



111 Gateway Drive  
Macon, Bibb County, Georgia 31210

LEASE



**30,000± SF FLEX SPACE (DIVISIBLE)**  
**CALL CENTER / EDUCATIONAL CAMPUS**  
**MEDICAL / INDUSTRIAL**

**LEASE RATE: \$6.50/PSF, NNN**  
**CAM, TAXES & INSURANCE: ±\$2.50/PSF**

**CBCMACON.COM**

**THOMAS RHODES**  
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**DEIDRA STEWART**  
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## PROPERTY OVERVIEW

111 Gateway Drive  
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|  |   |
|--|---|
| <b>LOCATION:</b>   | Located in North Macon less than one mile from Interstate 75, Exit 171. |
| <b>BUILDING INFORMATION:</b>   | 30,000± SF Flex Space (Divisible)                                       |
| <b>FURNITURE, FIXTURES &amp; EQUIPMENT:</b>                                    | See page 4 for the available list.                                      |
| <b>TRUCK LOADING:</b>  | One (1) dock high door  |
| <b>CONSTRUCTION:</b>   | Pre-engineered Metal  |
| <b>YEAR BUILT:</b>   | 1999  |
| <b>ROOF:</b>   | Metal   |
| <b>FLOORING:</b>   | Carpet, Tile  |
| <b>LIGHTING:</b>   | Fluorescent fixtures  |
| <b>PARKING:</b>  | 180± Asphalt paved spaces   |
| <b>UTILITIES:</b>  | All utilities serve the site.   |
| <b>ZONING:</b>   | PDI, Planned Development Industrial                                     |
| <b>LEASE RATE: \$6.50/PSF, NNN<br/>CAM, TAXES &amp; INSURANCE: ±\$2.50/PSF</b> |   |



**FLOOR PLAN**  
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## AVAILABLE EQUIPMENT

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|     |                                |
|-----|--------------------------------|
| 165 | Office Chairs                  |
| 139 | Cubicles                       |
| 74  | Desks / Tables                 |
| 18  | Whiteboards                    |
| 43  | Filing Cabinets /<br>Bookcases |
| 2   | Conference Tables              |
| 12  | Break Room Tables              |
| 32  | Break Room Chairs              |
| 4   | Refrigerators                  |
| 3   | Microwaves                     |
| 2   | Coffee Makers                  |
| 1   | Generator                      |

