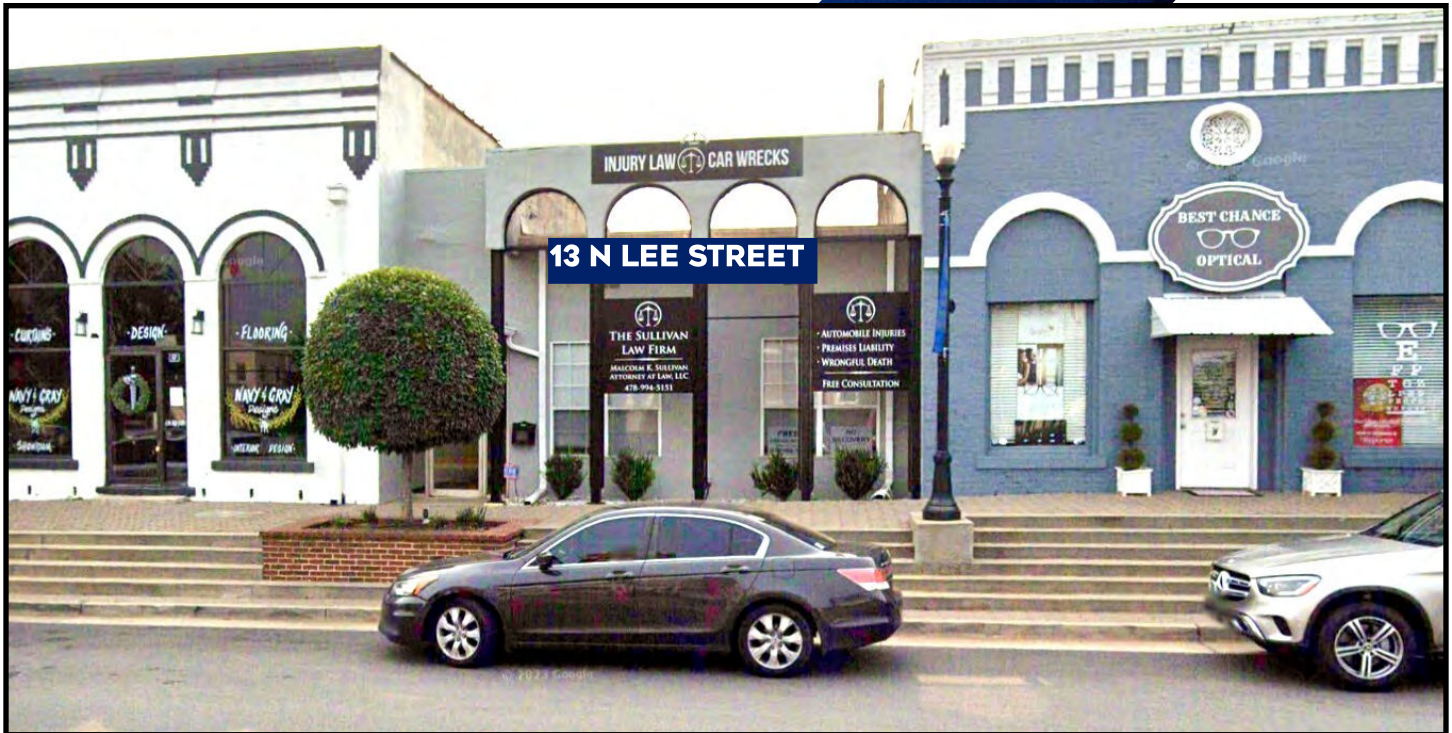


AVAILABLE FOR SALE OR LEASE

PROFESSIONAL OFFICE / GREAT REDEVELOPMENT OPPORTUNITY

13 N LEE STREET - DOWNTOWN HISTORIC SQUARE
FORSYTH, MONROE COUNTY, GEORGIA 31029



MIKI FOLSOM, CCIM
478.361.3036
MFOLSOM@CBCGEORGIA.COM

990 RIVERSIDE DRIVE
MACON, GA 31201

SALES PRICE: \$299,000

LEASE RATE: PAGE 2



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COMMERCIAL**
EBERHARDT & BARRY

