

LEASE

ZEBULON PLAZA

6394 Zebulon Road - Macon, Bibb County, GA 31220



BASE LEASE RATE: \$12.00/PSF
(CAM, T & I: \$3.84/PSF)
TOTAL MONTHLY RENT: \$5,441.04

LOCATION OVERVIEW

- Located at the signalized intersection of Zebulon Road and Lake Wildwood Drive ; off Interstate 475, Exit 9
- Highly visible location
- Adjacent to Lake Wildwood Residential Community (1,700± homes, 5,000± residents)

PROPERTY OVERVIEW

- Suite 101: 4,122± SF Storefront Retail Space
- Formerly Crossfit Encompass
- Traffic Counts (2022 GDOT):
 - 28,300 VPD on Zebulon Road
 - 44,000 VPD on I-475 Northbound
 - 57,300 VPD on I-475 Southbound
- 63 Asphalt paved parking spaces (shared)
- Zoned PDE
- Tenant List: Cherry Street Hookah, Luxury Nails, Applied Measurement Professionals, Miracle Ear, Genie Smoke Shop, Marco's Pizza

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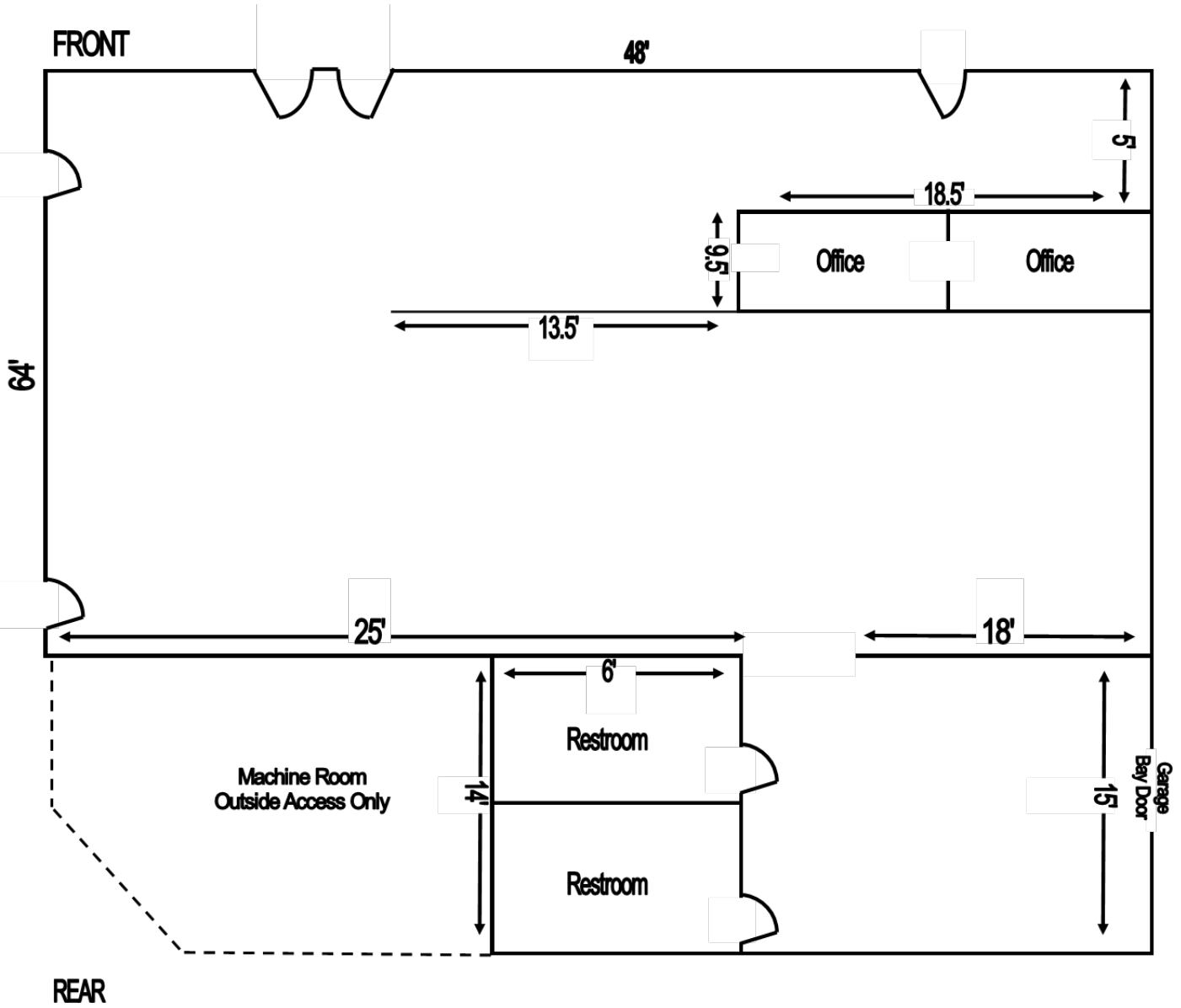
Revised 4/3/24