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# PHOTOS

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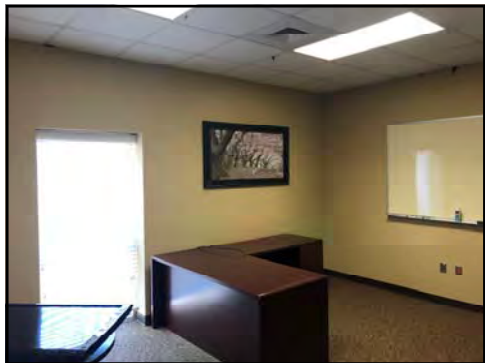
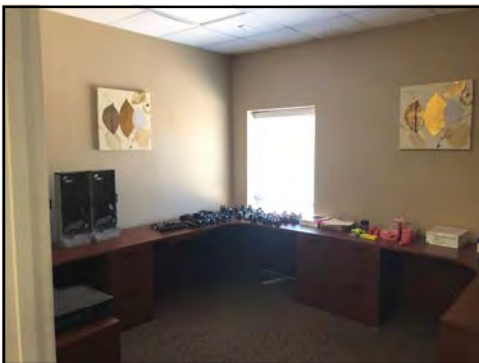
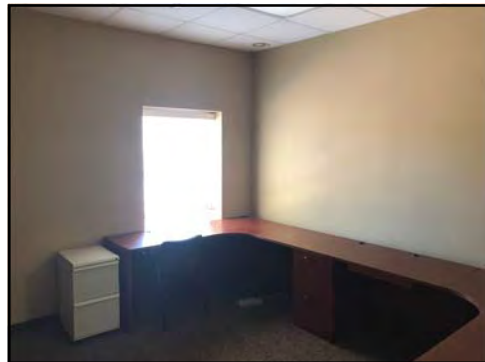
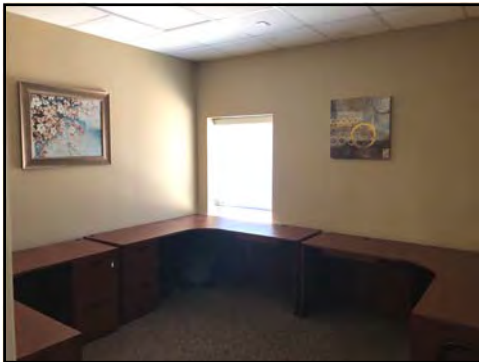
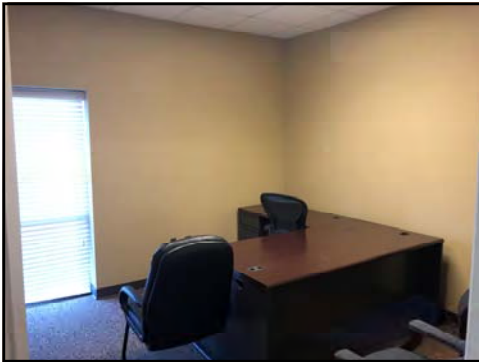
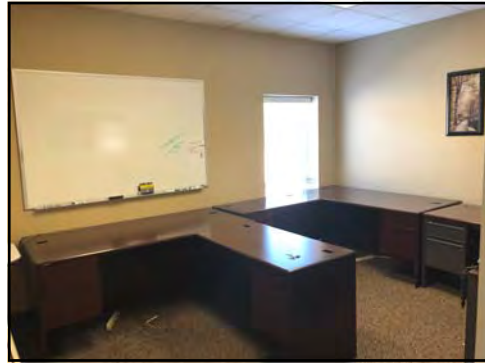
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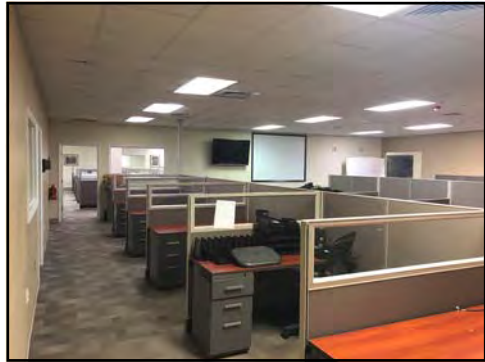
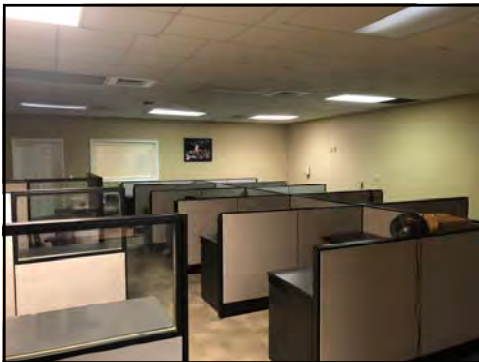
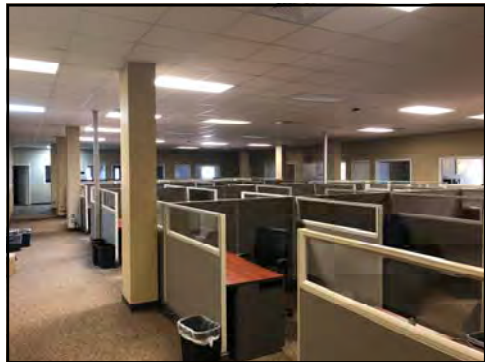
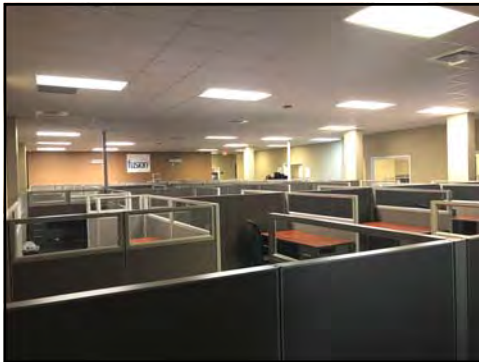
