

# LEASE

STOREFRONT RETAIL  
610 NORTH AVENUE, SUITE D  
MACON, BIBB COUNTY, GEORGIA 31211



**BASE LEASE RATE: \$14.50/PSF, NNN  
(CAM, T&I: \$4.68/PSF)**  
**TOTAL LEASE RATE: \$2,813/MONTH**

## PROPERTY OVERVIEW

1,760± Storefront Retail Space for Lease

Formerly: Boost Mobile

Zoning: C-4

### Features:

- Spacious **showroom** ideal for retail display or customer service
- **Private office** for management or administrative use
- Large **stockroom** with ample storage capacity
- **Restroom** included
- Excellent visibility and accessibility for retail

Perfect for a variety of retail or service-oriented businesses.

## LOCATION OVERVIEW

- Located in the Baconsfield Shopping Center
- Kroger-anchored neighborhood retail center
- Excellent visibility with 44,200± VPD on Gray Highway
- Strong tenant mix including:
  - Kroger
  - Art's Nails
  - Subway
  - El Sombrero Mexican Restaurant
  - Grifols Biomat Plasma Center
  - WNB Factory Wings & Burgers
  - Little Caesar Pizza
  - Hong Kong Express
  - Macon Tobacco & Vapor
  - Bibb County Sheriff's Office (District 1)

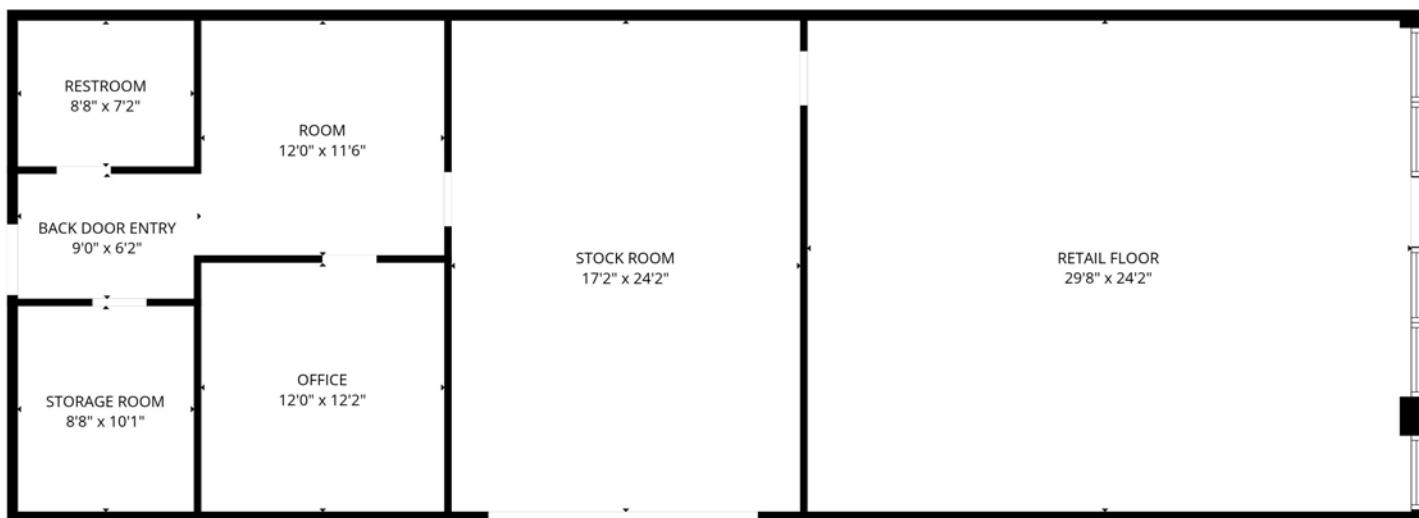
STEPHANIE FOLSOM, CCIM  
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COLDWELL BANKER  
**COMMERCIAL**  
EBERHARDT & BARRY  
Revised 1/7/26

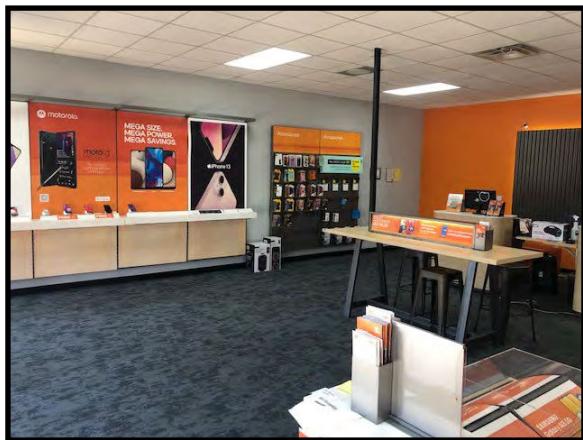
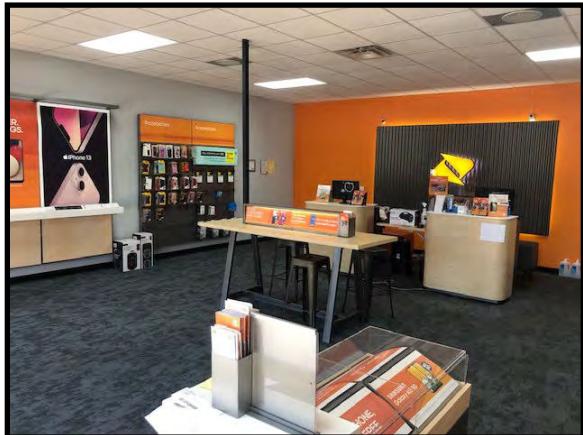
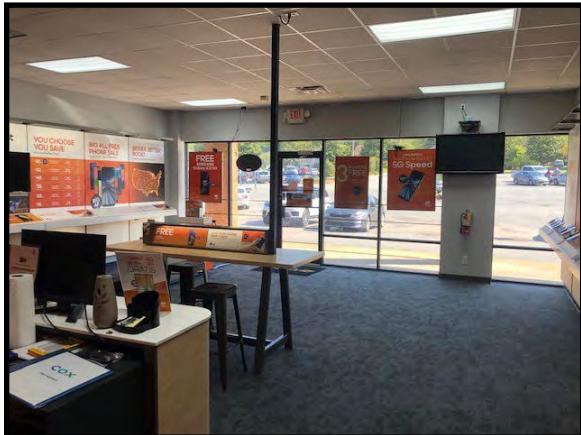
## FLOOR PLAN



