

LEASE

MEDICAL OFFICE BUILDING

1625 Hardeman Avenue, Macon, Bibb County, GA 31201



MONTHLY LEASE RATE:
\$7,500.00/NNN

LOCATION OVERVIEW

- Located in downtown Macon adjacent to Northbound entrance ramp of Interstate 75
- Less than 1/2 mile from Atrium Health Medical Center
- Less than 1 mile from Piedmont Hospital
- Convenient to Mercer University, restaurants, shopping and financial institutions

PROPERTY OVERVIEW

- 5,600± SF Medical Office Building with drive-through Portico
- Previously occupied by Georgia Kidney Institute
- Built in 2016
- .68 Acres
- Large electronic pylon sign
- 28 Parking spaces
- Zoned C-2

DEIDRA STEWART
478.508.2652 Cell
deidra@cbcworldwide.com



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Created 5/17/23

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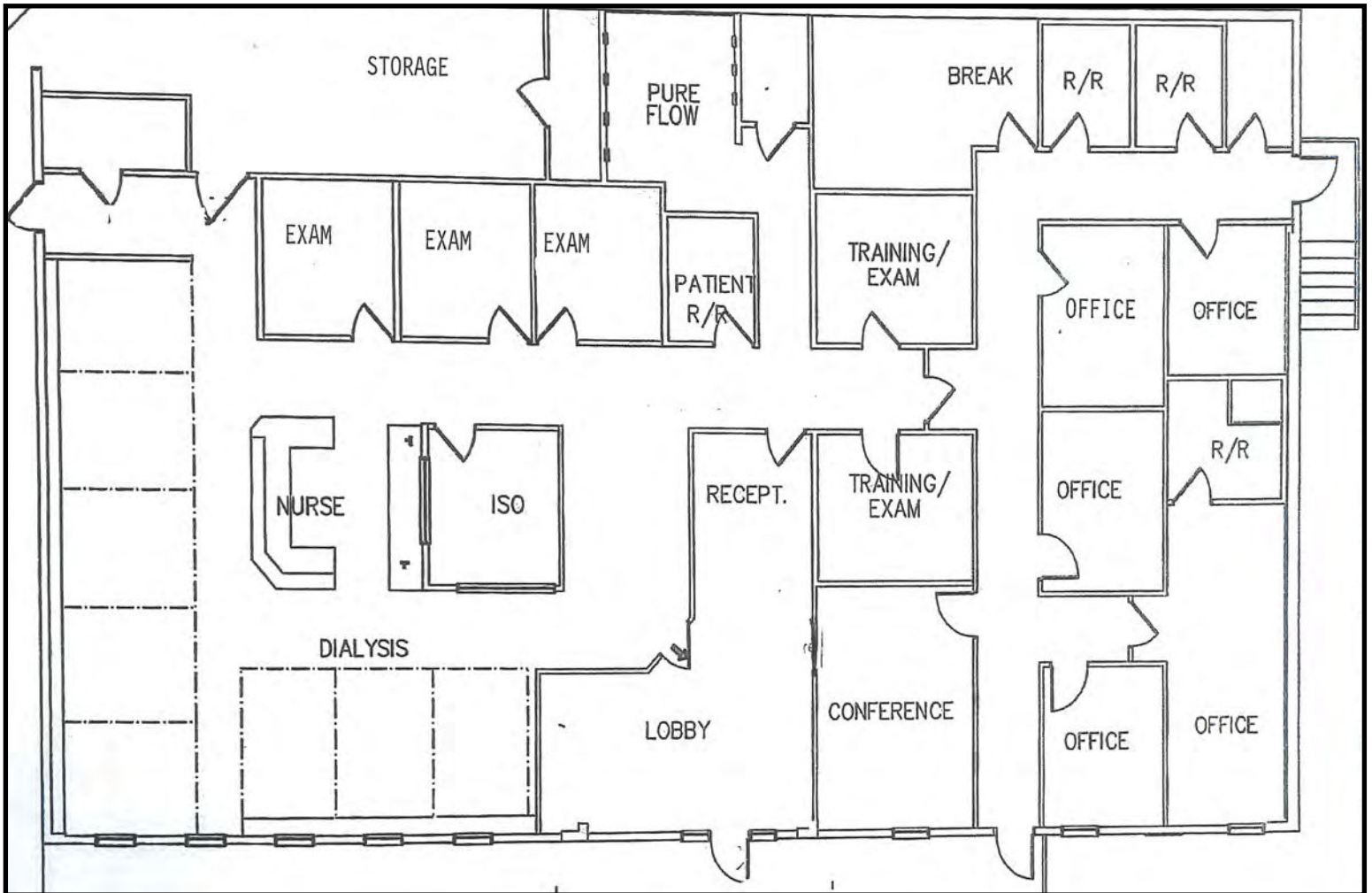
LOCATION:	Conveniently located adjacent to Interstate 75
