

LEASE

OFFICE / RETAIL "SHELL SPACE"
640 NORTH AVENUE, BIBB COUNTY, GA 31211



**BASE LEASE RATE:
\$8.00/PSF, "AS IS"**

PROPERTY OVERVIEW

- SUITE "C": 1,250± SF Office / Retail
 - Shell space
- Zoned C4

LOCATION OVERVIEW

- Located behind Baconsfield Shopping Center anchored by Kroger
- Served by Macon Transit Authority
- Walking distance to restaurants and shopping
- One hour South of Atlanta
- Two major highways, Interstate 75 & Interstate 16.

	1 MILE	3 MILE	5 MILE
2023 POPULATION	5,152	37,751	80,947
DAYTIME POPULATION	13,763	59,331	102,118
AVG HOUSEHOLD INCOME	\$54,210	\$56,226	\$59,501

THOMAS RHODES
706.615.5233 Cell
trhodes@cbcworldwide.com



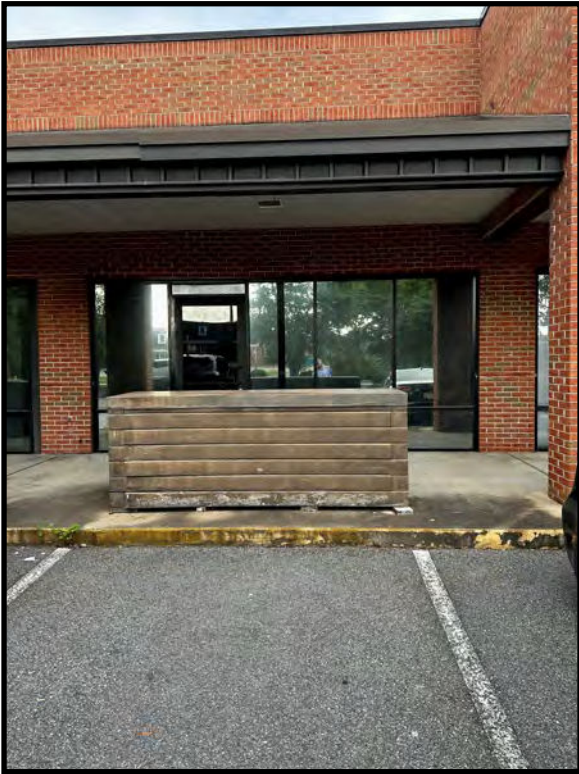
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EBERHARDT & BARRY

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Revised 3/12/24

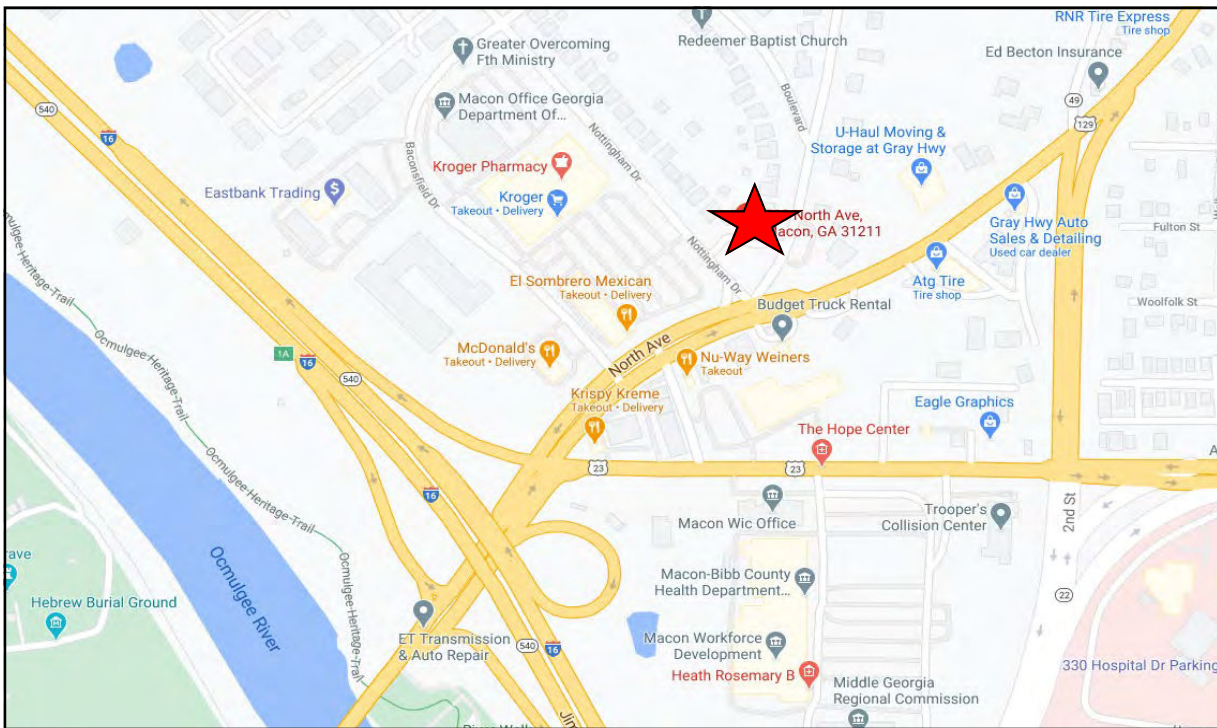
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