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## SUITE PHOTOS



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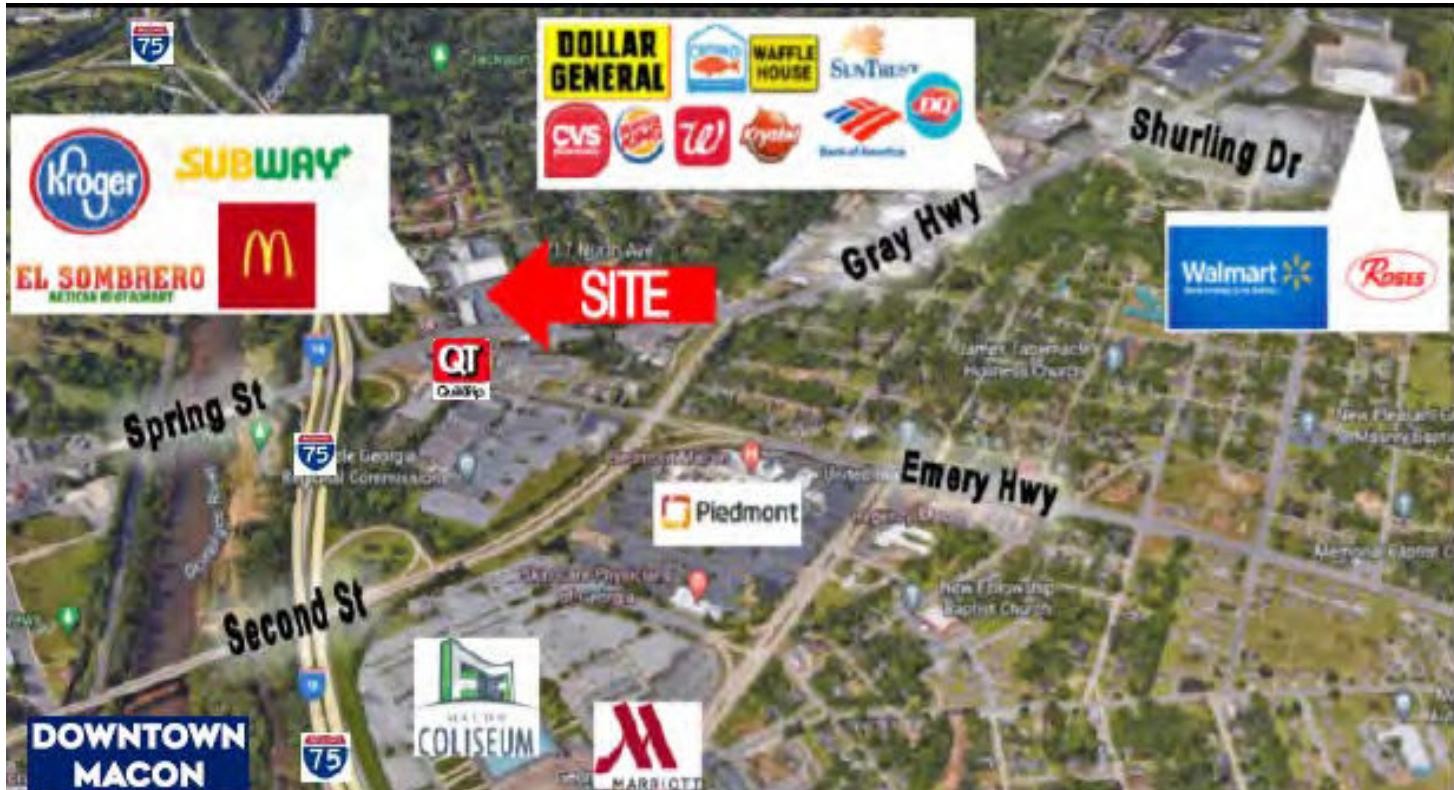
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	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,124	36,606	80,141
DAYTIME POPULATION	14,182	53,762	97,362
AVG HOUSEHOLD INCOME	\$59,024	\$58,484	\$62,354

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