

**MONTHLY LEASE RATE:**  
**\$1,660.00 / GROSS**

### PROPERTY OVERVIEW

- 1,660± SF Storefront Retail
  - Retail showroom
  - Storage room
  - One restroom
- Zoned CBD-1

### LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District; one block from the corner of Third & Cherry
- Highly visible location across from Third Street Park
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than one mile with 9,000± students enrolled
- Residential lofts, Bibb & Federal Courthouse, government offices, financial institutions, shopping, entertainment and worship within walking distance
- Served by public transportation

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**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Revised 4/3/25





# Here's why we Macon

## Macon is ...

### Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

### The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

### A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

### Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

### Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon — and growing!

### Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

### Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

## F U N F A C T S

### Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

### Business & Industry

More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

### Healthcare

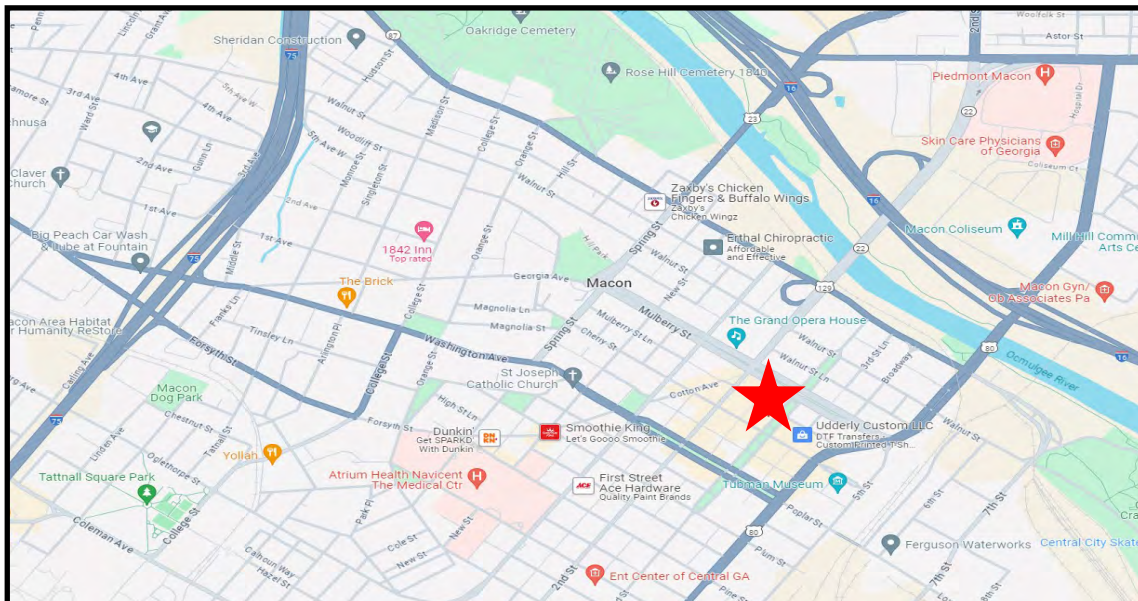
Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.



# LEASE

## STOREFRONT RETAIL

371 THIRD STREET  
MACON, BIBB COUNTY, GEORGIA 31201



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### DEMOGRAPHICS - BIBB COUNTY

Bibb County, GA 20  
Bibb County, GA (13021)  
Geography: County

Prepared by Esri

#### KEY FACTS

156,482

Population



2.4

Average  
Household Size

38.3

Median Age

\$51,348

Median Household  
Income

#### EDUCATION

11%

No High  
School  
Diploma



32%

High School  
Graduate



29%

Some College



28%

Bachelor's/Grad/Prof  
Degree

#### BUSINESS



6,878

Total Businesses



82,560

Total Employees

#### EMPLOYMENT



White Collar

64%



Blue Collar

20%



Services

16%

4.9%

Unemployment  
Rate

#### INCOME



\$51,348

Median Household  
Income



\$31,464

Per Capita Income



\$78,071

Median Net Worth

#### 2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (16.7%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	16.0%	+7.5%	
\$15,000 - \$24,999	9.6%	+3.2%	
\$25,000 - \$34,999	11.1%	+4.3%	
\$35,000 - \$49,999	12.0%	+1.5%	
\$50,000 - \$74,999	16.7%	+0.4%	
\$75,000 - \$99,999	10.6%	-2.8%	
\$100,000 - \$149,999	14.3%	-3.5%	
\$150,000 - \$199,999	3.3%	-5.8%	
\$200,000+	6.3%	-4.9%	

Bars show deviation from Georgia