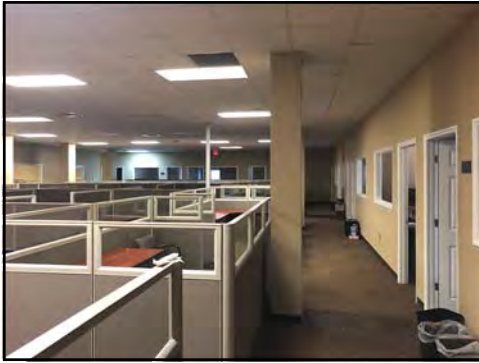
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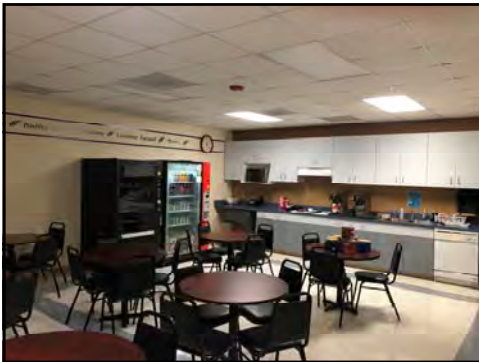
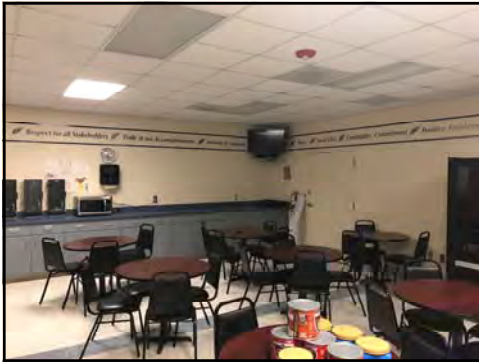
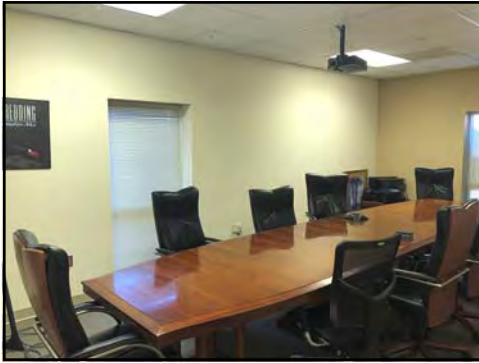
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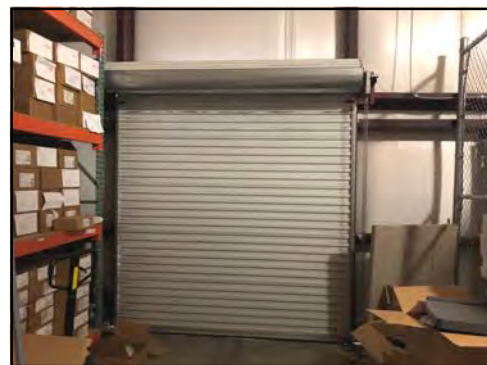
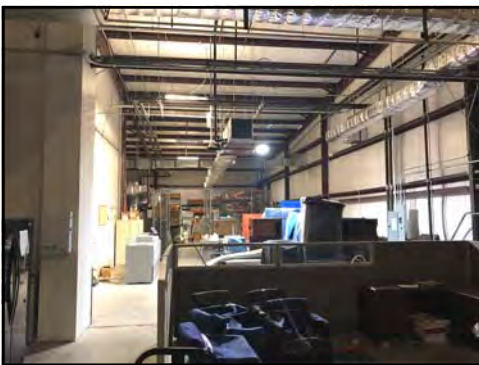
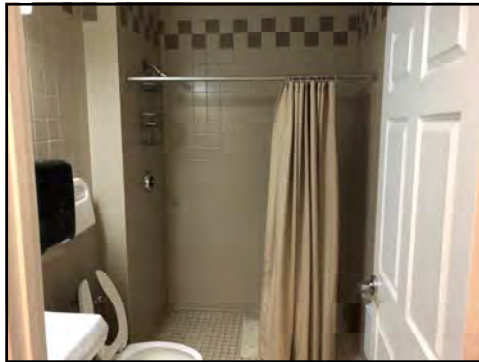
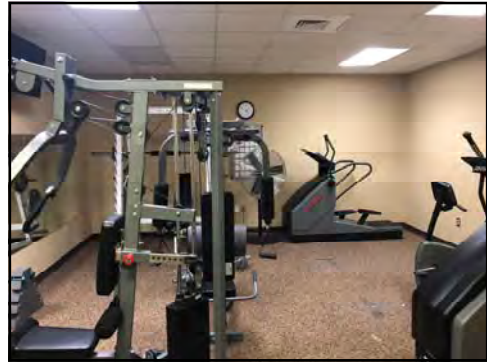
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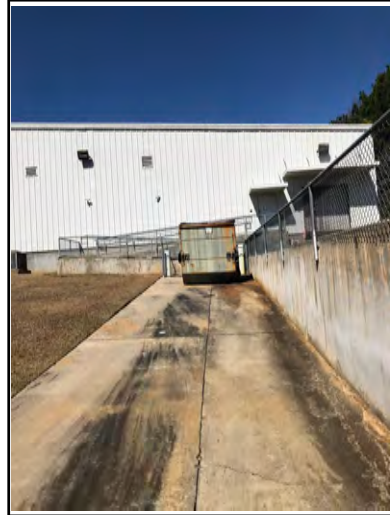
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## AERIAL SITE VIEW