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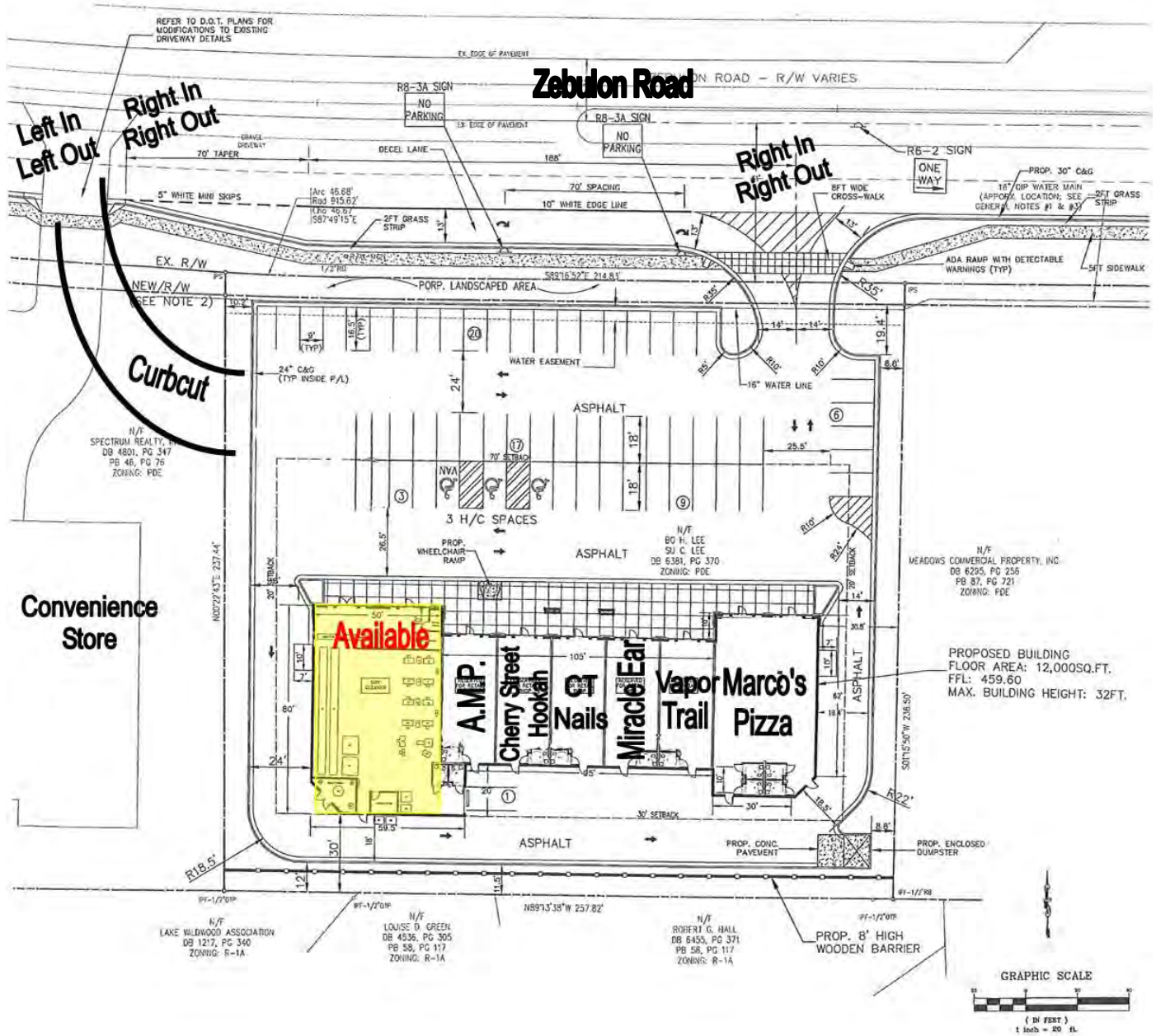
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FLOOR PLAN



