

LEASE

STOREFRONT RETAIL / OFFICE

361 Second Street
Macon-Bibb County, Georgia 31201



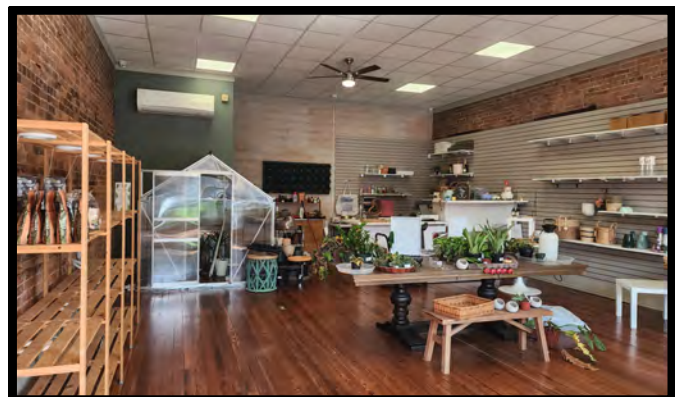
LOCATION OVERVIEW

- Prime location in the heart of Downtown Macon, one of Middle Georgia's fastest-growing commercial and entertainment districts
- Situated along Second Street, a vibrant corridor between Cherry Street and Mulberry Street with strong pedestrian activity
- Surrounded by a diverse mix of restaurants, coffee shops, boutiques, professional offices, galleries, and entertainment venues
- Walking distance to numerous downtown destinations, including government offices, financial institutions, hotels, and retail amenities
- Convenient access to Interstate 75 and Interstate 16, providing excellent connectivity throughout Macon and Middle Georgia
- Minutes from Mercer University, Atrium Health Navicent, and Piedmont Macon Medical Center, generating a steady daytime workforce and customer base
- Located near the Macon City Auditorium, Macon Centreplex, and Douglass Theatre, attracting year-round visitors and event traffic
- Downtown Macon continues to experience significant public and private investment, including historic redevelopment, new residential projects, restaurants, and mixed-use developments
- Within Macon-Bibb County's Central Business District (CBD), offering an established business environment and a walkable urban setting

PROPERTY OVERVIEW

- **Available September 1, 2026**
- **800± SF** of charming downtown retail or office space
- Historic character featuring **heart pine flooring** and **exposed original brick interior walls**
- **Open floor plan** with abundant character
- Comfortable year-round with central HVAC
- Flexible **CBD-1** zoning allows for a variety of commercial uses
- Excellent opportunity for boutique retail, specialty business, professional office, creative studio, or customer-facing business seeking a distinctive historic downtown location.
- Tenant pays utilities and \$50.00 per month for water
- Property taxes and building insurance paid by Landlord
- Minimum lease term of **two (2) years**

