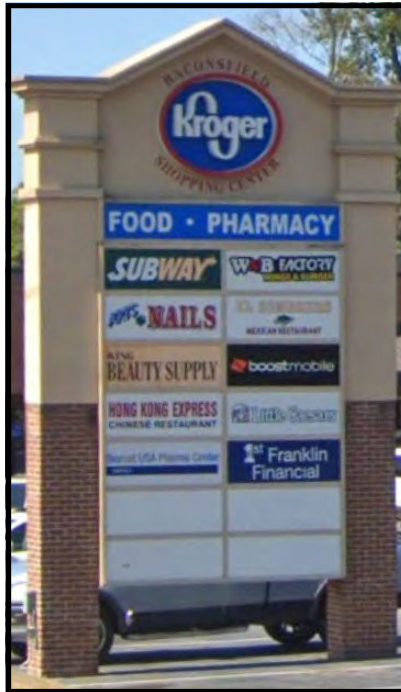


LEASE

STOREFRONT RETAIL

610 NORTH AVENUE, SUITE D, MACON, GA 31211



**BASE LEASE RATE: \$14.50/PSF, NNN
(CAM, T&I: \$4.85/PSF)
TOTAL LEASE RATE: \$2,838/MONTH**

PROPERTY OVERVIEW

- 1,760± SF Storefront Retail
- Formerly Boost Mobile
- Floor plan consists of:
 - Large showroom
 - Private office
 - Large Stockroom
 - Restroom
- Zoned C4

LOCATION OVERVIEW

- Located in the Baconsfield Shopping Center
- Kroger-anchored neighborhood center
- 44,200± VPD on Gray Highway
- 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, Bibb County Sheriff's Office

STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY
Revised 12/6/23

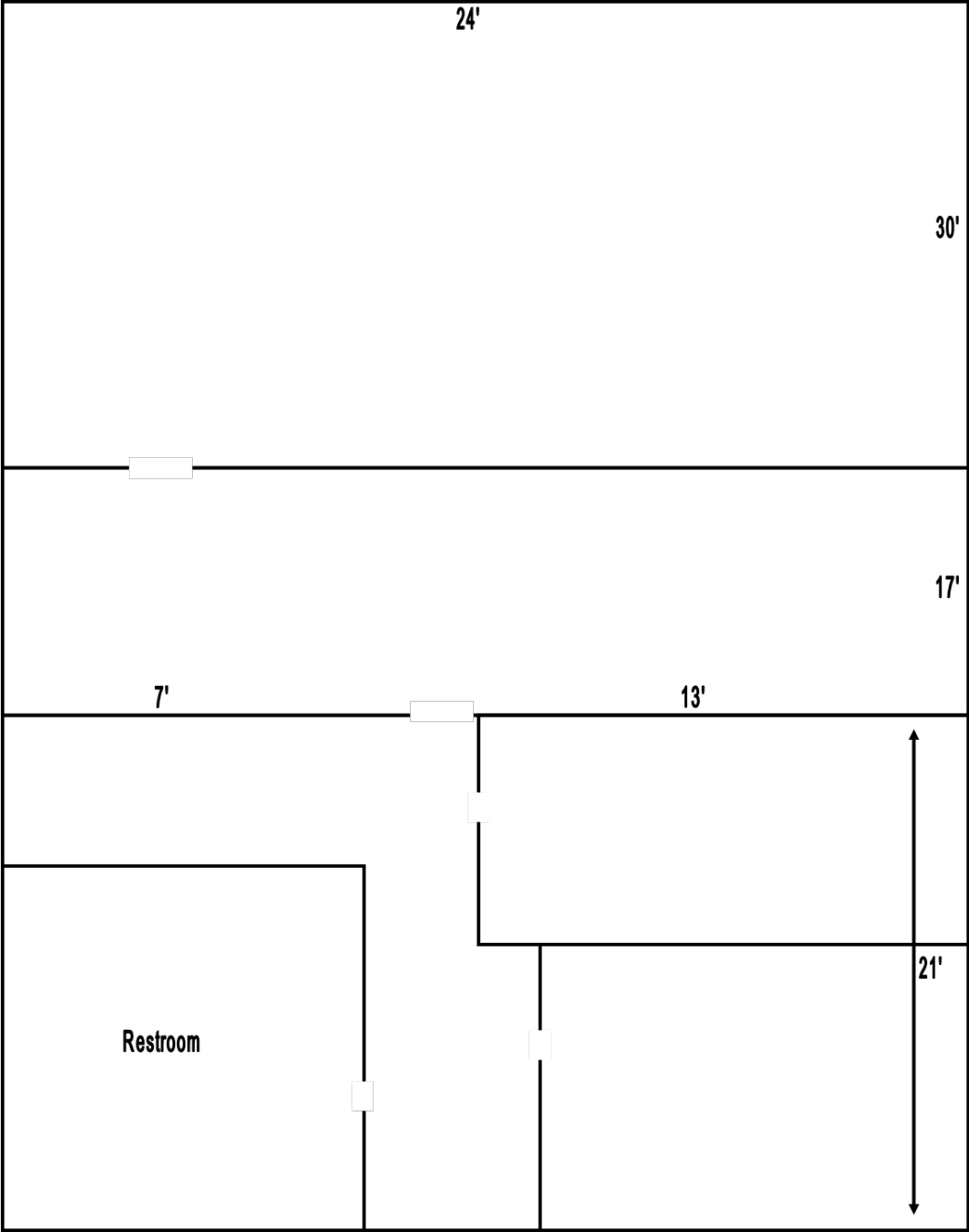
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FLOOR PLAN