BUILDING INFORMATION:	<ul style="list-style-type: none">• 5,600± SF Medical Office Building<ul style="list-style-type: none">- Lobby/waiting room- Four (4) private offices- Conference room- One (1) executive office with restroom and shower- Six (6) exam rooms with two sinks per room- Nurse station- Break room- Three (3) restrooms- Storage room
YEAR BUILT:	2016
SITE INFORMATION:	<ul style="list-style-type: none">• .68 Acres• 60' frontage, 85' depth• Professional landscaping
CONSTRUCTION:	Masonry
FLOORING:	Tile, laminate and carpet
CEILING/ LIGHTING:	Acoustical tile ceilings with fluorescent fixtures
HVAC:	Central heat and air conditioning
PARKING:	28 Asphalt parking spaces
UTILITIES:	All public utilities serve the site.
ZONING:	C-2
PROPERTY TAX:	\$12,650 (2022)
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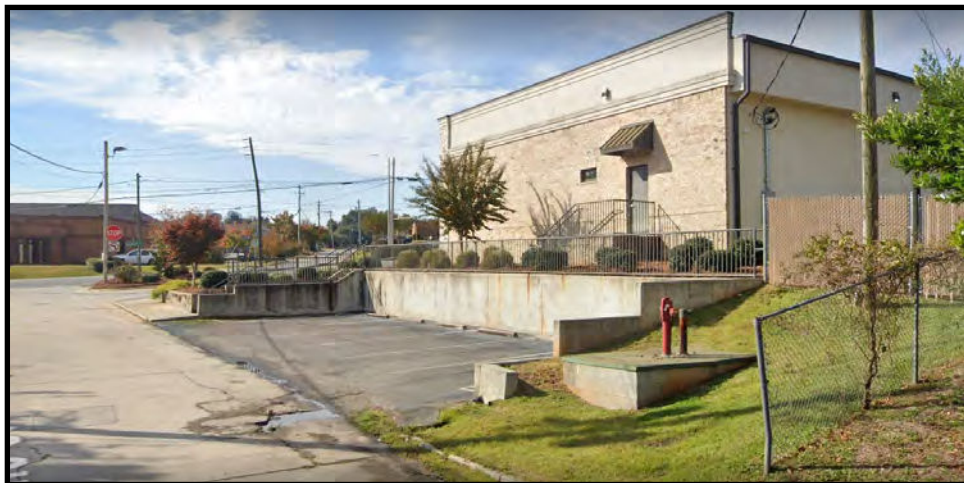
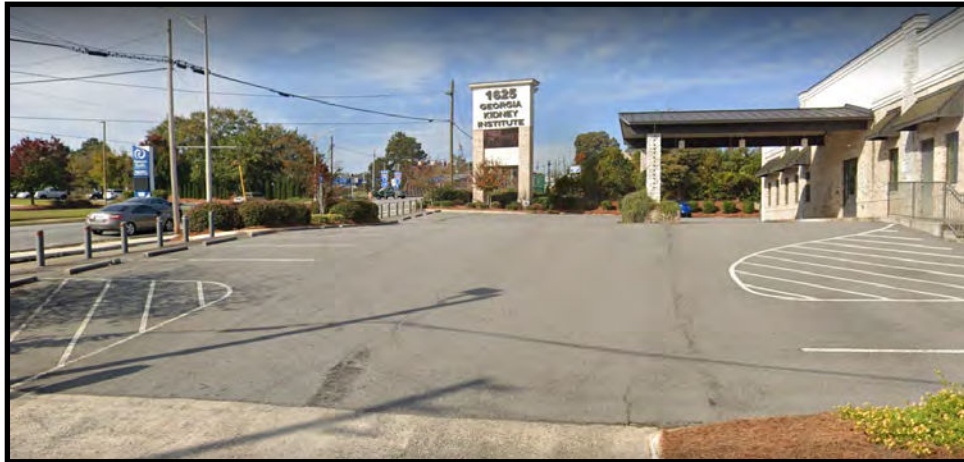
FLOOR PLAN



