

LEASE

RESTAURANT SPACE

347 Cotton Avenue
Macon, Bibb County, GA 31201

PROPERTY OVERVIEW

- 3,000± SF Restaurant (Turn Key)
- Banquet room for private dining, parties or special events with private entrance
- New kitchen, flooring, restrooms, electrical and HVAC
- Large kitchen area with plenty of prep/work space
- Equipment included (See Page 6)
- Zoned CBD-1
- Tenant pays all utilities

LOCATION OVERVIEW

- Located in a high traffic area of Macon's Central Business District with great visibility
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than one mile with 9,000± students enrolled
- Walking distance from Bibb County Courthouse, City Auditorium, Grand Opera House, Hargray Capitol Theatre, residential lofts, shopping, places of worship and financial institutions
- Served by public transportation



MONTHLY LEASE RATE: \$5,000

DEIDRA STEWART
478.508.2652 Cell
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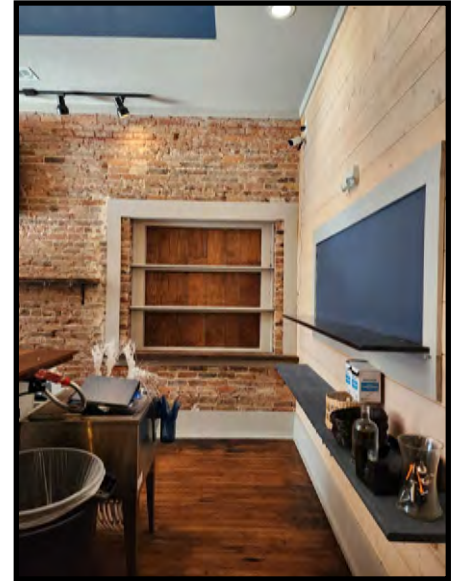
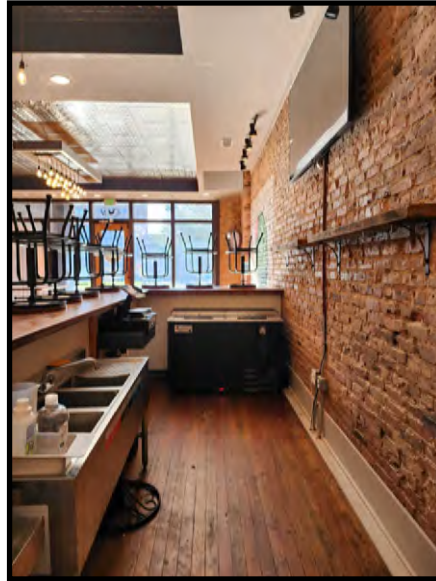
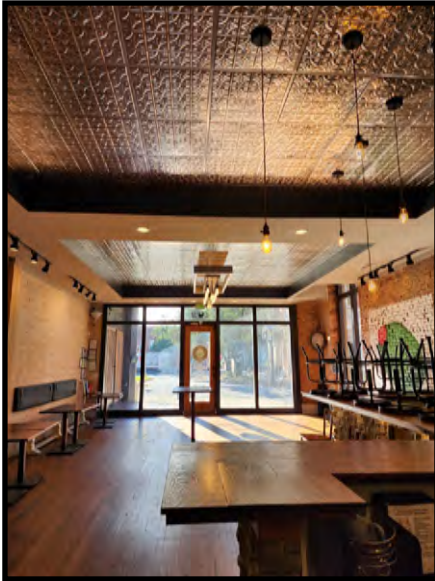
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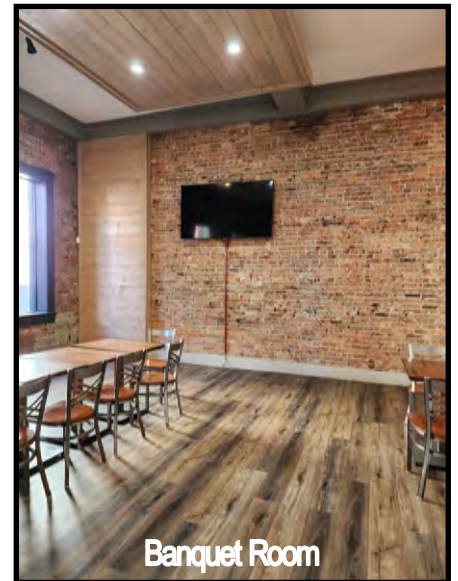
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Hallway to Banquet Room



