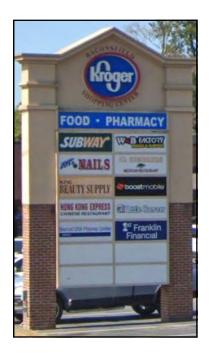
## 610 NORTH AVENUE, SUITE E-1, MACON, GA 31211





BASE LEASE RATE: \$14.50/PSF, NNN

(CAM, T&I: \$4.85/PSF)

TOTAL LEASE RATE: \$2,257.50/MONTH

## **PROPERTY OVERVIEW**

- 1,400± SF Storefront Retail
- Formerly King Beauty
- Closing due to owner retiring after 20± years
- 44,200± VPD on Gray Highway

## **LOCATION OVERVIEW**

- Located in the Baconsfield Shopping Center
- · Kroger-anchored neighborhood center
- Current Tenants: Kroger, Art's Nails, Subway, El Sombrero Mexican Restaurant, Grifols Biomat Plasma Center, WNB Factory Wings & Burgers, Little Caesar Pizza, Hong Kong Express, Macon Tobacco & Vapor

## STOREFRONT RETAIL



610 NORTH AVENUE, SUITE E-1, MACON, GA 31211



	1 MILE	3 MILE	5 MILE
2021 POPULATION	5,694	38,311	80,931
2021 HOUSEHOLDS	2,745	15,363	31,955
AVG HOUSEHOLD INCOME	\$49,937	\$47,988	\$50,610