

# Auto Dealership or Re-Development Opportunity

4785 Riverside Drive  
Macon, Georgia 31210

**Will Divide for  
Qualified User**



- ◆ **Location:** Located in Macon's most affluent section near the I-75/Riverside Drive exit. At the traffic light to the Shoppes at River Crossing entrance, Macon's newest 750,000 sf Lifestyle Center with final phases under construction.
- ◆ **Access:** Riverside Drive has recently been upgraded to accommodate the increased traffic count
- ◆ **Estimated Taxes:** \$35,000/year
- ◆ **Estimated Ins:** \$5,400/year
- ◆ **Lot Size:** 5.7 Acres
- ◆ **Year Built:** 2002
- ◆ **Zoned:** C-2
- ◆ **Electrical:** Main electrical panel is 800 amp, 3 phase, 208—120 V, Cutler Hammes and Res 6-200 amp sub panels
- ◆ **Improvements:** Total gross leasable area - 25,400 sf  
Showroom/Office area - 9,510 sf  
Service/Parts Area - 15,890  
Paved Area - 4 Acres  
Parking spaces - 350
- ◆ **Nearby Businesses:** AT&T phone store, Jackson Mercedes Volvo, Butler Toyota, Butler Lexus, Sutton Acura, Dillard's, Belk, Barnes & Noble, Wild Wing Café, Sticky Fingers & Chile's
- ◆ **Uses:** Building can easily be converted to other uses
- ◆ **Other:** Equipment and furniture also available

**Sale: \$ 4,100,000**

**(\$161.41 psf for building user)**

**(\$16.51 psf for land development transaction)**

**Lease: \$ 34,000/month**

**(15.75 psf NNN)**



A Full Service Real Estate Company

## CONTACT:

John Strohofer/ Larry E. Crumbley, CPM, CCIM, SIOR, CRE  
478-746-9421

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## Commercial Division

577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX

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**1. SUBJECT**

- 2. Butler Lexus
- 3. Butler Toyota
- 4. Groome Transportation
- 5. Mercedes
- 6. STANTEC
- 7. State Farm
- 8. Sutton Acura
- 9. Shoppes at River Crossing
  - Dillards
  - Belk
  - Barnes & Noble
  - Ulta
  - DSW
  - Circuit City
  - Sticky Fingers
  - Wild Wing Café
- 10. Publix Grocery Store
- 11. North Macon Town Centre
- 12. Bass Pro Shop
- 13. Marketplace at Bass
- 14. North Macon Plaza

Demographics	1 Mile	3 Miles	5 Miles
Population	2,031	19,137	40,230
Median Age	31.2	37.4	38.3
Average HH Income	\$62,546	\$81,848	\$84,151

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## Building Details

Originally built as Premier Lincoln Mercury Auto Dealership site. Includes 9,510 sf showroom/office space with high-end finishes



Service/parts area consists of 15,910 sf. Includes 12 lifts with space for 3 additional lifts. Two bay detail car wash area



Adjacent to service area is the parts storage area. It provides access from the service area and the showroom area



## Building Details

Communication and server room with Digital phone system. Modern computer set-up with Cat 5 wiring infrastructure available



Over 4 acres of asphalt parking area with 350 spaces



A General Manager and a Sales Manager offices  
Furniture and equipment can be available



