



Former Bank Building for Sale

Property:

2918 Riverside Drive
Macon, GA 31204

For Sale \$995,000

Prepared By:

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Building Information:

6,494 SF bank building with enclosed aluminum frame/plate glass vestibule (currently being used as real estate office) features:

- Lobby
- Nine private offices
- Two conference rooms
- Four station teller row
- 168 +/- SF vault
- Break room
- Men's and women's restrooms
- Two storage rooms
- Server room
- Janitorial closet
- Mechanical room

616 SF drive-through canopy with two drive-in window lanes and ATM lane

Zoning: C4, Highway Commercial District

Recent Improvements: 2 new HVAC systems 2016
All new LED lighting

Parking: 43 asphalt paved parking spaces

Land: 1.13 acres
Two curb cuts
190' frontage on Riverside Drive with visibility from I-75

Utilities: all public utilities are available to site, including electricity, water, natural gas and sewer.

Exterior: 20' high illuminated pole sign (visible from Interstate 75)
Security lighting on building, parking lot and drive-in canopy

Construction: Built 1970, with major renovations in 1988 and 2016
All brick building on concrete slab
Double pitched roof with architectural shingles

Traffic Count: 25,800 vpd on Riverside Drive

Nearby Businesses: Marco's Pizza, Robins Federal Credit Union, Speedway Car Wash, Quality Computers, Moore's Furniture, Sportz Quest, Mikata Japanese Steakhouse, Fitness Xtreme, Grant's Tire and Auto, Exxon, Bank of America, Waffle House, Firestone Tire and Auto Gottwal's Books



Property Photos

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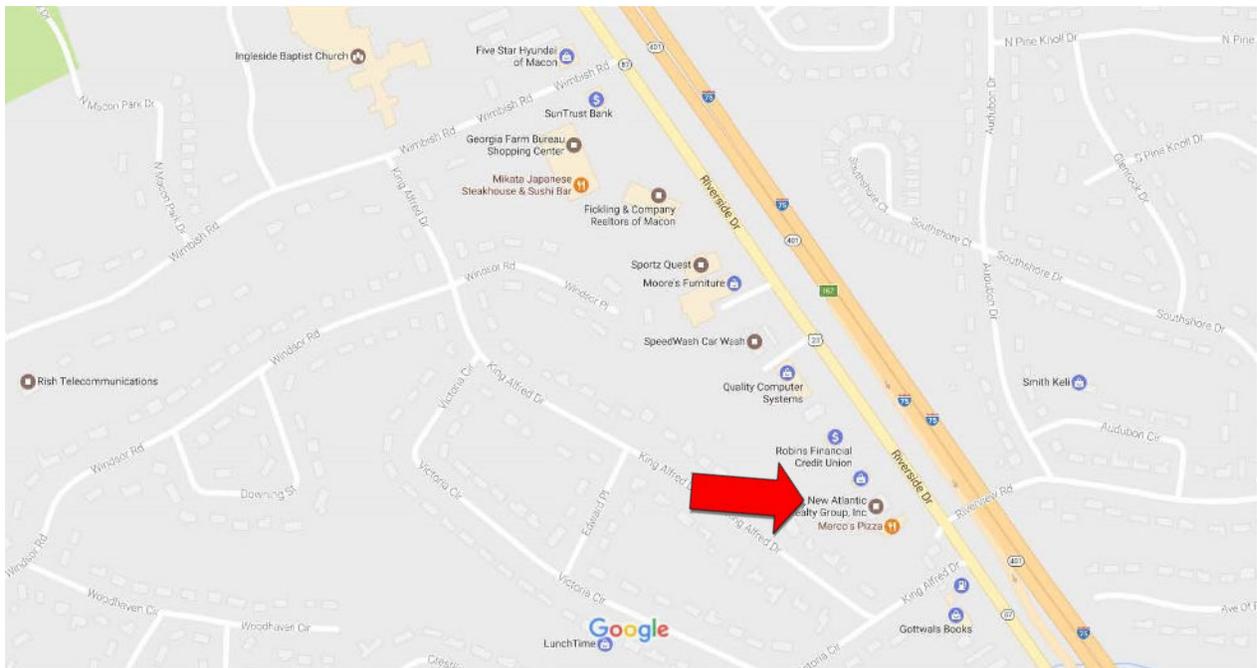
Photos from when property was operated as bank





