

# LEASE

## STOREFRONT RETAIL / OFFICE / WAREHOUSE

4406 MERCER UNIVERSITY DRIVE  
MACON, BIBB COUNTY, GEORGIA 31210



**LEASE RATE: \$12.00/PSF  
MODIFIED GROSS**

### LOCATION OVERVIEW

- Located in West Macon at the intersection of Mercer University Drive & Columbus Road
- Convenient to Interstate 75, Interstate 475 and US 80 (Eisenhower Parkway)
- 5 Miles from Downtown Macon
- Traffic Count: 24,400± AVG VPD (2023 GDOT)
- Zoned C3

### PROPERTY OVERVIEW

- Suite "B": (\$1,200.00/Month)
  - 1,200± SF Storefront Retail
  - Previously The Financial Corner  
(See Pages 2-3)
- Suite "C": (\$1,200.00/Month)
  - 1,200± SF Storefront Retail
  - Previously S&D Vinyls  
(See Pages 4-5)
- Suite "E": (\$1,375.00/Month)
  - 1,375± SF Storefront Retail
  - Previously Gable Masters Roofing  
(See Pages 6-7)
- Parking available in front of building
- Signage available
- Owner pays for water and garbage

**DEIDRA STEWART**  
478.508.2652 Cell  
deidra@cbcgeorgiacom

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**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Created 1/9/25