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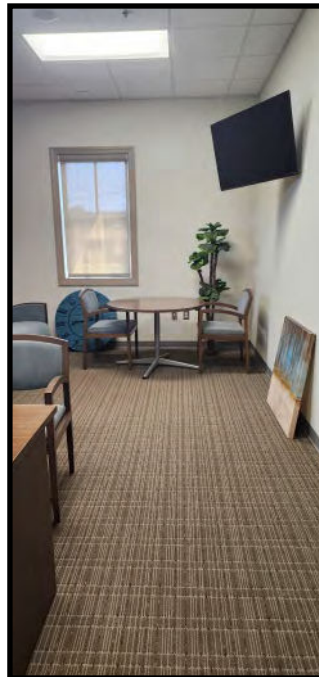
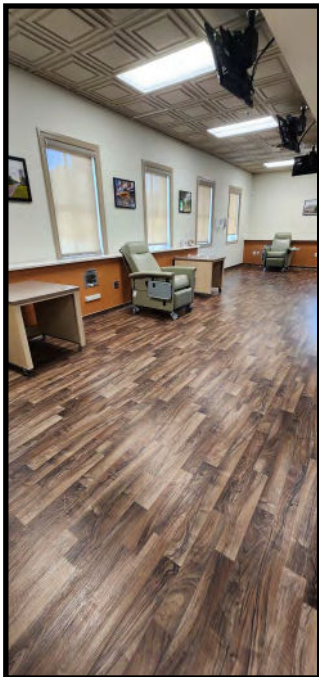
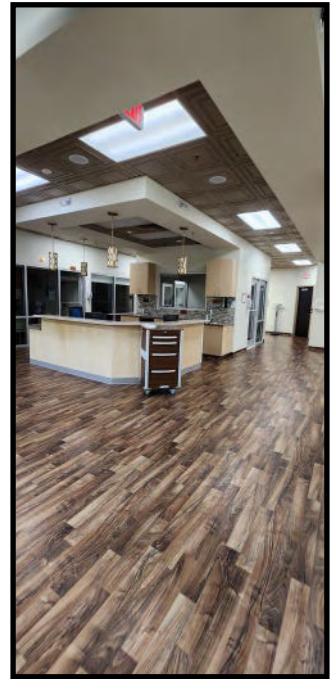
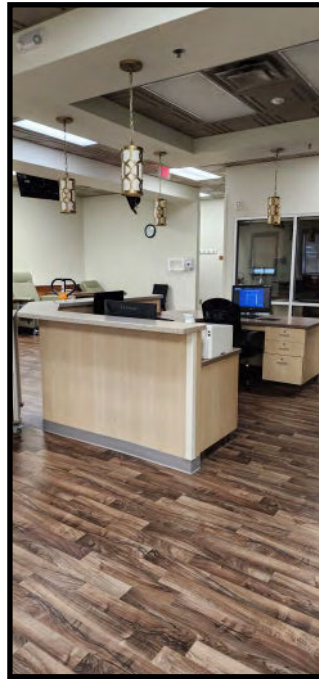
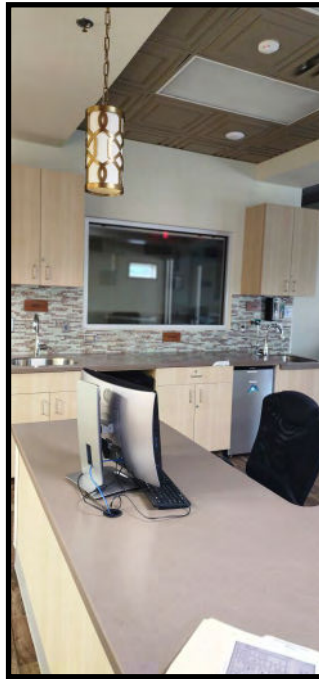


