MEDICAL OFFICE BUILDING

1625 HARDEMAN AVENUE MACON, BIBB COUNTY, GEORGIA 31201





MONTHLY LEASE RATE \$8,000.00/NNN

PROPERTY OVERVIEW

- 5,600± SF Medical Office Building with Porte-Cochere
- Previously occupied by Barnes Orthopedic Center
- Built in 2016
- 0.68 Acre site
- · Large electric pylon sign
- 28 Parking spaces
- Property Tax Bill: \$11,057 (2024)

LOCATION OVERVIEW

- Located Downtown Macon at the signalized intersection of the Northbound entrance ramp of Interstate 75
- Atrium Health Medical Center blocks away with 4,600± employees
- Piedmont Hospital less than one mile with 1,430± employees
- Mercer University less than one mile with 9,000± students enrolled
- Convenient to restaurants, shopping and financial institutions
- · Served by Public Transportation
- · Zoned C2



478.508.2652 CELL DEIDRA@CBCGEORGIA.COM CBCMACON.COM



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BUILDING INFORMATION

5,600± SF Medical Office Building with Porte-Cochere

- · Lobby/waiting room
- Four private offices
- Conference room
- One executive office with private restroom & shower
- · Six exam rooms
- · Nurse's station
- Break room
- · Three restrooms
- · Storage room



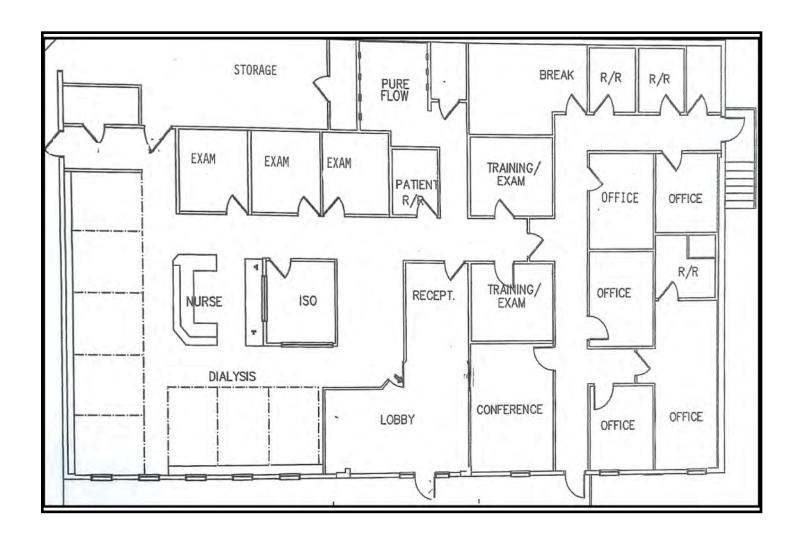
YEAR BUILT	2016
SITE INFORMATION	0.68 Acres60' Frontage; 85' depthProfessional landscaping
CONSTRUCTION	Masonry
FLOORING	Tile, laminate and carpet
CEILING/ LIGHTING	Acoustical tile ceilings / fluorescent fixtures
HVAC	Central heat and air conditioning
PARKING	28 Asphalt paved parking spaces
UTILITIES	All public utilities serve the site
ZONING	C2
TAX BILL	\$11,057 (2024)



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FLOOR PLAN





LEASE

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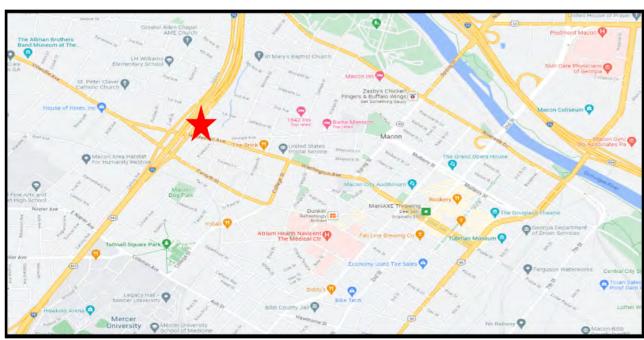
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