### SUITE "B" - 1,200± SF

#### **SUITE "B"** **1,200± SF**

Reception Area

Three (3) Private Offices

Showroom / Conference Room

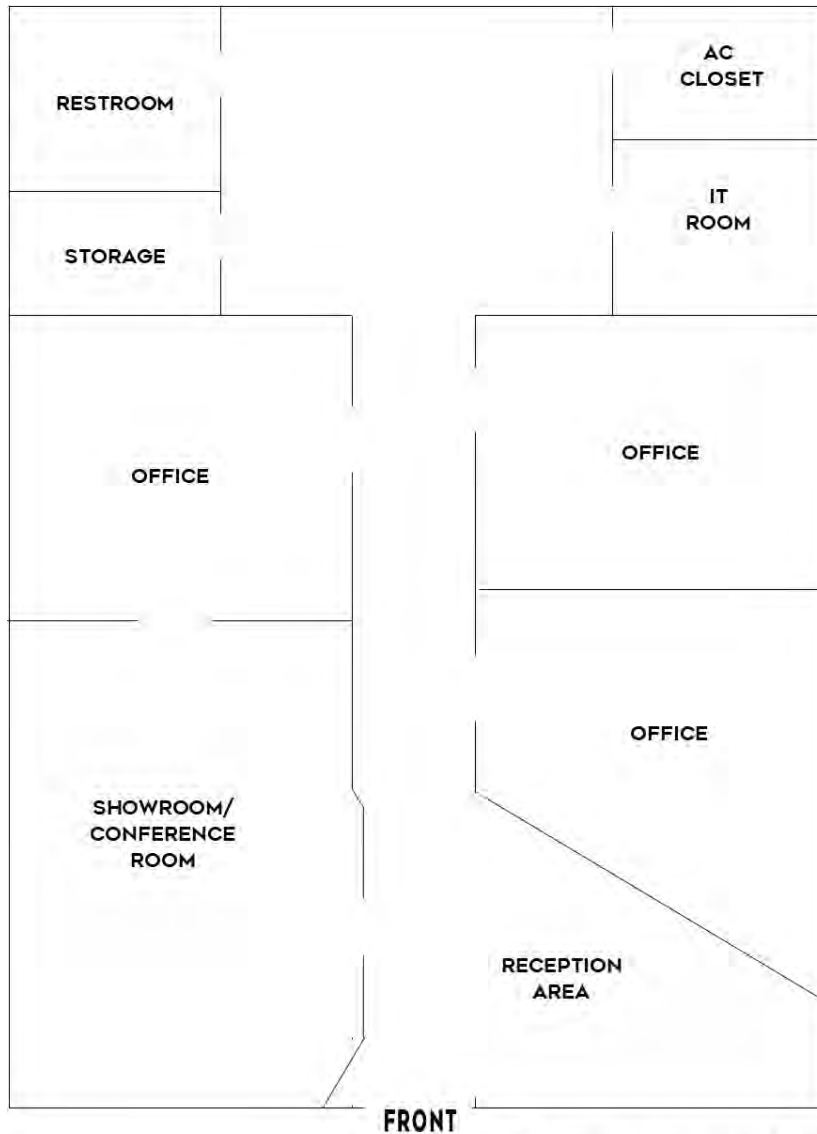
Storage Room

IT Room

AC Closet

Restroom

**LEASE RATE:**  
**\$1,200.00/MONTH**  
**MODIFIED GROSS**



FRONT

Measurements are approximate

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### SUITE "B" PHOTOS



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3



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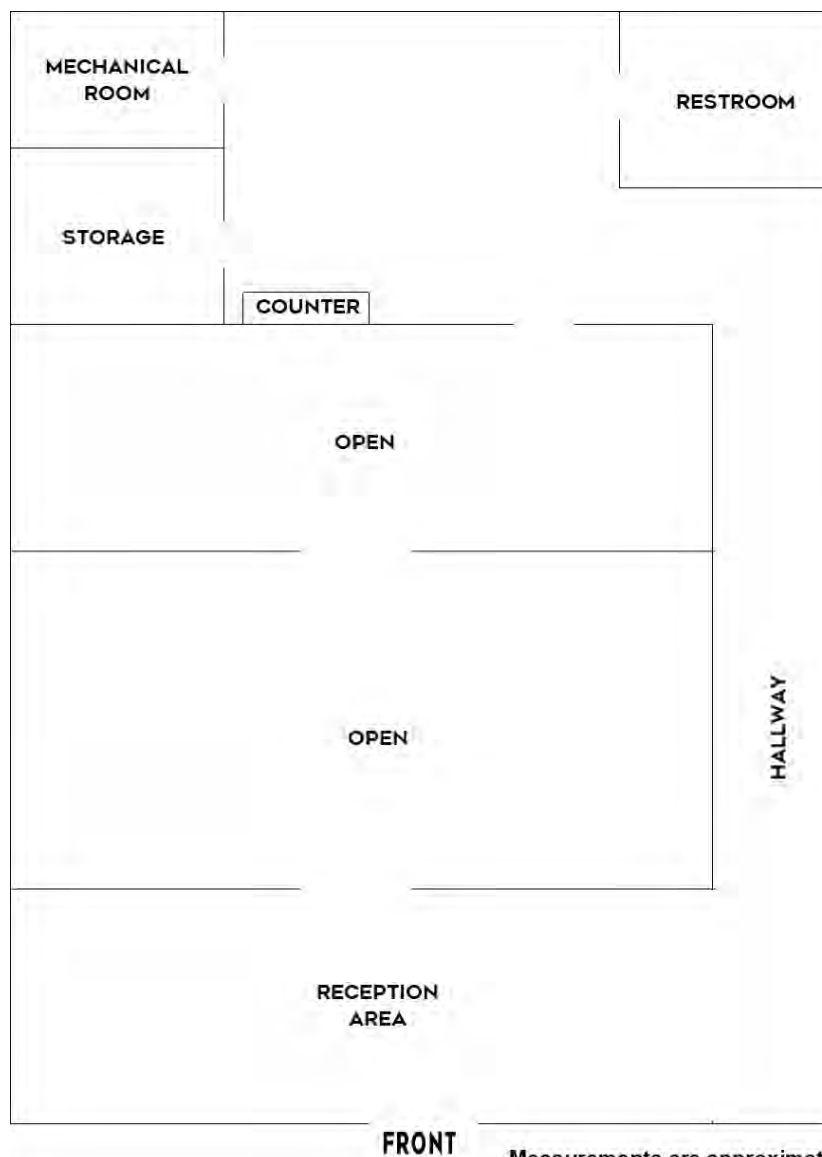
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### SUITE "C" - 1,200± SF

