

# LEASE

## RETAIL / OFFICE SPACE

195 SPRING STREET - MACON, BIBB COUNTY, GA31201



### LOCATION OVERVIEW

- Located Downtown Macon at the signalized intersection of Spring Street & Walnut Street; one block from Riverside Drive
- Piedmont Hospital less than one mile with 1,430± employees
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than one mile with 9,000± students enrolled
- Convenient to Bibb & Federal Courthouses, government offices, financial institutions, restaurants, shopping and entertainment
- Convenient to Interstate 75 and Interstate 16
- Served by Public Transportation
- Zoned HC, Historical Residential

### BUILDING INFORMATION

**6,362± SF Multi-Tenant Retail / Office Building**

#### AVAILABLE SUITE

Suite "B": 1,100± SF	LEASED
Suite "C": 1,100± SF	LEASED
Suite "D": 1,150± SF	\$1,000/Month + \$50/Month/Water

- Entry from rear parking lot
- Reception area
- Open work room
- Storage room with sink
- Shared restroom

**Parking Lot and On-Street Parking**

**Signage Available**

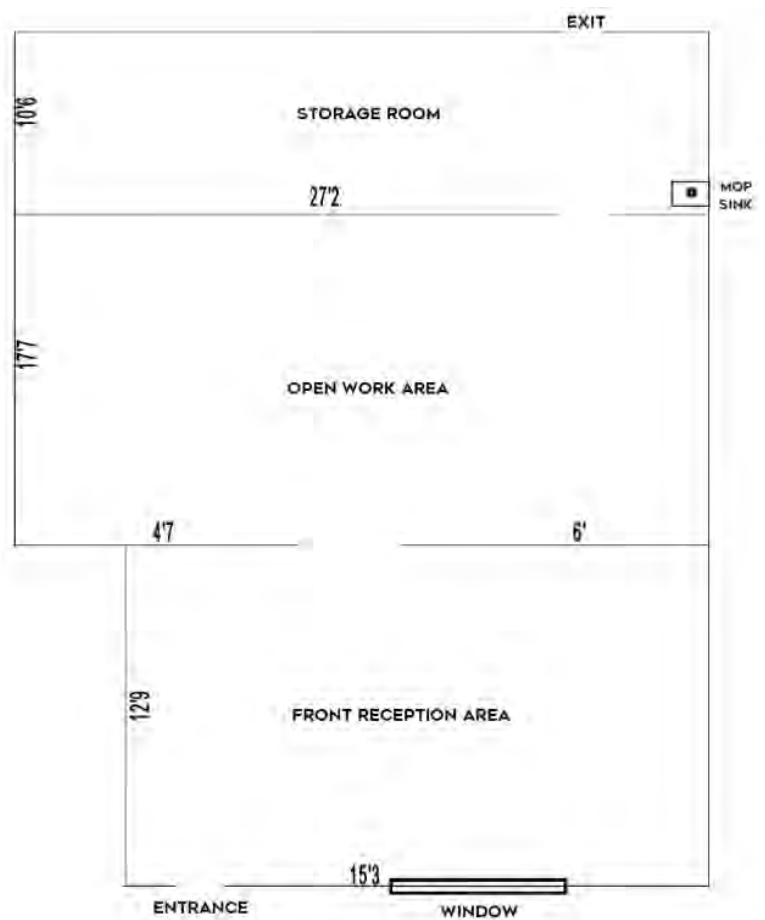
**DEIDRA STEWART**  
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**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 5/14/25

**SUITE "D" - 1,150± SF RETAIL / OFFICE - \$1,000/MONTH + \$50/MONTH WATER**





## AERIAL MAP



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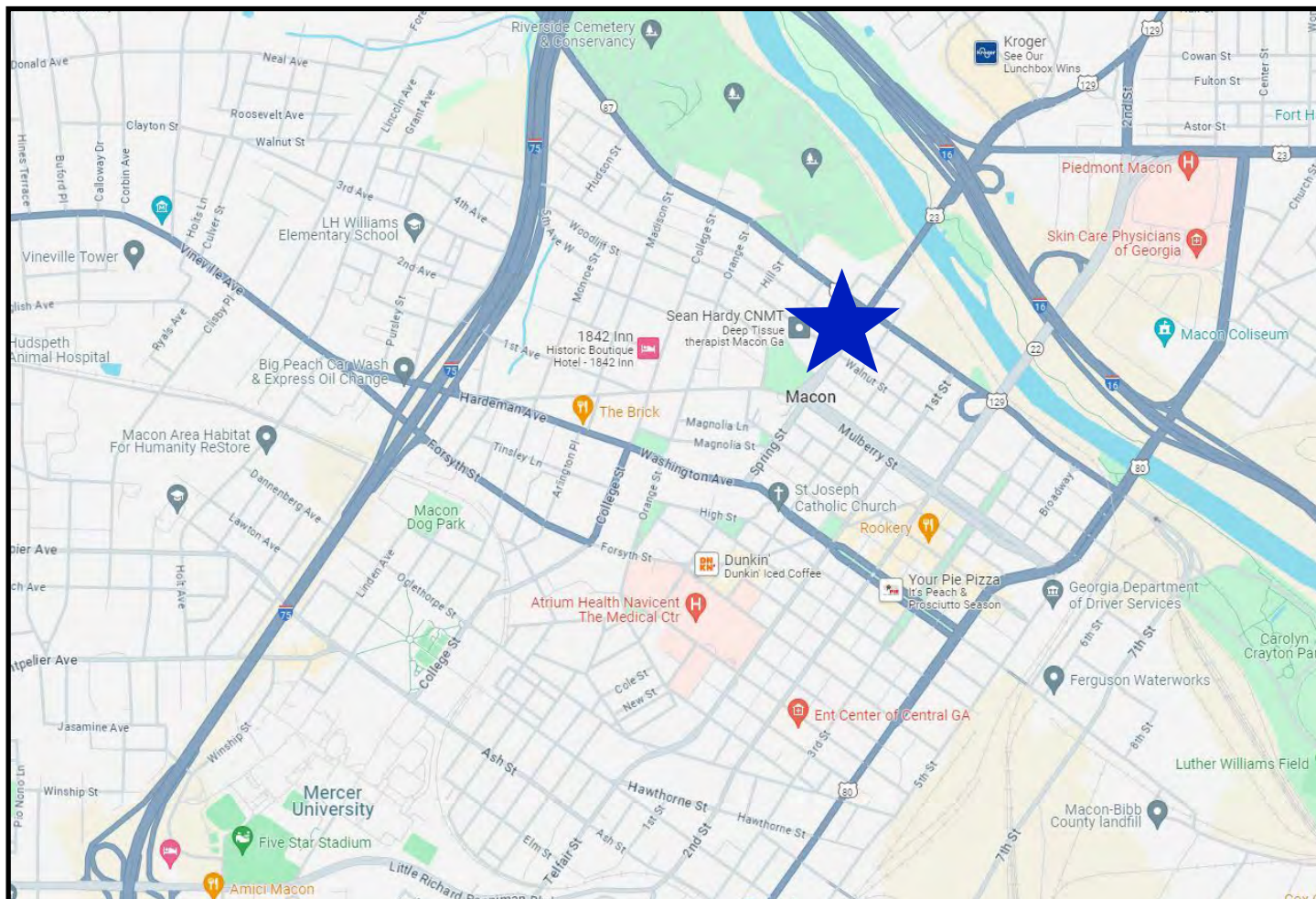


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### DEMOGRAPHICS - BIBB COUNTY

