LEASE

STOREFRONT RETAIL / OFFICE 486 POPLAR STREET, MACON, GEORGIA 31201



TOTAL MONTHLY RENT: \$2,440.38 LEASE RATE: \$14.00/PSF, NNN (CAM, T & I: \$2.02/PSF, NNN)

PROPERTY HIGHLIGHTS

- 1,828± SF Storefront Office / Retail
 - Large open front entrance
 - Two (2) small offices in rear
 - Break area
 - IT Room
 - Two (2) restrooms
- On-street parking
- Zoned CBD-1

LOCATION OVERVIEW

- Subject property is located downtown Macon next to Total Health Chiropractic and Wellness Center.
- Neighbors: Ocmulgee Physicians, Kudzu Seafood, Decadent Dessert Bar, Famous Mike's, Lofts @ Poplar, The Dannenburg Lofts, Macon Bagels

PROPERTY OVERVIEW

 Storefront Office / Retail space downtown Macon conveniently located to eateries, shopping, banks and government offices



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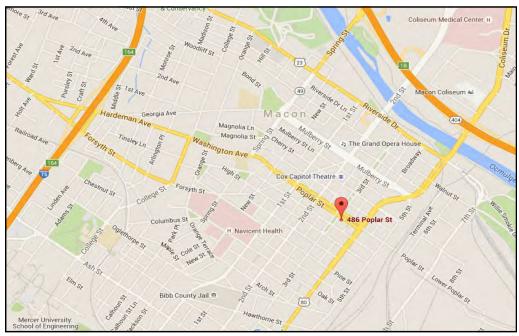




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DEMOGRAPHICS - BIBB COUNTY

KEY FACTS			EDUCATION			
158,007 Population 2.4 Average Household Size		38.0 Median Age \$50,113 Median Household Income	No High School Diploma	31% High School Graduate	29% Some College	28% Bachelor's/Grad/Prof
BUSINESS			EMPLOYMENT			
6,409 Total Businesses		84,264 Total Employees	White Collar White Collar Blue Collar Services		63% 21% 17%	4,8% Unemployment Rate
INCOME			2023 Households By Income (Esri) The largest group: <\$15,000 (16.8%) The smallest group: \$150,000 - \$199,999 (4.3%)			
		-	Indicator ▲ <\$15,000 \$15,000 - \$24, \$25,000 - \$34, \$35,000 - \$49,	999 8.5 999 11 999 13	.8% +7.4% .5% +1.1% .4% +3.4% .3% +2.4%	
\$50,113	\$31,027	\$61,999	\$50,000 - \$74, \$75,000 - \$99, \$100,000 - \$14 \$150,000 - \$15	999 10 49,999 14	.4% -1.7% 1.8% -2.7% 1.3% -2.2% 3% -3.7%	
Median Household Income	Per Capita Income	Median Net Worth	\$200,000+		3% -3.7% 3% -3.8% Bars show deviation	on from 13 (Georgia)