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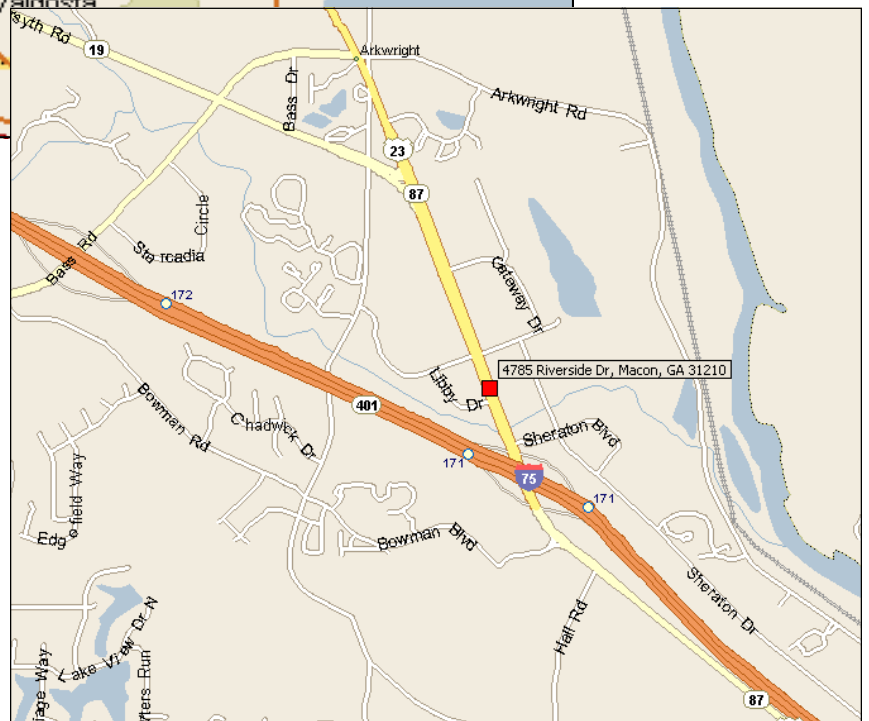
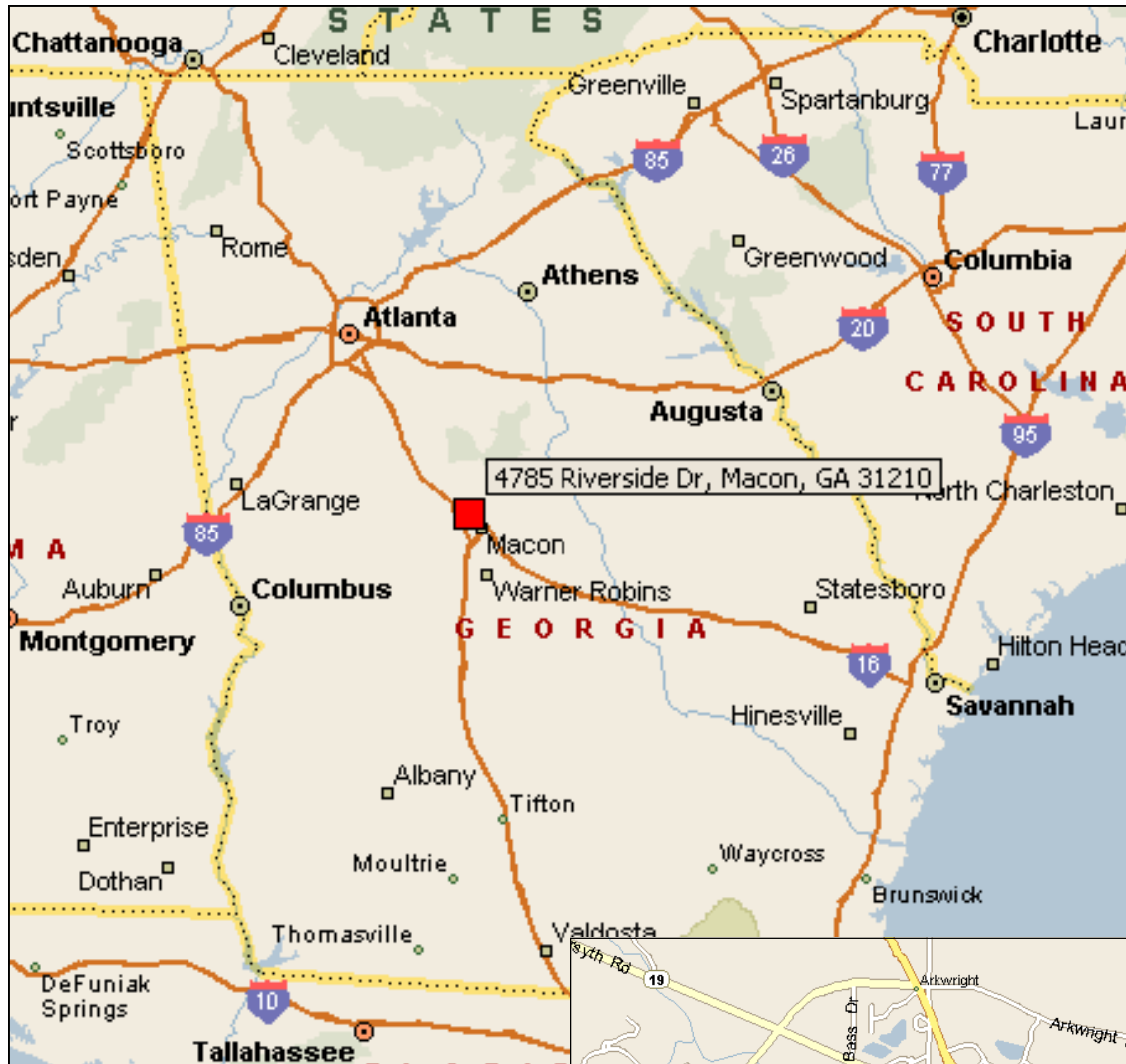
**Front view**

**Side view**



**Rear view**

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