Banquet Room

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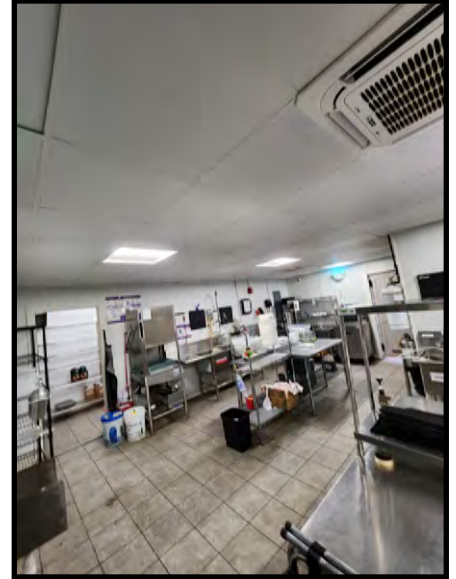
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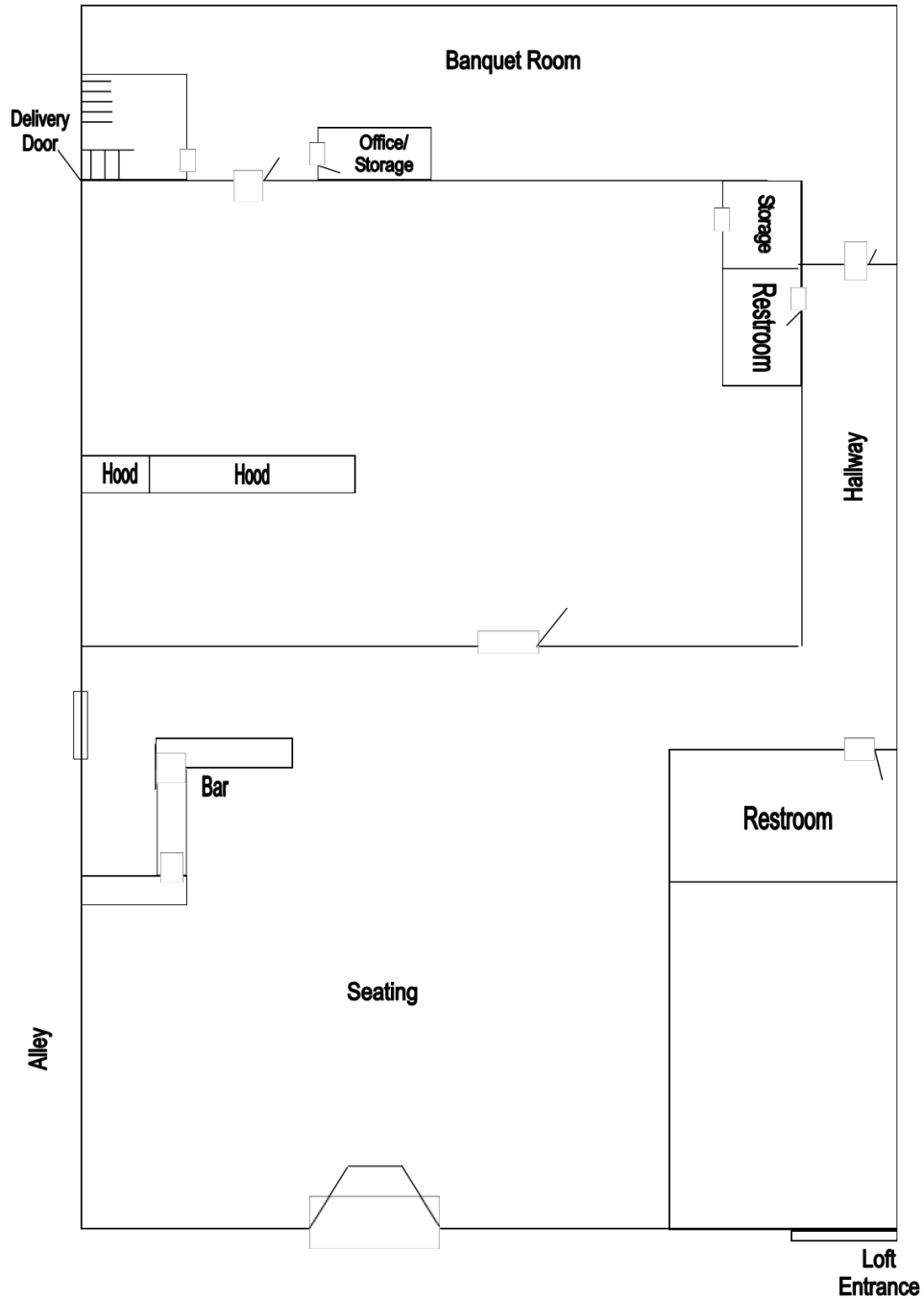
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FLOOR PLAN



INVENTORY SUMMARY

The following items will become property of the tenant, at the end of the Lease, if tenant competes Lease in good standing:

