

LEASE

PRIME COMMERCIAL SPACE ON POPLAR STREET
476 Third Street, Suite 3 - Downtown Macon, Georgia 31201



“REDUCED TO \$5,387.75/MONTH”
(BASE RATE: \$8.00/PSF, NNN
CAM, T & I: \$3.50/PSF, NNN)
“LANDLORD INCENTIVES AVAILABLE”

PROPERTY HIGHLIGHTS

- Suite 3: 5,622± SF Commercial Space
 - Wide open space; three floors
- Dannenberg Lofts above Suite
- High visibility on Poplar Street between Third Street & Martin Luther King Jr. Boulevard
- Great On-street parking
- Zoned CBD-1

LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District
- Great location for a restaurant, fitness center, office or retail
- 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

STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
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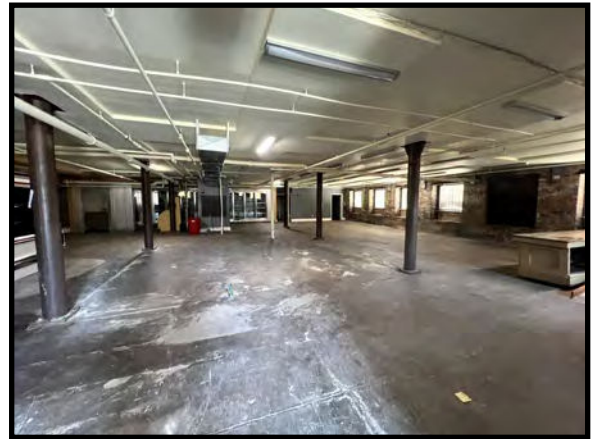
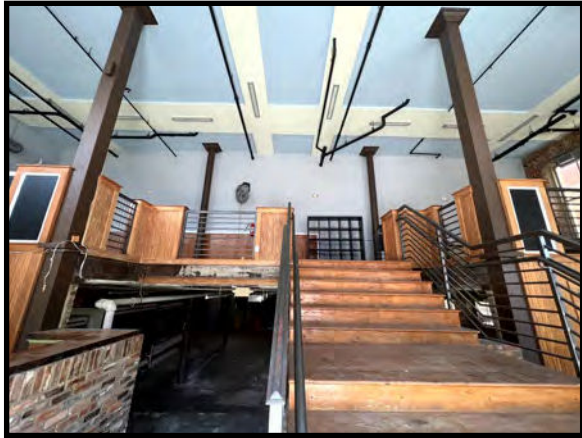
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Revised 1/24/24

