



475 Poplar Street
Macon, Bibb County, Georgia 31201

LEASE



- Located downtown Macon between Martin Luther King Jr. Blvd & Third Street.
- **3,627± SF Total Office Suite (Divisible)**
 - **Suite "A": 1,275± SF \$1,487.50 Per Month**
 - Large open office with stock room and one restroom. "As IS"
 - **Suite "B": 1,176± SF \$1,372.00 Per Month**
 - Large open office with stock room and one restroom. Landlord to provide \$7.50/PSF TI Allowance for paint and flooring.
 - **Suite "C": 1,176± SF \$1,372.00 Per Month**
 - Large open office with stock room and one restroom. Landlord to provide \$7.50/PSF TI Allowance for paint and flooring.
- Parking garage above suites available for \$45 per month/per space.
- Minimum three (3) year lease term.
- Lease rate includes building insurance, taxes, water and garbage.

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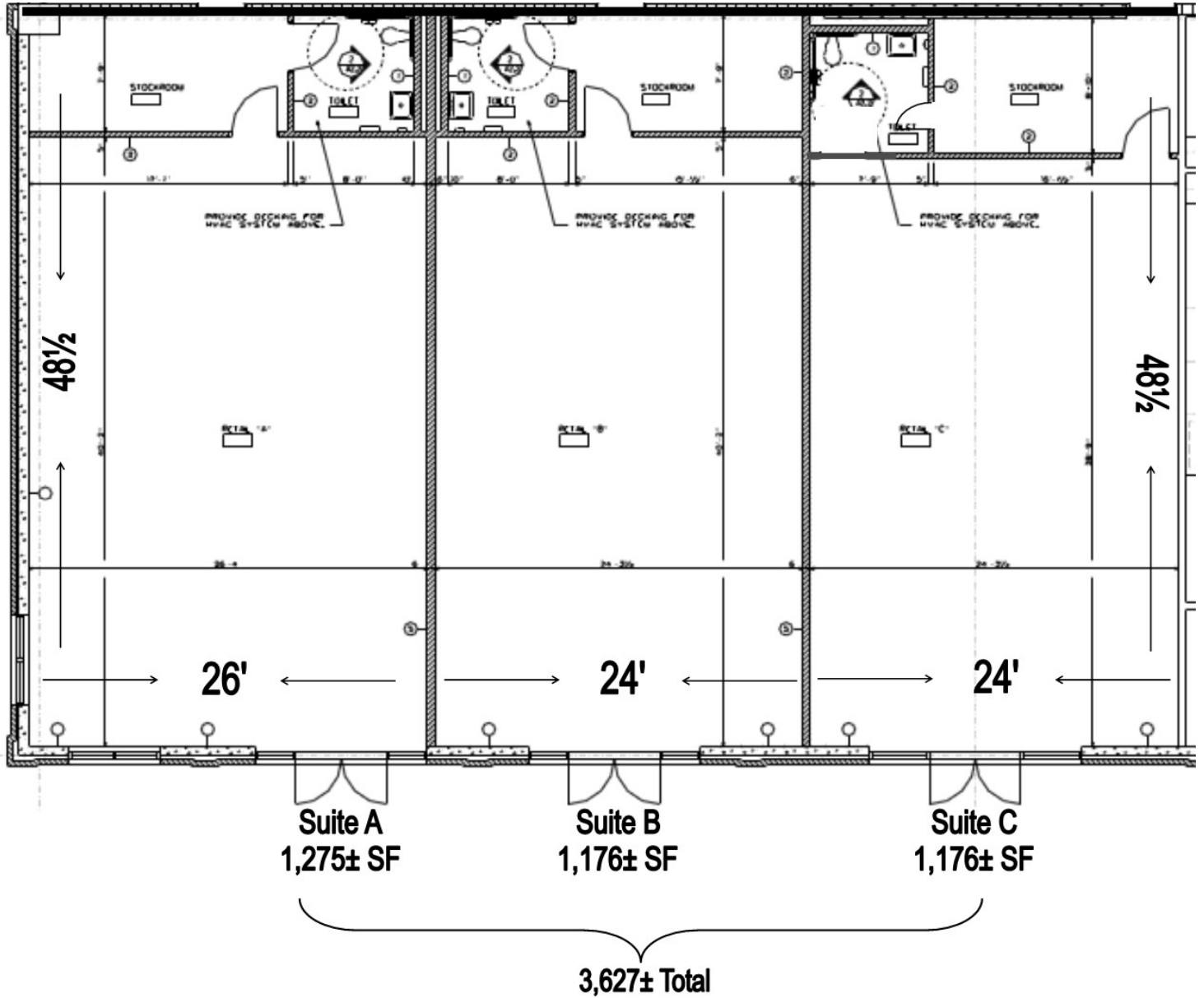
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 **COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY
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FLOOR PLAN

