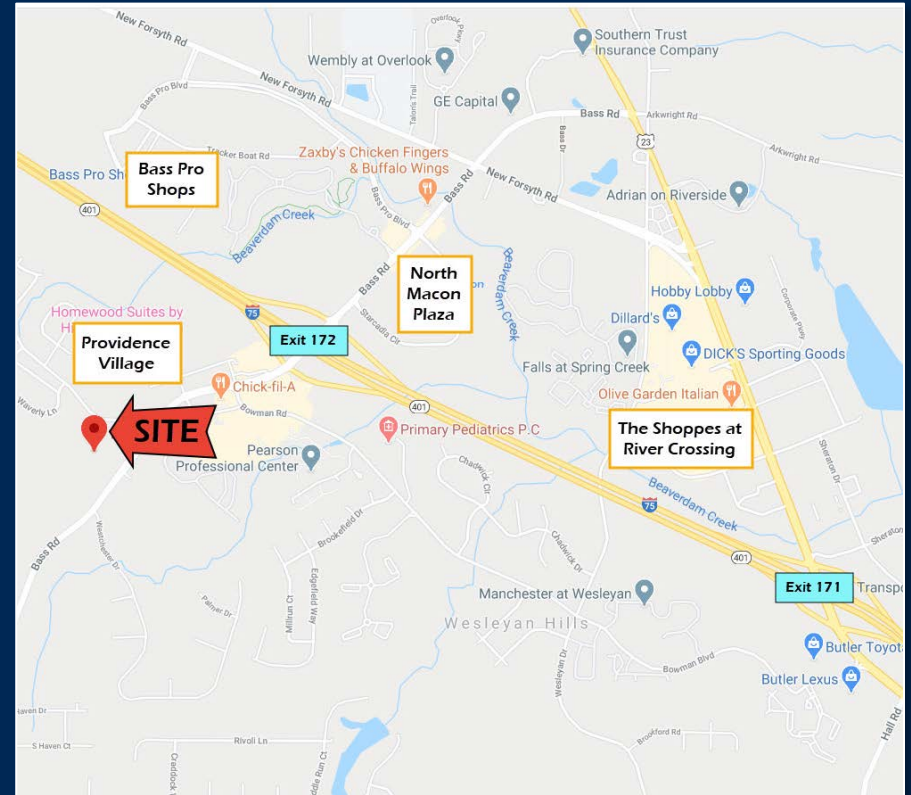
## DEMOGRAPHIC & INCOME SUMMARY

### 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:

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2021 Population:	18,699	40,808	136,489
2026 Population Estimate:	19,065	41,136	136,583
2021 Households:	7,884	16,892	53,991
2026 Households Estimate:	8,067	17,082	54,143
2021 Average HH Income:	\$109,619	\$100,197	\$70,405
2026 Average HH Income Estimate:	\$123,931	\$114,083	\$81,217



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