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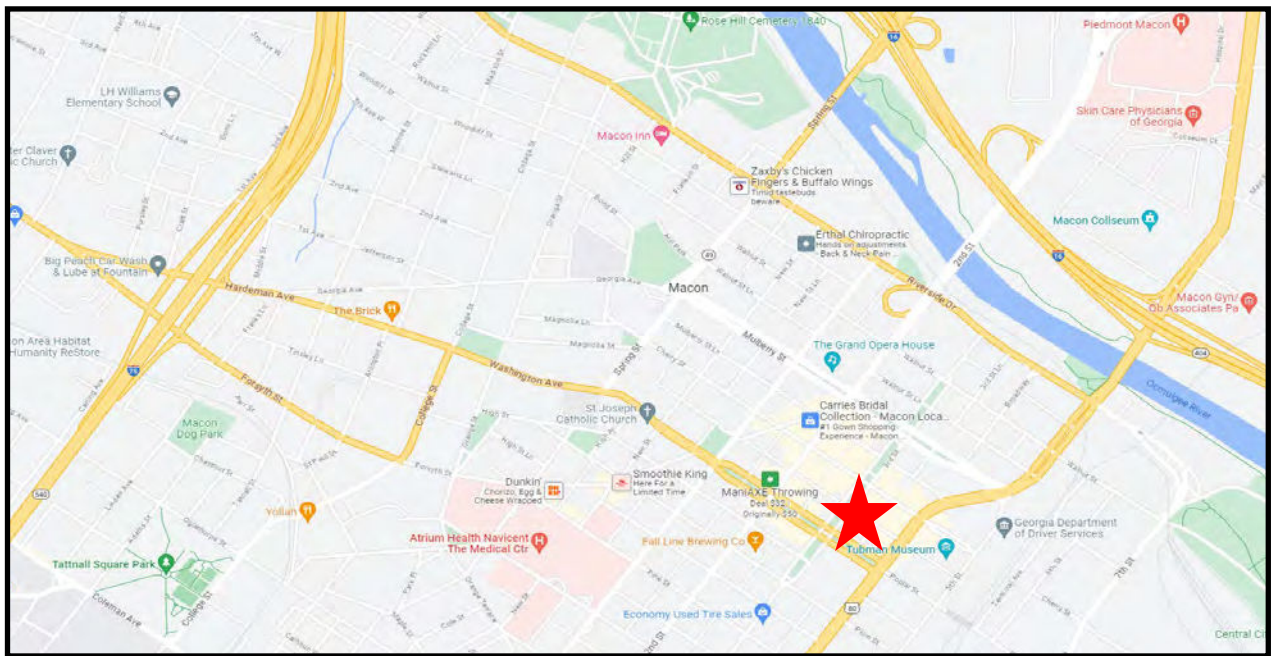
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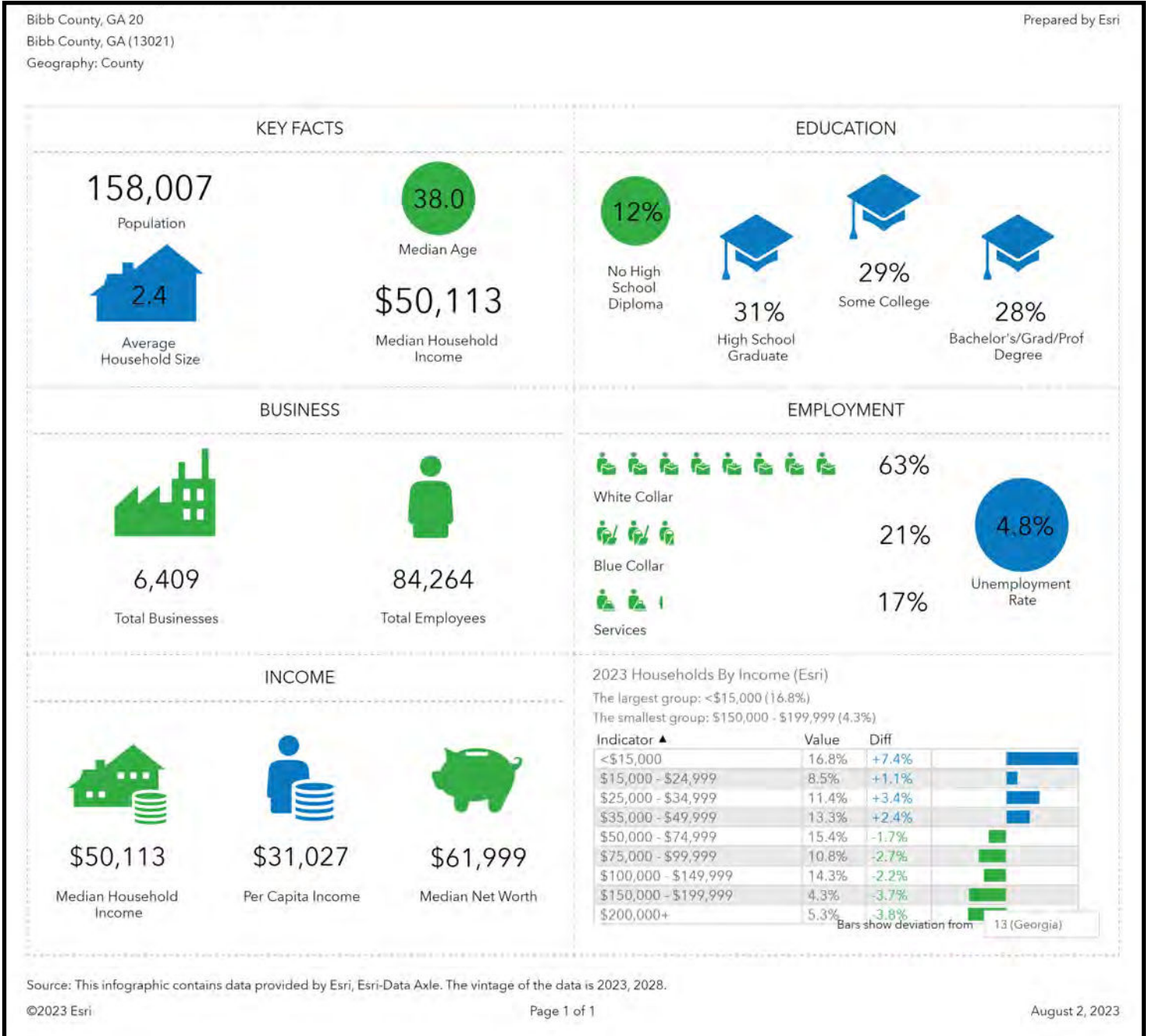


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DEMOGRAPHICS - BIBB COUNTY



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