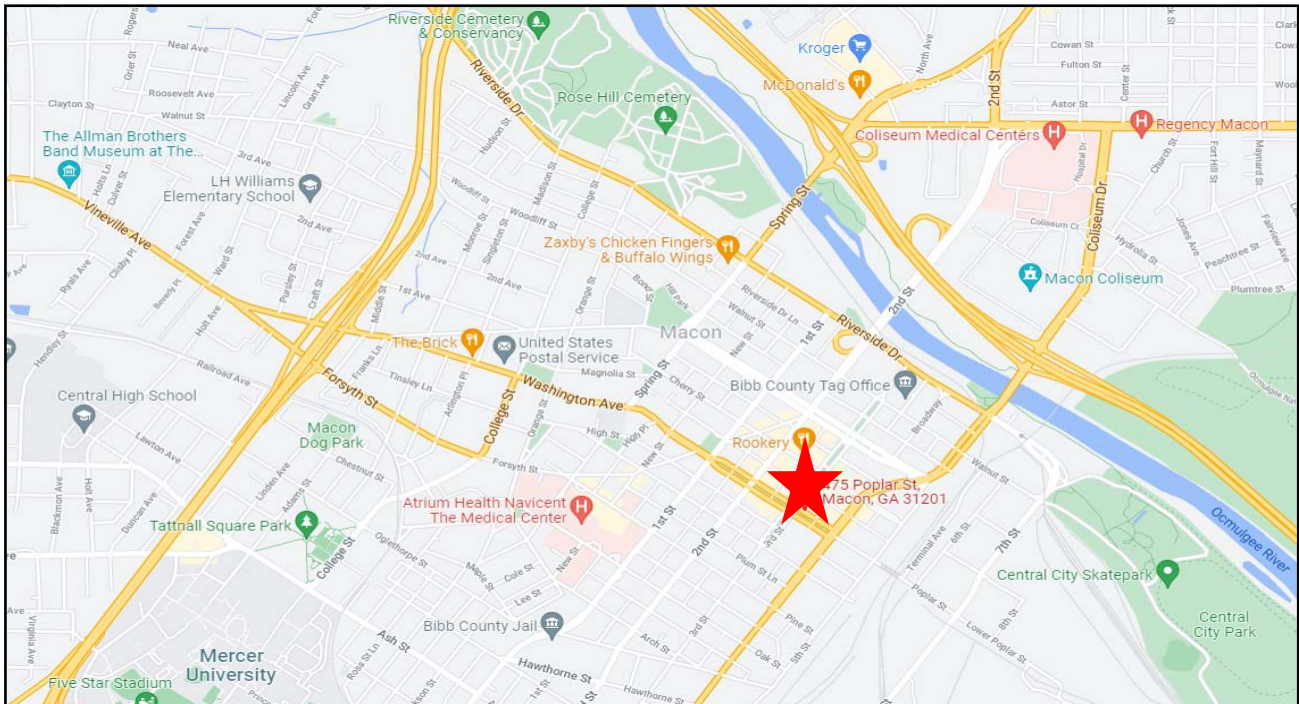
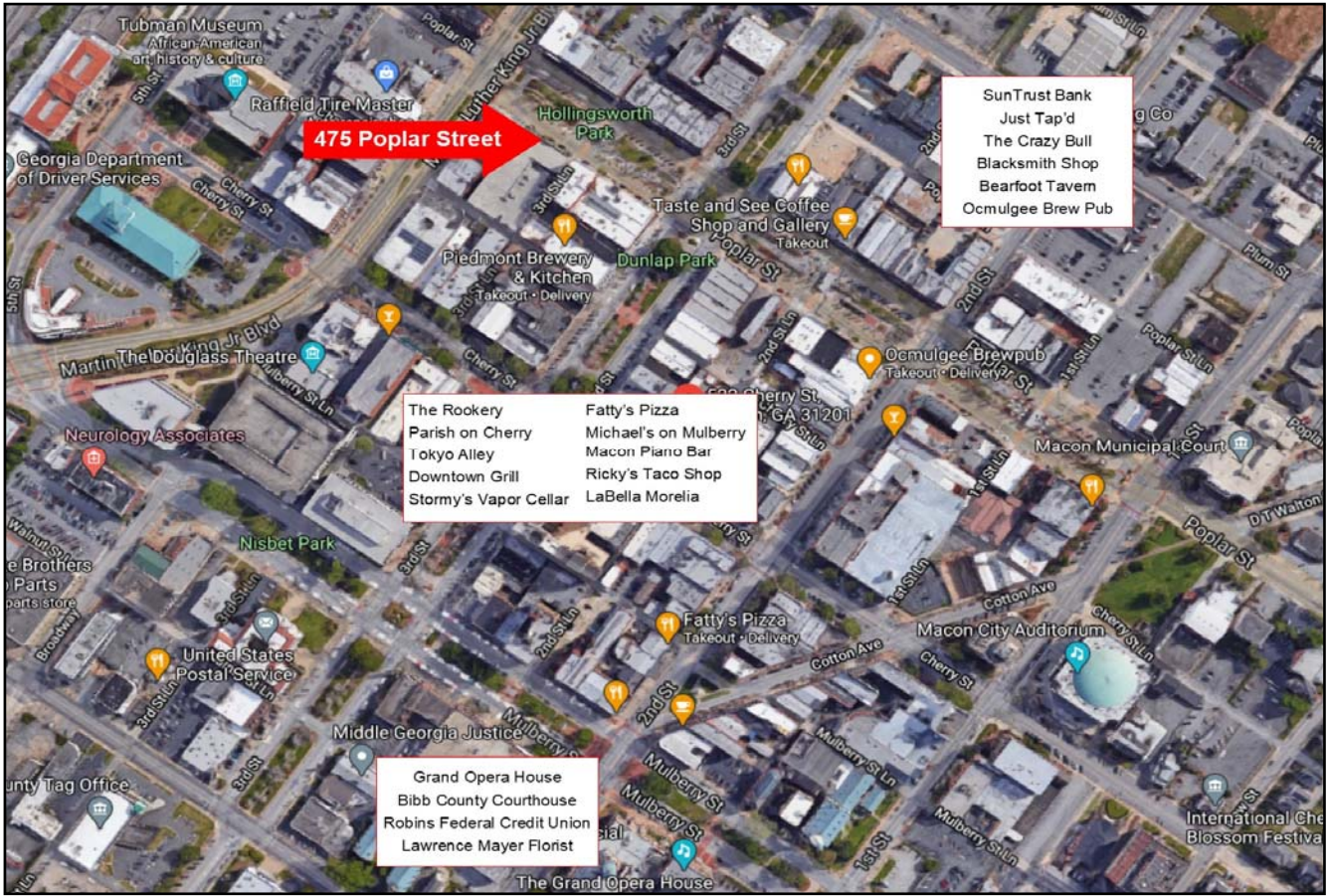
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LOCATION MAP

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DEMOGRAPHICS - BIBB COUNTY

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KEY FACTS

156,941

Population



2.5

Average Household Size

37.4

Median Age

\$43,020

Median Household Income

BUSINESS



6,469

Total Businesses



87,677

Total Employees

INCOME



\$43,020

Median Household Income



\$25,626

Per Capita Income



\$47,025

Median Net Worth

EDUCATION

13%

No High School Diploma



30%

High School Graduate



30%

Some College



27%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services

7.5%

Unemployment Rate

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$200,000+ (4.1%)

Indicator ▲	Value	Diff		
<\$15,000	17.7%	0		
\$15,000 - \$24,999	10.7%	0		
\$25,000 - \$34,999	13%	0		
\$35,000 - \$49,999	14%	0		
\$50,000 - \$74,999	14.6%	0		
\$75,000 - \$99,999	10.8%	0		
\$100,000 - \$149,999	10.8%	0		
\$150,000 - \$199,999	4.2%	0		
\$200,000+	4.1%	0		

Bars show deviation from Bibb County