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# AERIAL LOCATION MAP

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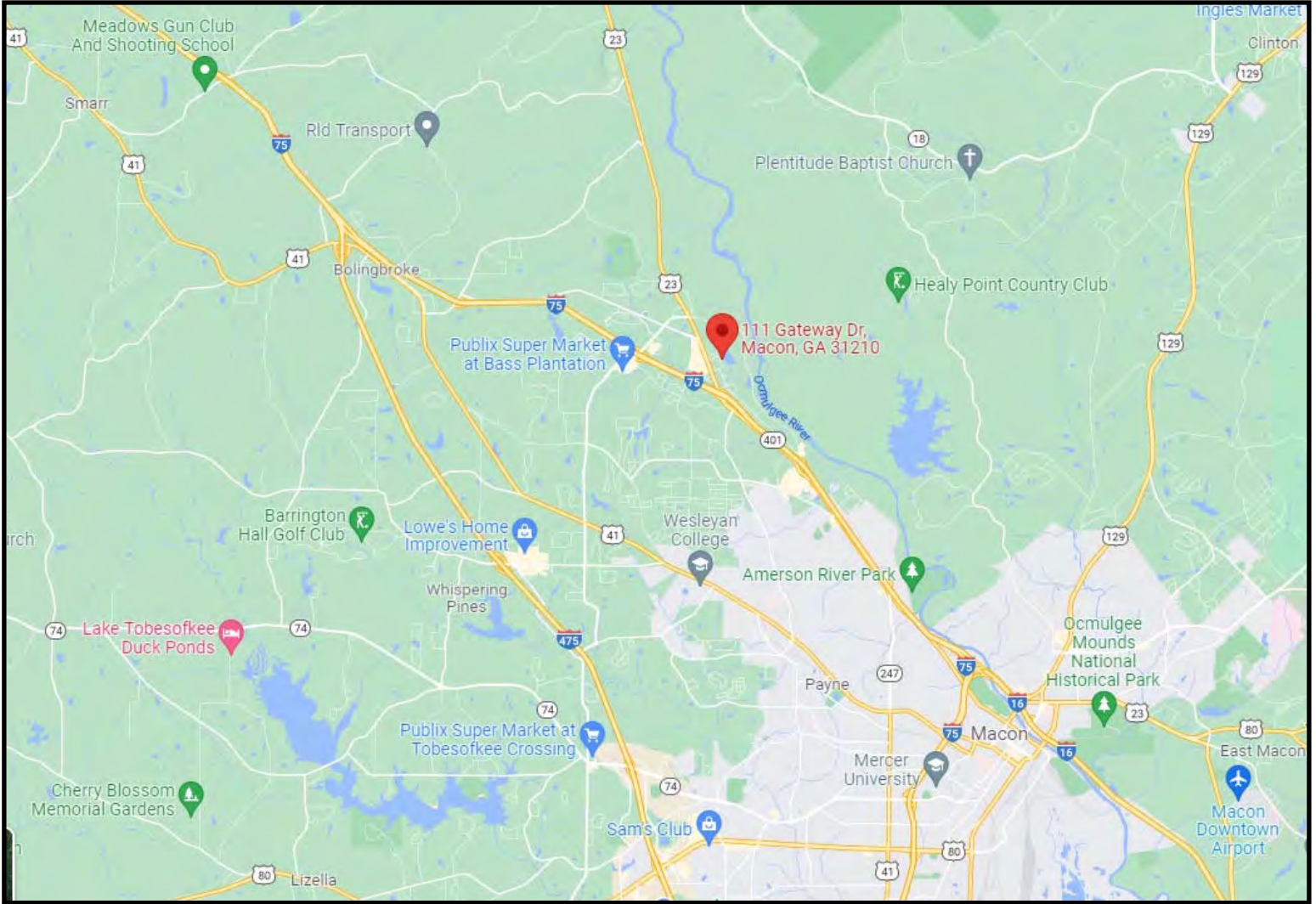
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# MAP

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# DEMOGRAPHICS - BIBB COUNTY

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## KEY FACTS

156,941

Population



Average Household Size

37.4

Median Age

\$43,020

Median Household Income

## EDUCATION

13%

No High School Diploma



30%

High School Graduate



30%

Some College



27%

Bachelor's/Grad/Prof Degree

## BUSINESS



6,469

Total Businesses



87,677

Total Employees

## EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services

7.5%

Unemployment Rate

## INCOME



\$43,020

Median Household Income



\$25,626

Per Capita Income



\$47,025

Median Net Worth

## Households By Income

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

The smallest group: \$200,000+ (4.1%)

| Indicator ▲           | Value | Diff |
|-----------------------|-------|------|
| <\$15,000             | 17.7% | 0    |
| \$15,000 - \$24,999   | 10.7% | 0    |
| \$25,000 - \$34,999   | 13%   | 0    |
| \$35,000 - \$49,999   | 14%   | 0    |
| \$50,000 - \$74,999   | 14.6% | 0    |
| \$75,000 - \$99,999   | 10.8% | 0    |
| \$100,000 - \$149,999 | 10.8% | 0    |
| \$150,000 - \$199,999 | 4.2%  | 0    |
| \$200,000+            | 4.1%  | 0    |

Bars show deviation from Bibb County

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