

LEASE

STOREFRONT RETAIL

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

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**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY

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	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