- Avantco FF300 Natural Gas 40 lb. Stainless Steel Floor Fryer-2
- Avantco A-49F-HC 54" Solid Door Reach-In Freezer – 1
- Avantco A-49R-HC 54" Solid Door Reach-In Refrigerator – 2
- Avantco APT-48-HC 48" 2 Door Refrigerated Sandwich Prep Table – 1
- Avantco HBB-50-HC 50" Black Horizontal Bottle Cooler – 1
- Bar Height Chairs- 8
- Bar Stools – 8
- Carnival King WBM26DGT Non-Stick Double Belgian Waffle Maker with Digital Timer and Temperature Controls - 1
- Chairs- 28
- Custom Seat Backs- 4
- Custom Art Work -6+
- Galaxy COE3Q Quarter Size Convection Oven - 1
- Tables (Bar Height)- 2
- Tables (Regular) -18
- Toast POS- 3(1 Hand-held)
- Server Station – 1 (**SIDE BOARD BUFFET**)
- Cooking Performance Group S60-GS24-N Natural Gas 6 Burner 60" Range with 24" Griddle/Broiler and 2 Standard Ovens – 1
- 18-Gauge 304 Stainless Steel Commercial Work Table with Galvanized Legs and Undershelf – 4
- 75" Samsung 4K TVs- 3
- Misc. Items – Cameras, shelving, decor and all remaining loose smallware items

The following are considered permanent fixtures and will remain part of the premises at the expiration of the Lease:

- All sinks including but not limited to:
- Wall Mounted Hand Sink with Gooseneck Faucet and Side Splash – 3
- 16-Gauge Stainless Steel One Compartment Commercial Sink with Faucet – 2
- 16-Gauge Stainless Steel Three Compartment Commercial Sink with 1 Drainboard – 1
- Three compartment sink (bar) – 1
- Avantco 60" High Wattage Strip Warmer—1

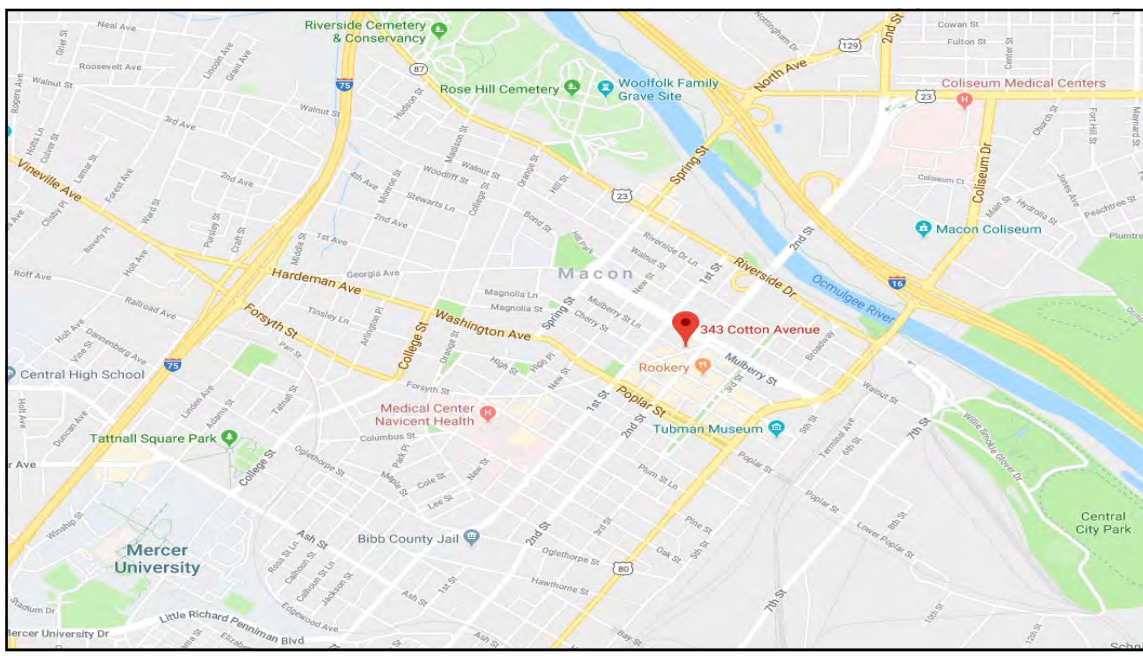
The following are property of Beverage Control. Tenant must establish a contract with Beverage Control to keep the equipment on site or have them retrieve items:

- Coffee maker
- Stainless Steel 4 legged ice bins – 2
- Beverage dispenser and bar guns
- Dishwasher

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DEMOGRAPHICS

Custom Template (Esri 2022)

Bibb County, GA 17
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

157,366

Population



2.4

Average Household Size

37.8

Median Age

\$48,982

Median Household Income

EDUCATION

12%

No High School Diploma



31%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



6,634

Total Businesses



84,123

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

19%



Services

15%



Unemployment Rate

INCOME



\$48,982

Median Household Income



\$30,730

Per Capita Income



\$60,993

Median Net Worth

Households By Income

The largest group: <\$15,000 (15.3%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff
<\$15,000	15.3%	+6.4%
\$15,000 - \$24,999	9.5%	+1.8%
\$25,000 - \$34,999	12.2%	+4.2%
\$35,000 - \$49,999	13.7%	+2.2%
\$50,000 - \$74,999	14.7%	-3.3%
\$75,000 - \$99,999	11.7%	-1.6%
\$100,000 - \$149,999	12.5%	-4.0%
\$150,000 - \$199,999	5.3%	-2.2%
\$200,000+	5.1%	-3.4%

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.