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Revised 7/28/25

PROPERTY HIGHLIGHTS

13 N LEE STREET
FORSYTH, MONROE COUNTY, GEORGIA 31029

PROPERTY OVERVIEW

Building **3,456± SF Commercial Building**
(Floor Plan Page 3)
• Former Law Office
• **Divided into (3) Suites**
• Metered separately
• **Suite A: 1,150 USF - \$1,850/Month**
• **Suite B: 1,050 USF - \$1,275/Month**
• **Suite C: 550 USF - LEASED**
• Foyer
• Corridor

Year Built 1950

Site 0.10 Acres

HVAC Central heat and air conditioning

Roof Tar/Gravel

Parking On-Street parking

Signage Facade

Utilities All utilities available

Zoning Commercial

LOCATION OVERVIEW

- Prime location in Downtown Historic Square
- Across from Monroe County Courthouse
- Highly visible downtown location
- Walking distance to dining, city and county government offices and financial institutions



MIKI FOLSOM, CCIM

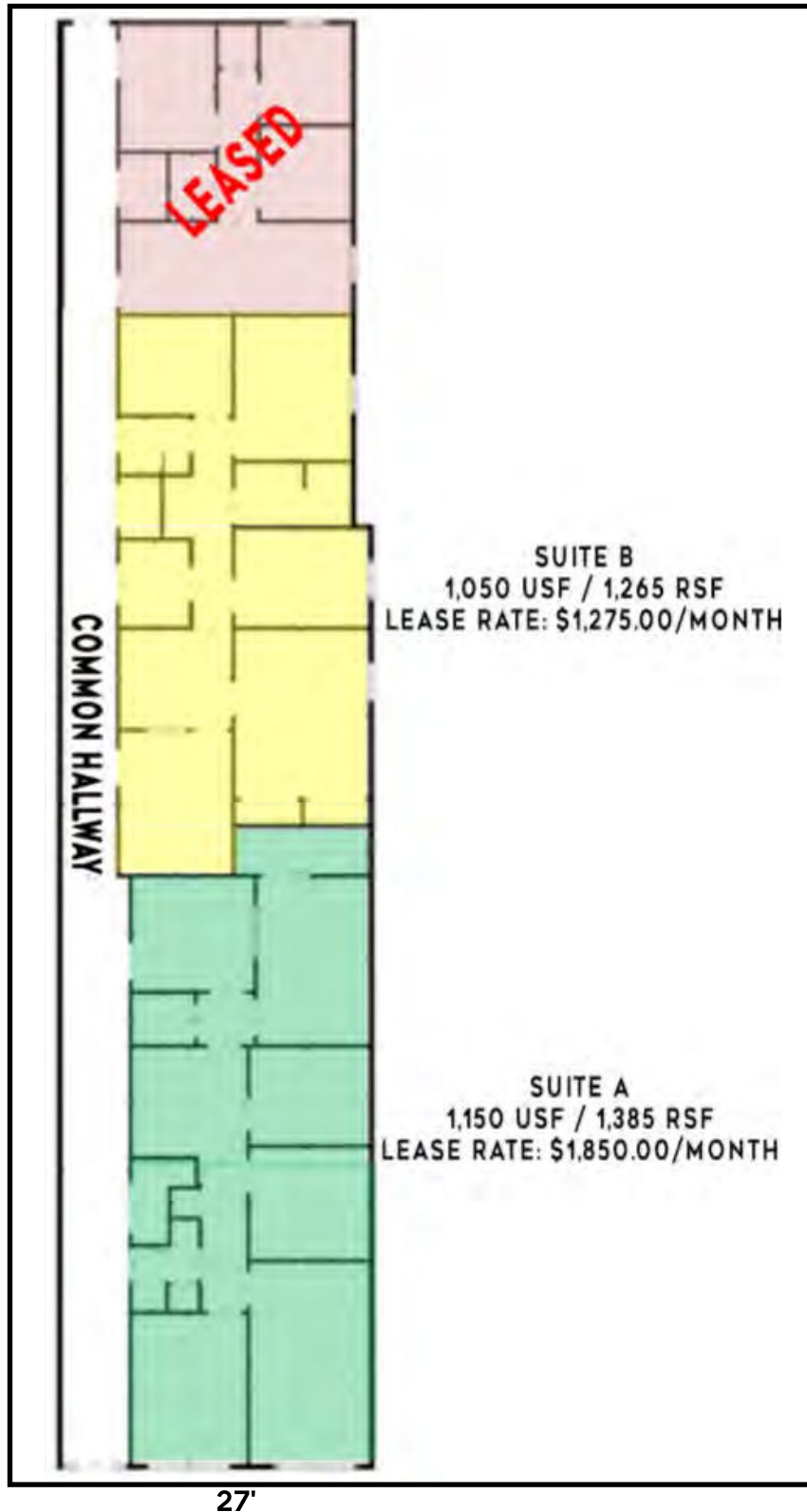
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27' FRONT



