

LEASE

476 Third Street, Suite 2 - Downtown Macon, Georgia 31201



PROPERTY HIGHLIGHTS

- Suite 2: Commercial Space (Divisible)
Available 2,000± SF - 4,000± SF
Option1:
 - 2,000± SF Street Level
Rate Reduced to: **\$2,583.34/Month, NNN**
(\$12/PSF Base + \$3.50/PSF, NNN)
 - **Landlord incentives available**Option2:
 - 4,000± SF Street Level & Lower Level
Rate Reduced to: **\$4,500.00/Month, NNN**
(\$10/PSF Base + \$3.50/PSF, NNN)
 - **Landlord incentives available**
- Dannenberg Lofts above Suite; next door to Macon Bagels
- Prime corner Suite at the corner of Third Street & Poplar Street
- On-street parking

LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District
- Busy downtown signalized intersection of Third Street & Poplar Street
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than one mile with 9,000± students enrolled
- Residential lofts, Bibb & Federal Courthouse, government offices, financial institutions, shopping, entertainment and worship within walking distance
- Served by public transportation
- Zoned CBD-1

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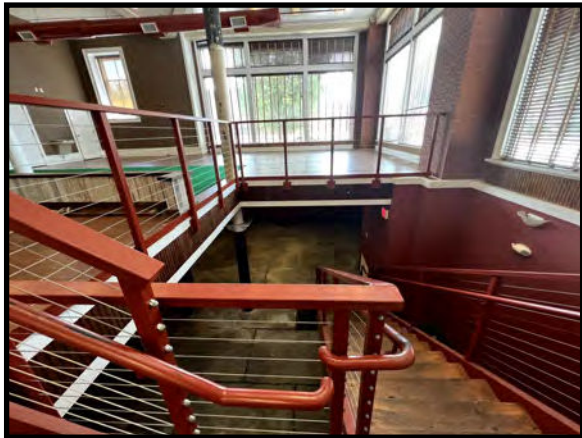
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Revised 1/24/24

LEASE

PRIME COMMERCIAL SPACE - CORNER OF THIRD @ POPLAR

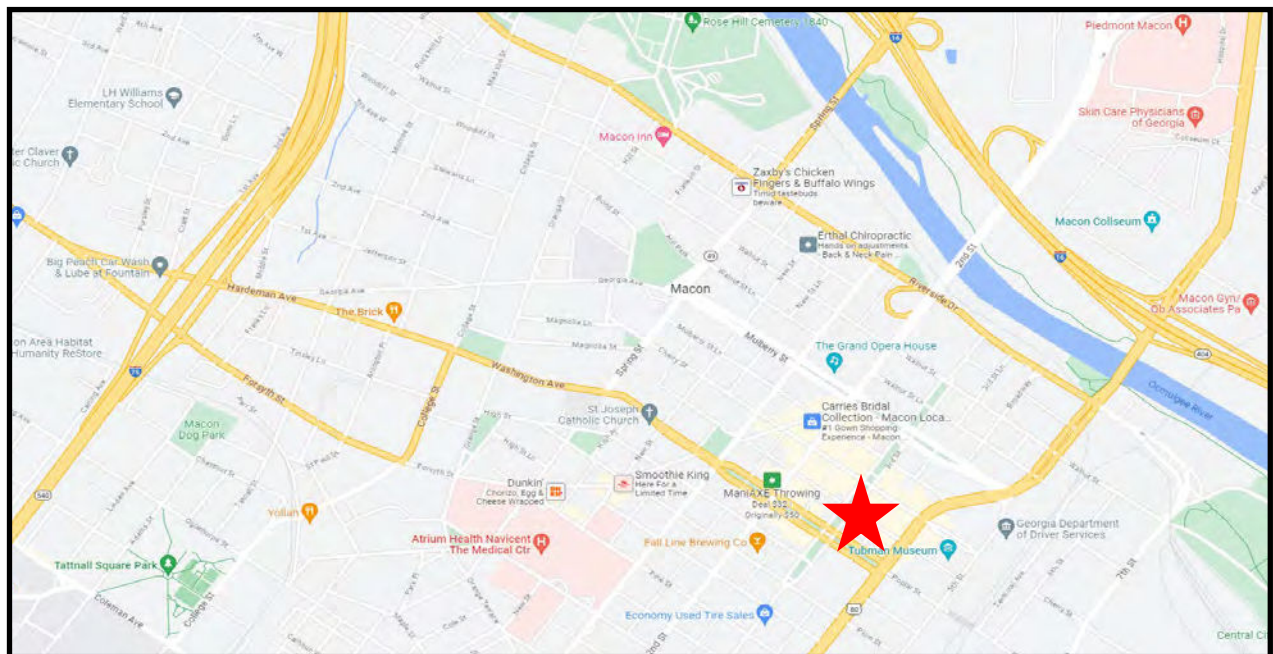
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DEMOGRAPHICS - BIBB COUNTY

