

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

STEPHANIE FOLSOM, CCIM
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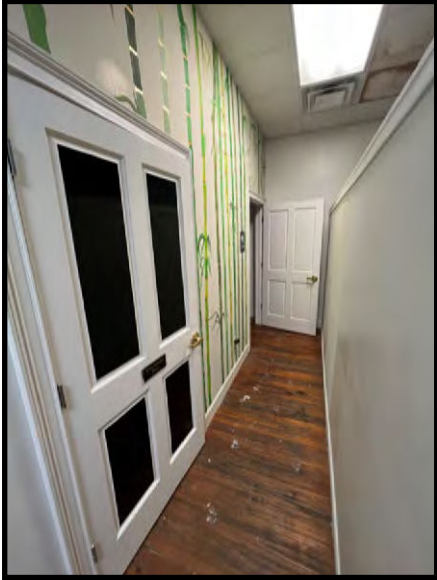
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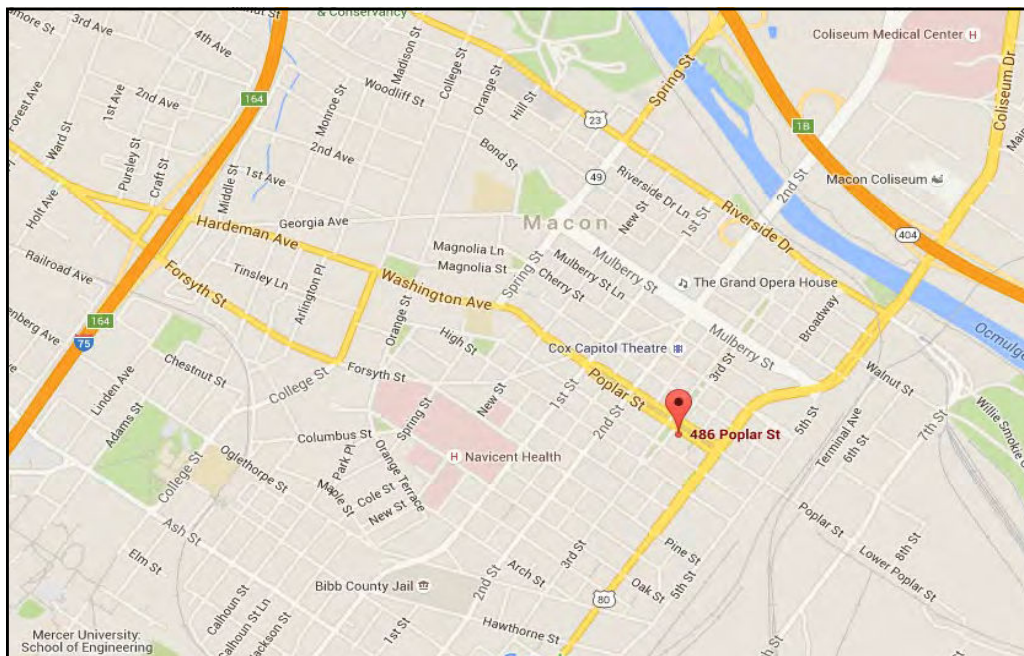
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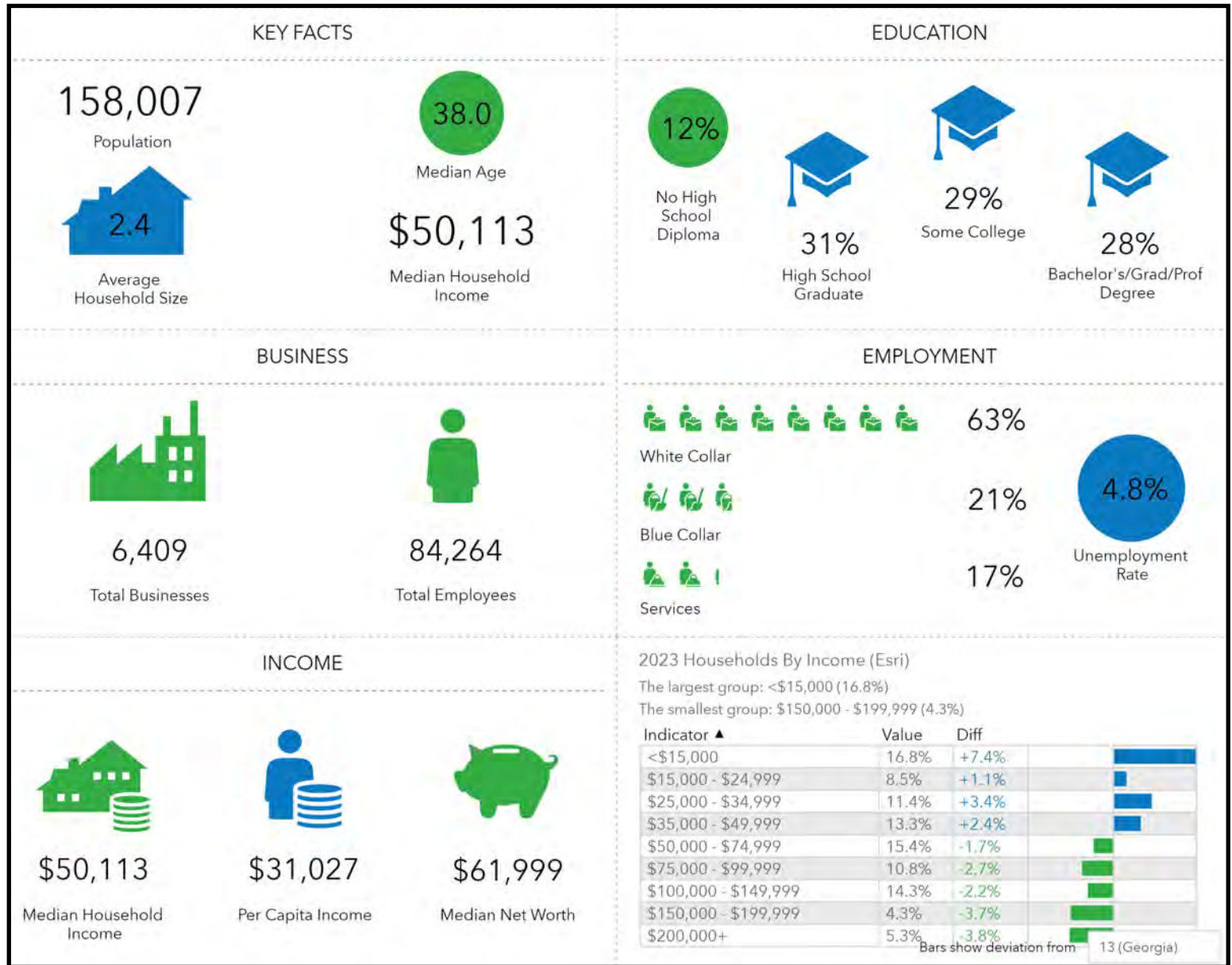


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DEMOGRAPHICS - BIBB COUNTY



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