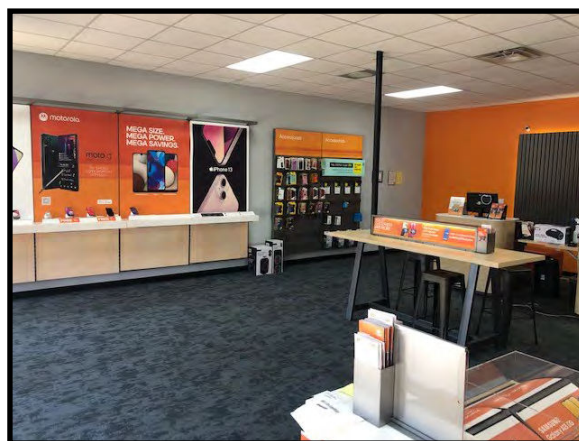
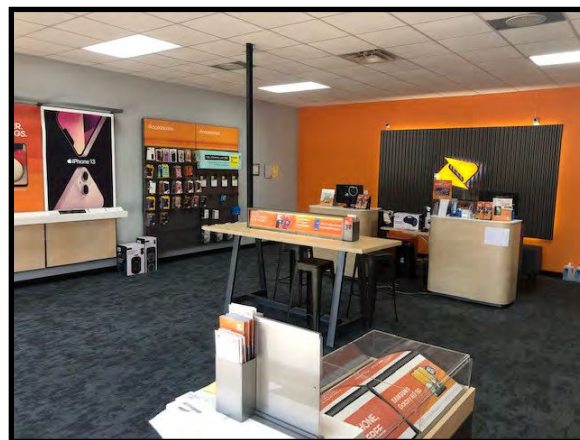
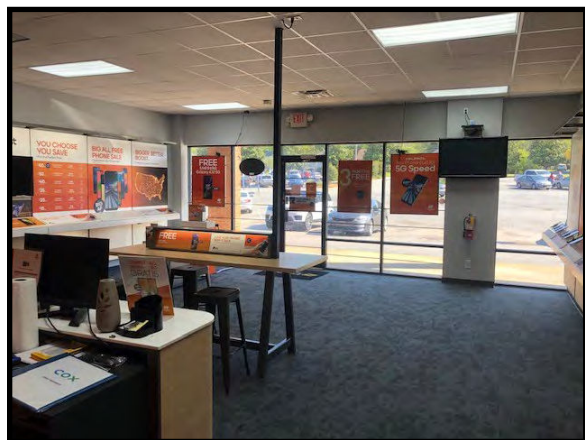


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SUITE PHOTOS



LEASE

STOREFRONT RETAIL

610 NORTH AVENUE, SUITE D, MACON, GA 31211



	1 MILE	3 MILE	5 MILE
2023 POPULATION	5,152	37,751	80,947
DAYTIME POPULATION	13,763	59,331	102,118
AVG HOUSEHOLD INCOME	\$54,210	\$56,226	\$59,501