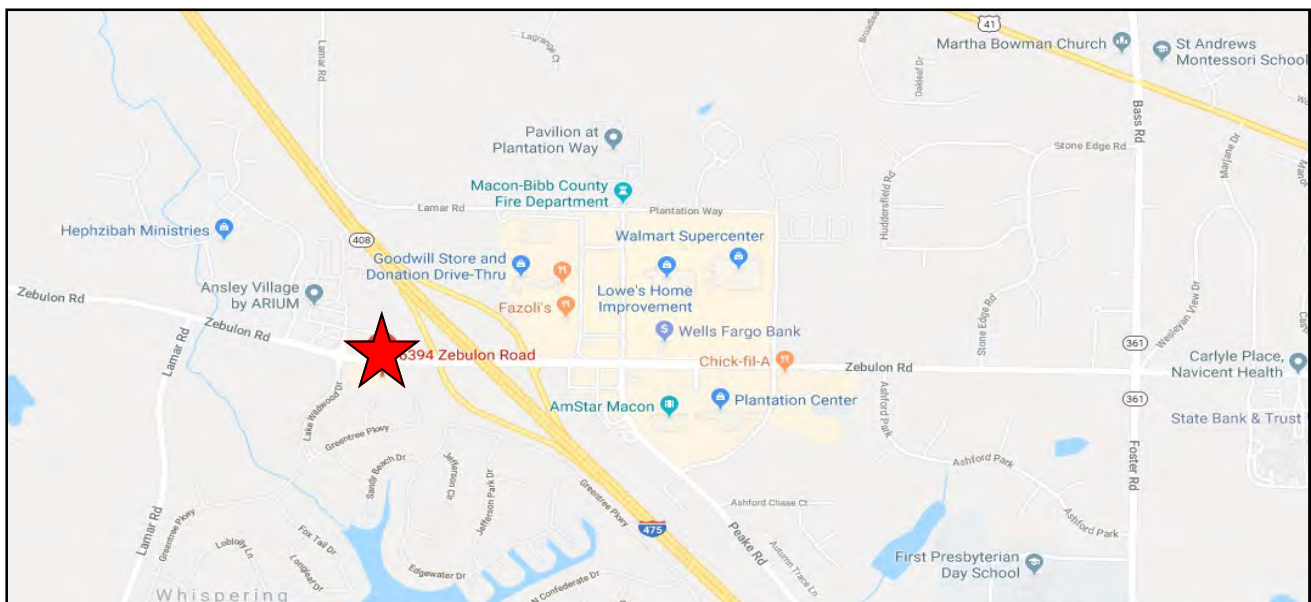
SITE PLAN



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