MONTHLY LEASE RATE: \$1,300.00



Deidra Stewart
478.508.2652 Cell
deidra@cbcgeorgia.com
cbcmacon.com



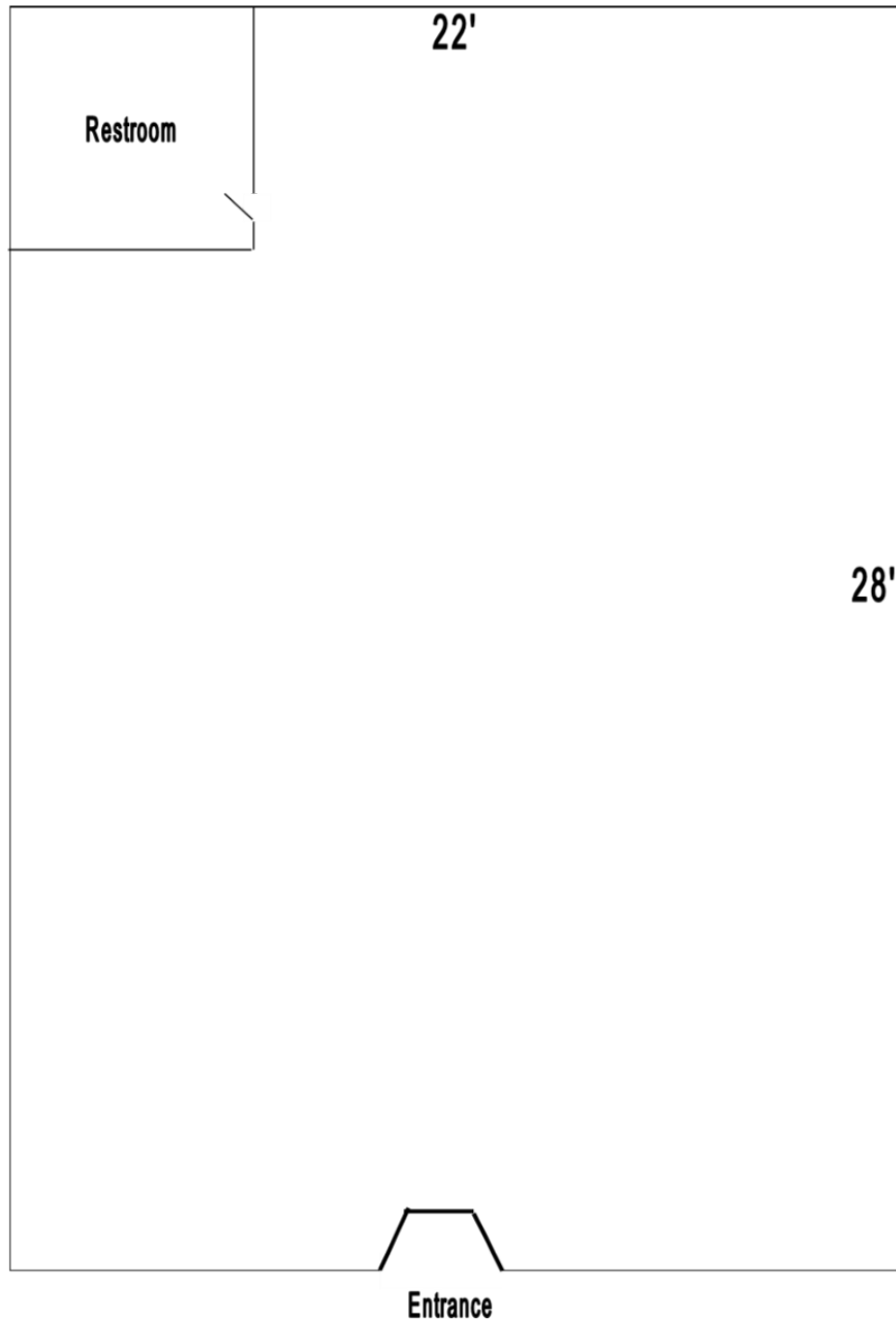
COLDWELL BANKER
COMMERCIAL

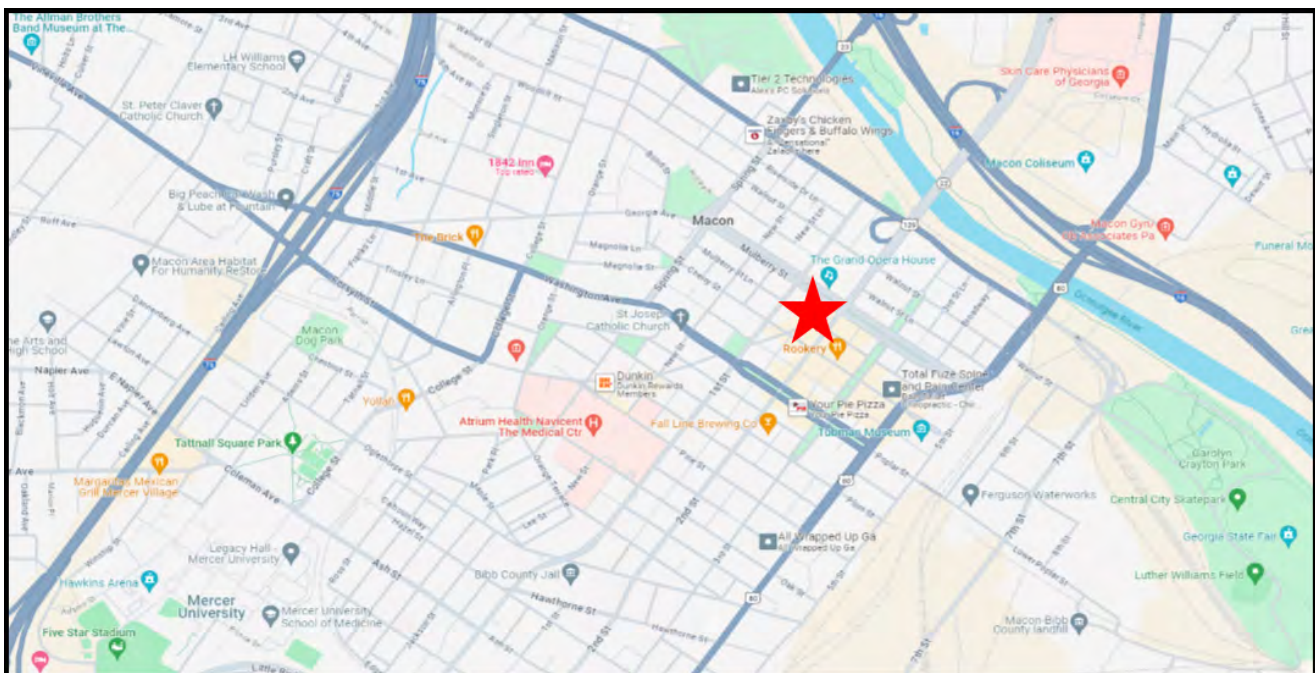
**EBERHARDT &
BARRY**

Created 8/7/26

FLOOR PLAN

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DEMOGRAPHICS

STOREFRONT RETAIL / OFFICE
361 Second Street
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Bibb County, GA (13021)
 Geography: County

KEY FACTS

157,245

Population



Average Household Size

38.8

Median Age

\$51,475

Median Household Income

BUSINESS



N/A

Total Businesses



N/A

Total Employees

INCOME



\$51,475

Median Household Income



\$35,833

Per Capita Income



\$102,644

Median Net Worth

EDUCATION

11%

No High School Diploma



32%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



64%

White Collar



22%

Blue Collar



14%

Services

5.2%

Unemployment Rate

2026 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator [®]	Value	Diff	
<\$15,000	14.9%	+6.6%	
\$15,000 - \$24,999	9.5%	+3.9%	
\$25,000 - \$34,999	10.8%	+4.9%	
\$35,000 - \$49,999	13.8%	+4.0%	
\$50,000 - \$74,999	12.5%	-2.8%	
\$75,000 - \$99,999	7.4%	-5.6%	
\$100,000 - \$149,999	17.6%	-0.5%	
\$150,000 - \$199,999	4.5%	-5.9%	
\$200,000+	8.9%	-4.7%	

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri (2026, 2031).

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