#### **SUITE "C"** **1,200± SF**

Reception Area  
Two (2) Large Open Spaces  
Storage Room  
Mechanical Room  
Restroom

**LEASE RATE:**  
**\$1,200.00/MONTH**  
**MODIFIED GROSS**



Measurements are approximate

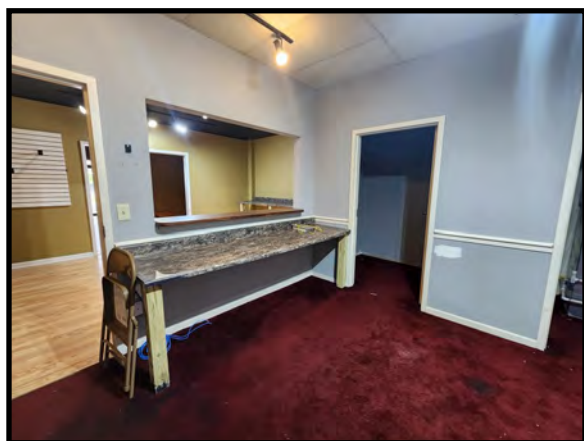
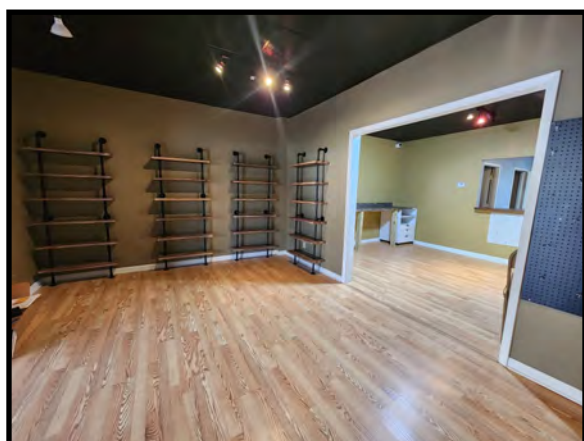
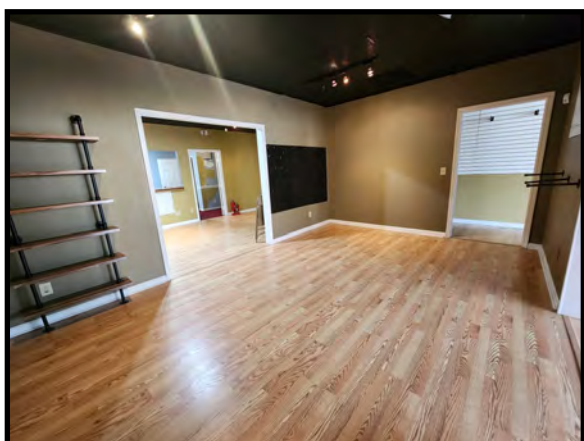
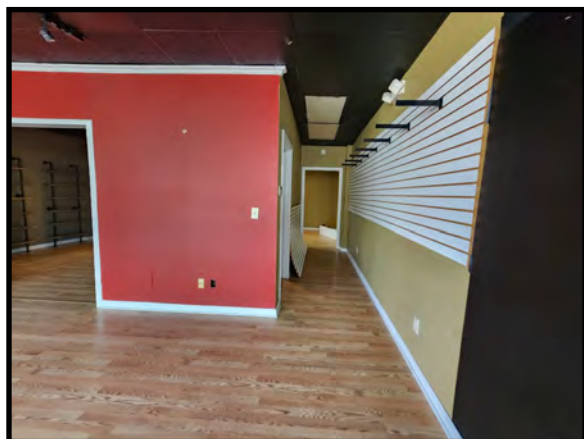
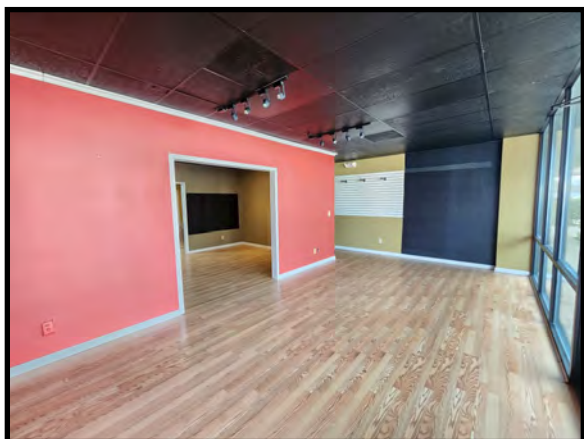


