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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SUITE "B" - 1,200± SF

SUITE "B" 1,200± SF

Reception Area

Three (3) Private Offices

Showroom / Conference Room

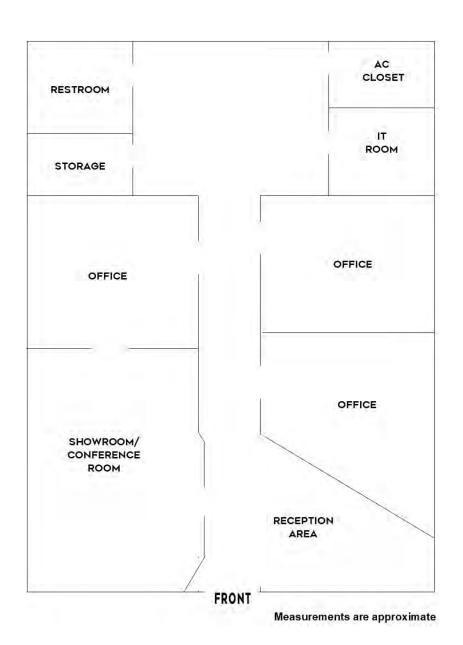
Storage Room

IT Room

AC Closet

Restroom

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



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SUITE "B" PHOTOS















SUITE "C" - 1,200± SF

SUITE "C" 1,200± SF

Reception Area

Two (2) Large Open Spaces

Storage Room

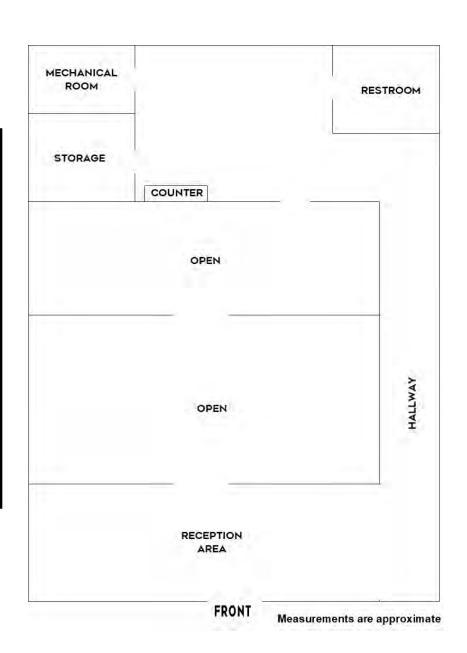
Mechanical Room

Restroom

LEASE RATE:

\$1,200.00/MONTH

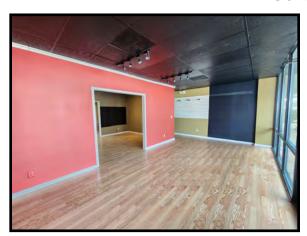
MODIFIED GROSS



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SUITE "C" PHOTOS













MACON, BIBB COUNTY, GEORGIA 31210

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

AC OPEN AREA RESTROOM IT ROOM OFFICE OFFICE EXIT CLOSETS OFFICE OFFICE **OFFICE** RECEPTION AREA/ FOYER FRONT



4406 MERCER UNIVERSITY DRIVE MACON, BIBB COUNTY, GEORGIA 31210

SUITE "E" PHOTOS











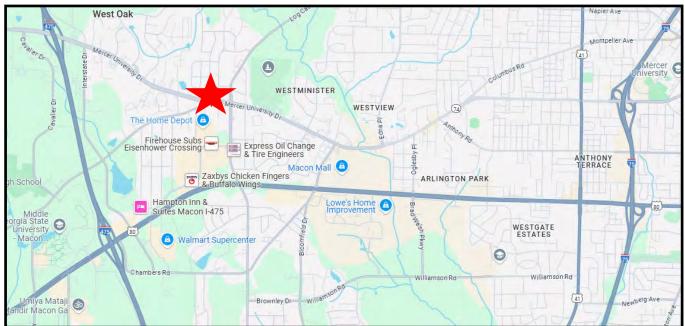


LEASE

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DEMOGRAPHICS - BIBB COUNTY

KEY FACTS			EDUCATION				
156,482 Population 2.4 Average Household Size		38.3 Median Age \$51,348 Median Household Income	No High School Diploma	32% High School Graduate	_	29% e College	28% Bachelor's/Grad/Prof Degree
BUSINESS			EMPLOYMENT				
6,878 Total Businesses		82,560 Total Employees	White Collar White Collar Blue Collar Services	6666	ė	64% 20% 16%	4.9% Unemployment Rate
INCOME			2024 Households By Income (Esri) The largest group: \$50,000 - \$74,999 (16.7%) The smallest group: \$150,000 - \$199,999 (3.3%)				
		-	Indicator ▲ <\$15,000 \$15,000 - \$24, \$25,000 - \$34, \$35,000 - \$49,	999 9. 999 11 999 13	6.0% 6% 1.1% 2.0%	Diff +7.5% +3.2% +4.3% +1.5%	
\$51,348	\$31,464	\$78,071	\$50,000 - \$74, \$75,000 - \$99,	999 10	5.7% 0.6%	+0.4%	
Median Household Income	Per Capita Income	Median Net Worth	\$100,000 - \$14 \$150,000 - \$19 \$200,000+	9,999 3.		-3.5% -5.8% -4.9% ow deviatio	n from Georgia