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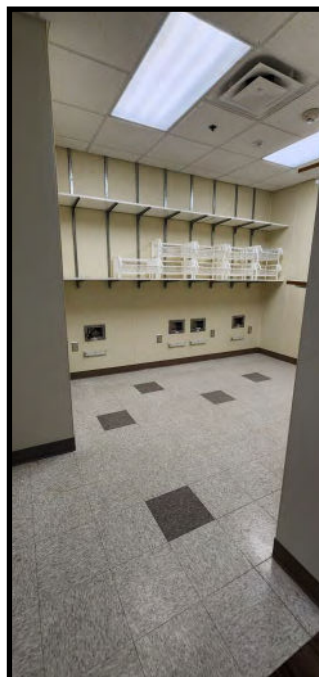
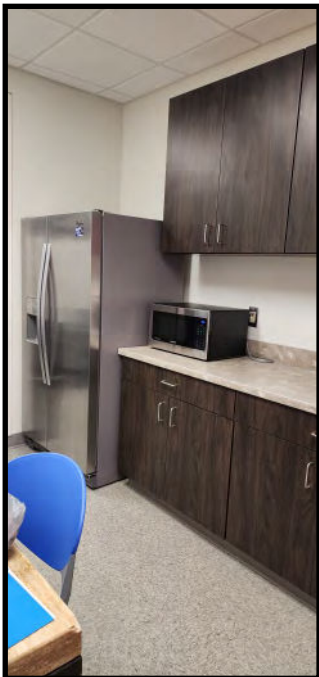
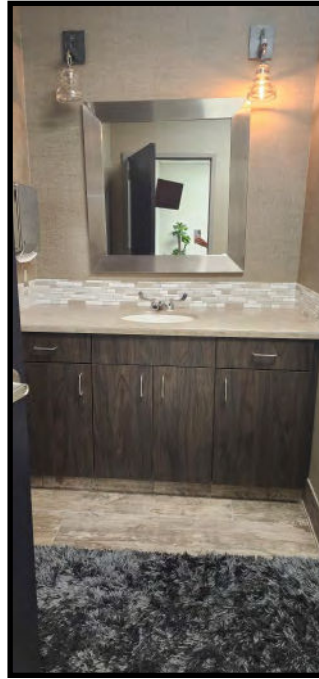
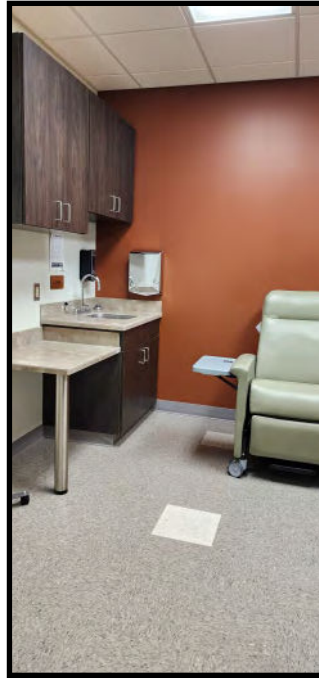
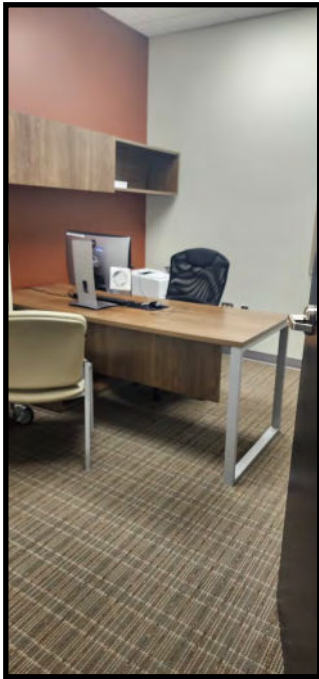
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DEMOGRAPHICS - BIBB COUNTY

