

North Macon Plaza Outparcel
 Hotel, Retail, Restaurant
 130 Starcadia Circle
 Macon, GA 31210

OWNER WILL SUBDIVIDE



Lot Size: 2.642 Acres

Zoned: C-4

Traffic: 10,700 VPD Bass Road
 53,100 VPD I-75

Frontage: 375' ± frontage on northbound I-75 exit ramp

Utilities: All utilities to site

Topography: Flat

Notes: Ideal uses would be hotel, retail, or restaurant. Great visibility to I-75 and the new North Macon Plaza retail development across Starcadia Circle which includes Marshall's, HomeGoods, Michael's, and Old Navy. Other neighbors include Bass Pro Shops, the Shoppes at River Crossing, McDonald's, Zaxby's, Chic-fil-A, Publix and Mellow Mushroom.

Reduced Price: \$650,000/AC

**FOR MORE
 INFORMATION
 CONTACT**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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DEMOGRAPHICS

| 2022 | 3 mile | 5 mile | 10 mile |
|----------------|----------|----------|----------|
| Population | 19,574 | 41,395 | 140,845 |
| Median Age | 38.4 | 39.8 | 37.9 |
| Avg. HH Income | \$94,617 | \$95,685 | \$65,994 |

TRAFFIC

| Vehicles Per Day | |
|------------------|------------|
| I-75 | 53,100 VPD |
| Bass Road | 10,700 VPD |
| Riverside Dr | 18,300 VPD |

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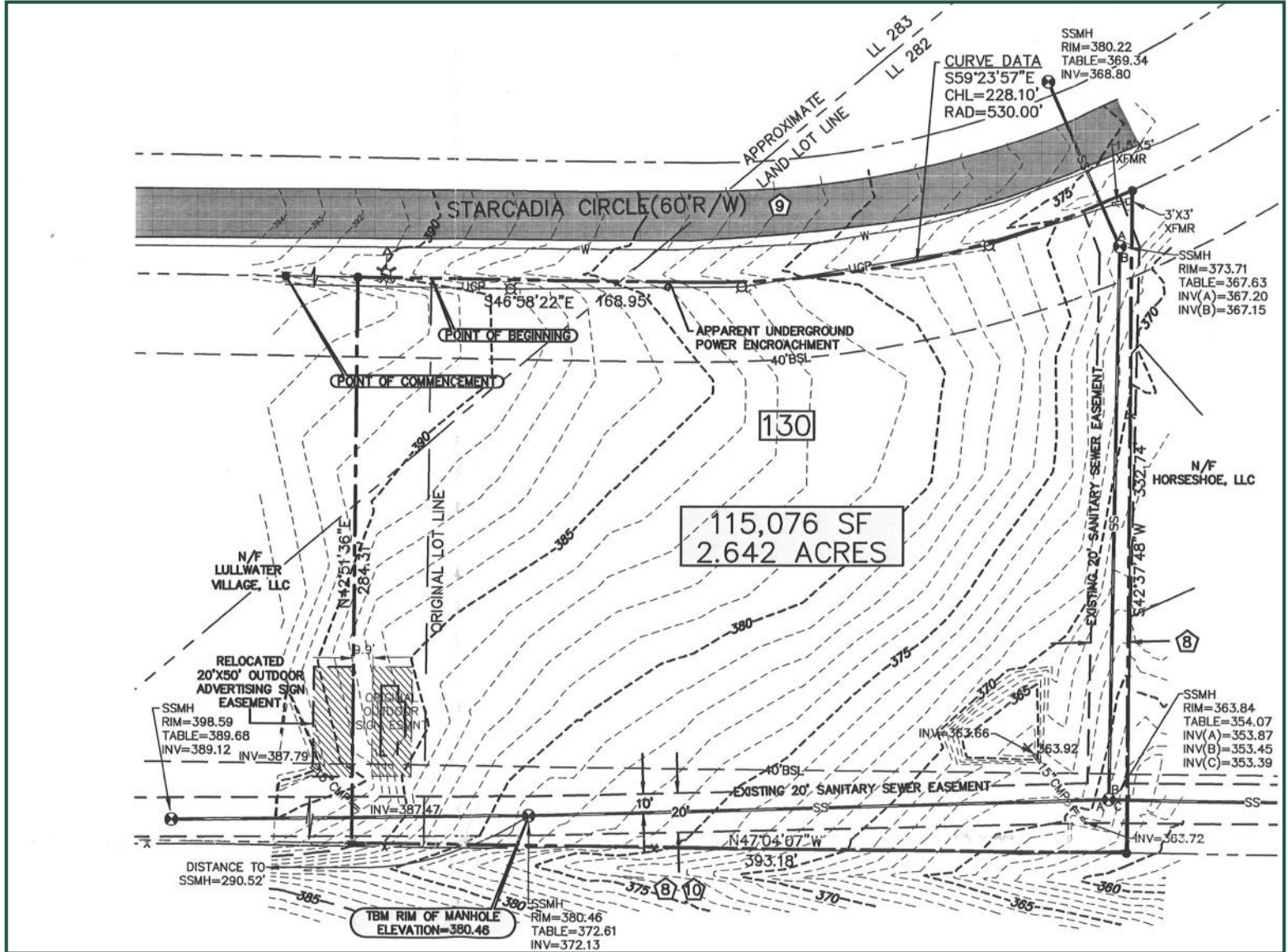
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SITE SURVEY



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