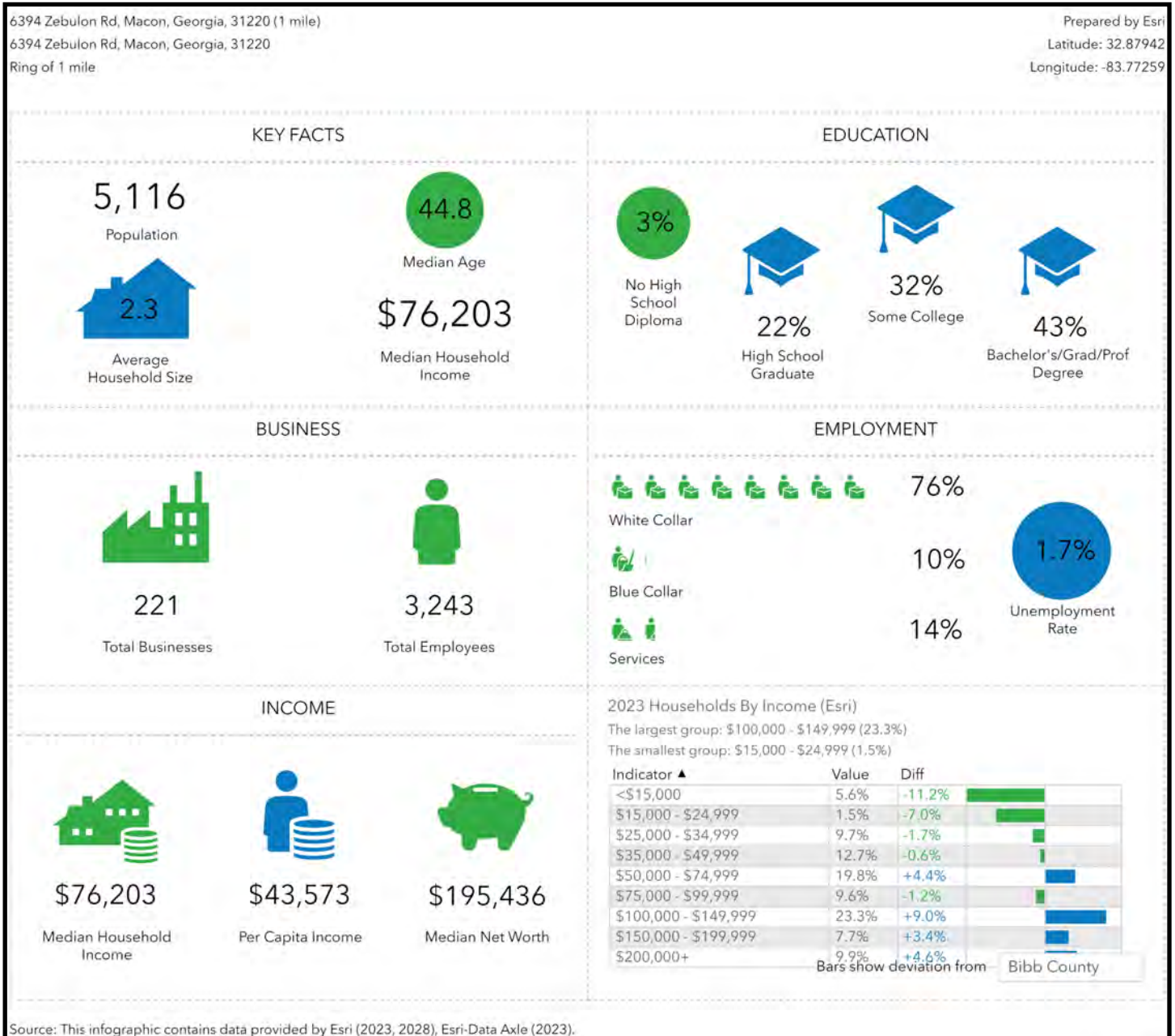
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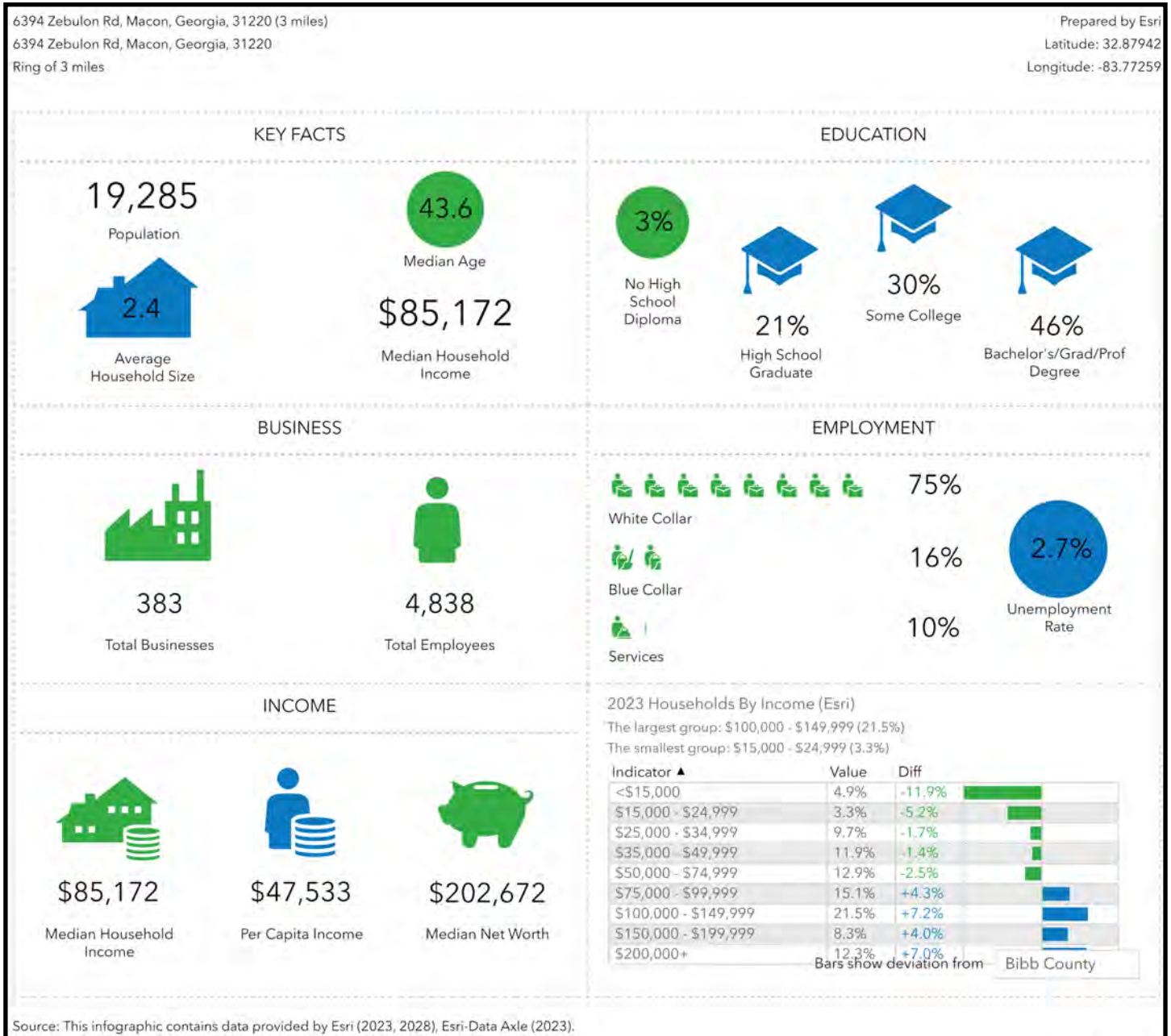
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DEMOGRAPHICS - ONE MILE



DEMOGRAPHICS - THREE MILE



DEMOGRAPHICS - FIVE MILE