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5



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### SUITE "E" - 1,375± SF

#### **SUITE "E"** **1,375± SF**

Reception Area / Foyer

Five (5) Private Offices

Open Area

Restroom

IT Closet

Storage Closets

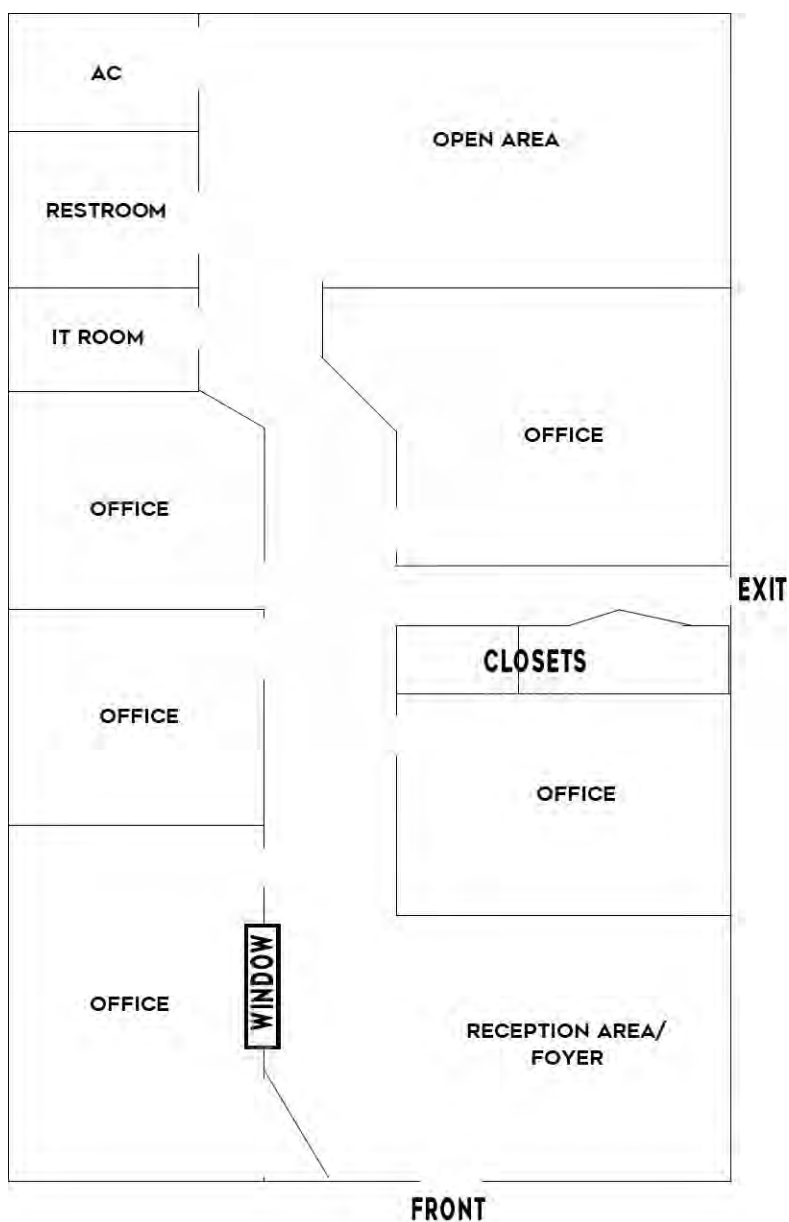
AC Closet

Side Entrance / Exit Door