Map/Aerial View

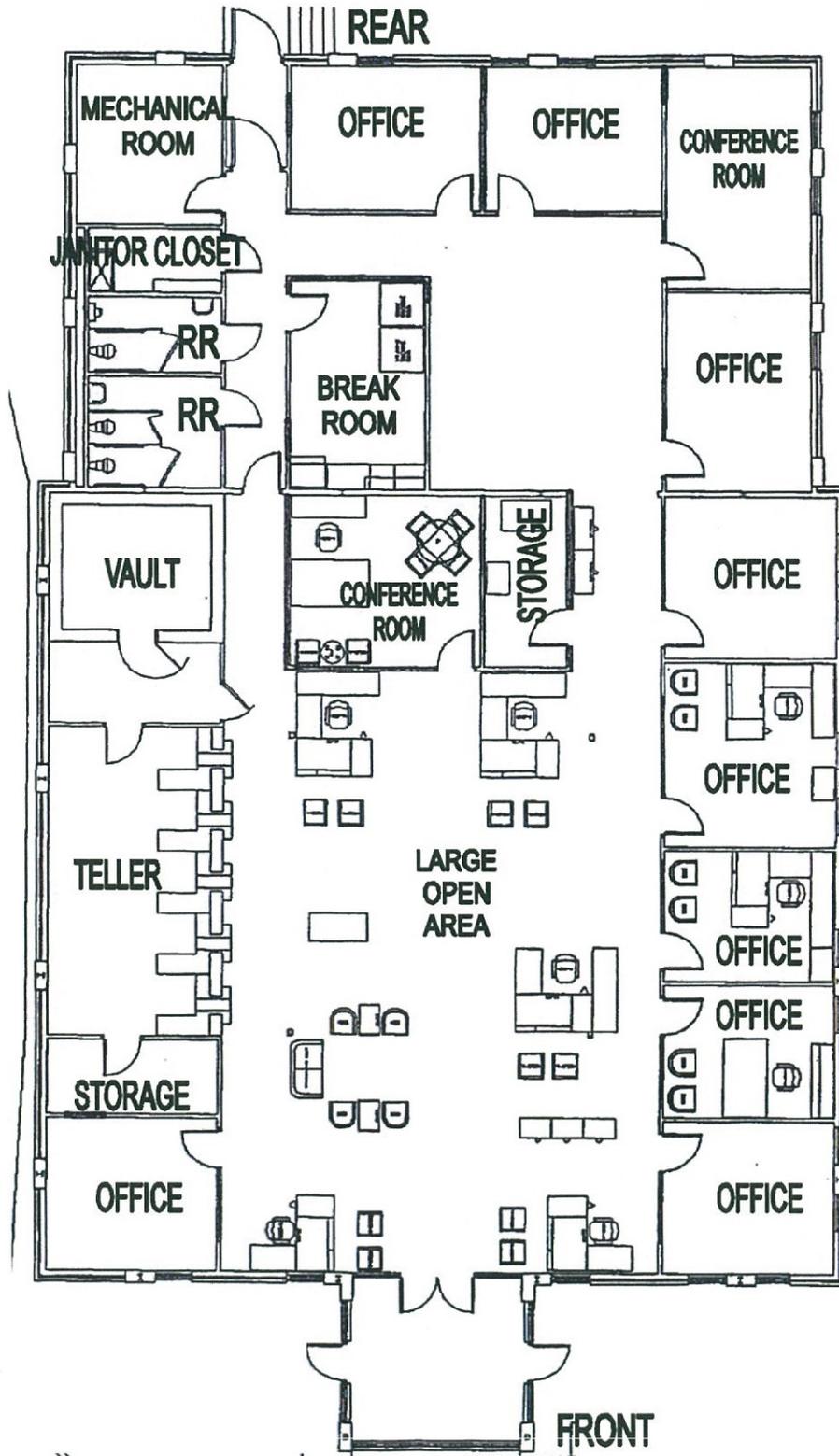
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Floor plan

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MACON is a unique city where culture, commerce and community flourish. Situated on the Fall Line where the Piedmont plateau meets the flat Coastal Plains, the area has been, since before written history, an ideal location for communities to thrive.

OPPORTUNITY



Ideally situated in the Heart of Georgia at the intersection of I-75 and I-16, Macon offers convenient access to the entire world through Hartsfield International Airport and the port cities of Savannah, Brunswick, Charleston, and Jacksonville. Macon has much to offer business and industry relocating to our city: A strategic location, small town attributes with the amenities of a larger city.

COMMUNITY

A community rich in history and culture, with an available and affordable workforce, state of the art technical training, four colleges and universities with over 30,000 students, over 1200 acres of Business and Industrial parks, a strong school system, solid utility infrastructure and low cost of doing business, Macon has much to offer new or relocating businesses.



Mercer University

Mercer University was founded in 1833 in Penfield by Georgia Baptists. The school, under the leadership of Baptist minister and spiritual father Adiel Sherwood, was named for Jesse Mercer, a prominent Baptist leader and the first chair of the Mercer Board of Trustees.

Initially a boys' preparatory school named "Mercer Institute," the school at its founding consisted of a red clay farm and two hewed log cabins, valued at approximately \$1,935. Enrollment for the first term was 39 students although, when the school opened, there were considerably fewer and others came over the first few weeks. Tuition was \$35 for the year. Board was provided at \$8 per month, and each student was required to supply his own bedding, candles and furniture.



From its humble beginnings in Penfield, Mercer today is a dynamic and comprehensive center of undergraduate, graduate and professional education. The University has 7,600 students; 11 schools and colleges – liberal arts, law, pharmacy, medicine, business, engineering, education, theology, music, nursing and continuing and professional studies; major campuses in Macon, Atlanta and Savannah; three regional academic centers around the state; a university press; two teaching hospitals; educational partnerships with Warner Robins Air Logistics Center in Warner Robins and Piedmont Healthcare in Atlanta; an engineering research center in Warner Robins; a performing arts center in Macon; and a NCAA Division I athletic program.



New Atlantic Realty Group, Inc. was founded in 2008, but is by no measure an inexperienced firm. This partnership, though young, consists of the most diversified real estate skill set in the Middle Georgia area. We excel in using this broad range of experience to evaluate the potential of a property in order to achieve the maximum return for each of our clients.

Our experience includes:

Commercial Leasing & Sales

Investment Properties

Property Management

Office Development

Retail Development

Residential Development

Residential / Light Commercial Construction



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