#### **LEASE RATE:**

**\$1,375.00/MONTH**

**MODIFIED GROSS**

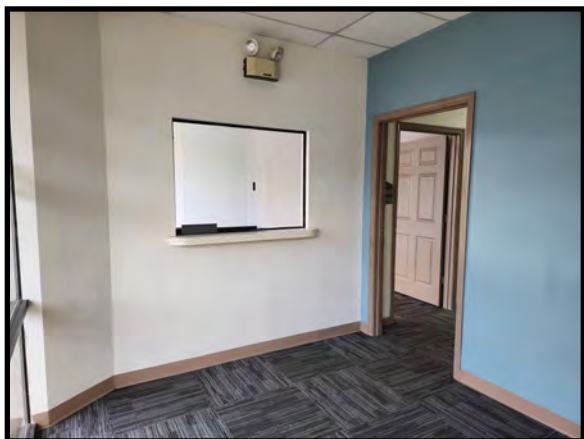


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7



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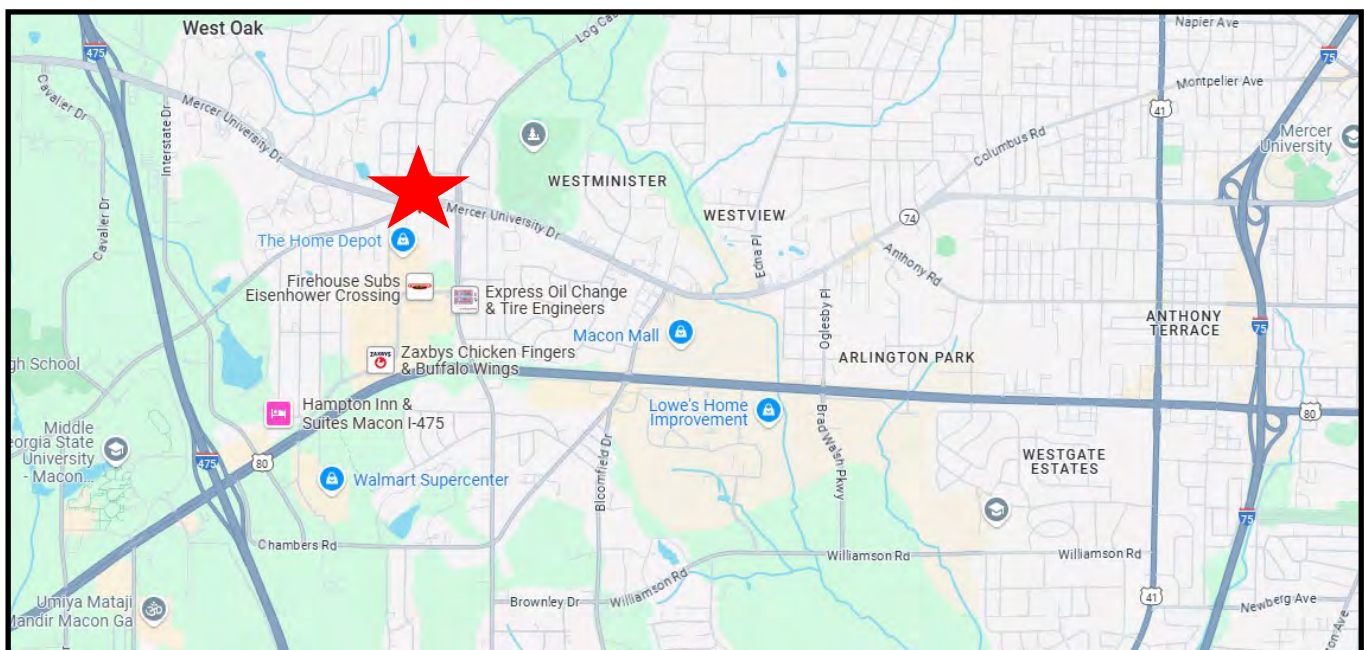
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8



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### DEMOGRAPHICS - BIBB COUNTY