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AERIAL MAP

13 N LEE STREET
FORSYTH, MONROE COUNTY, GEORGIA 31029



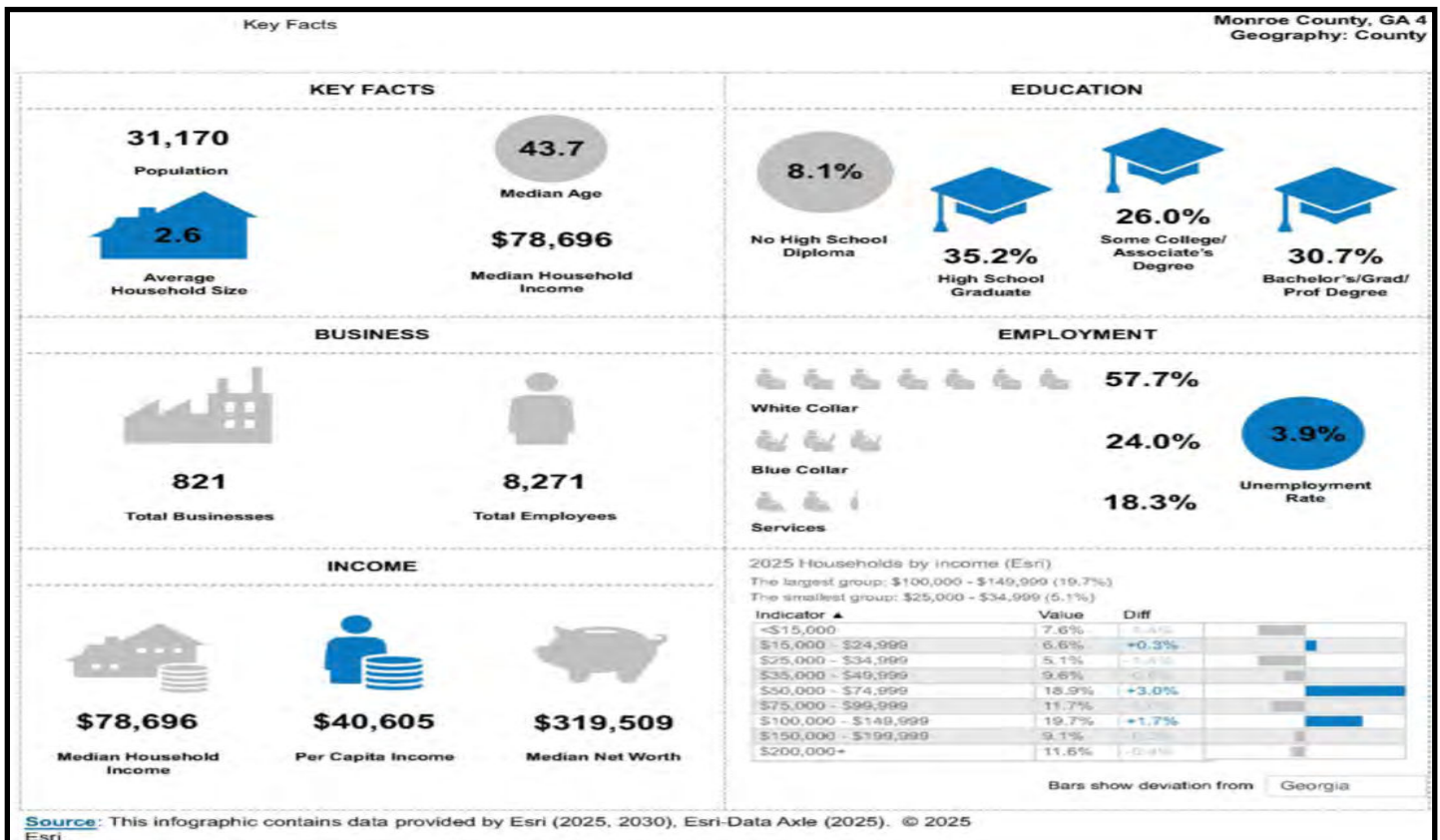
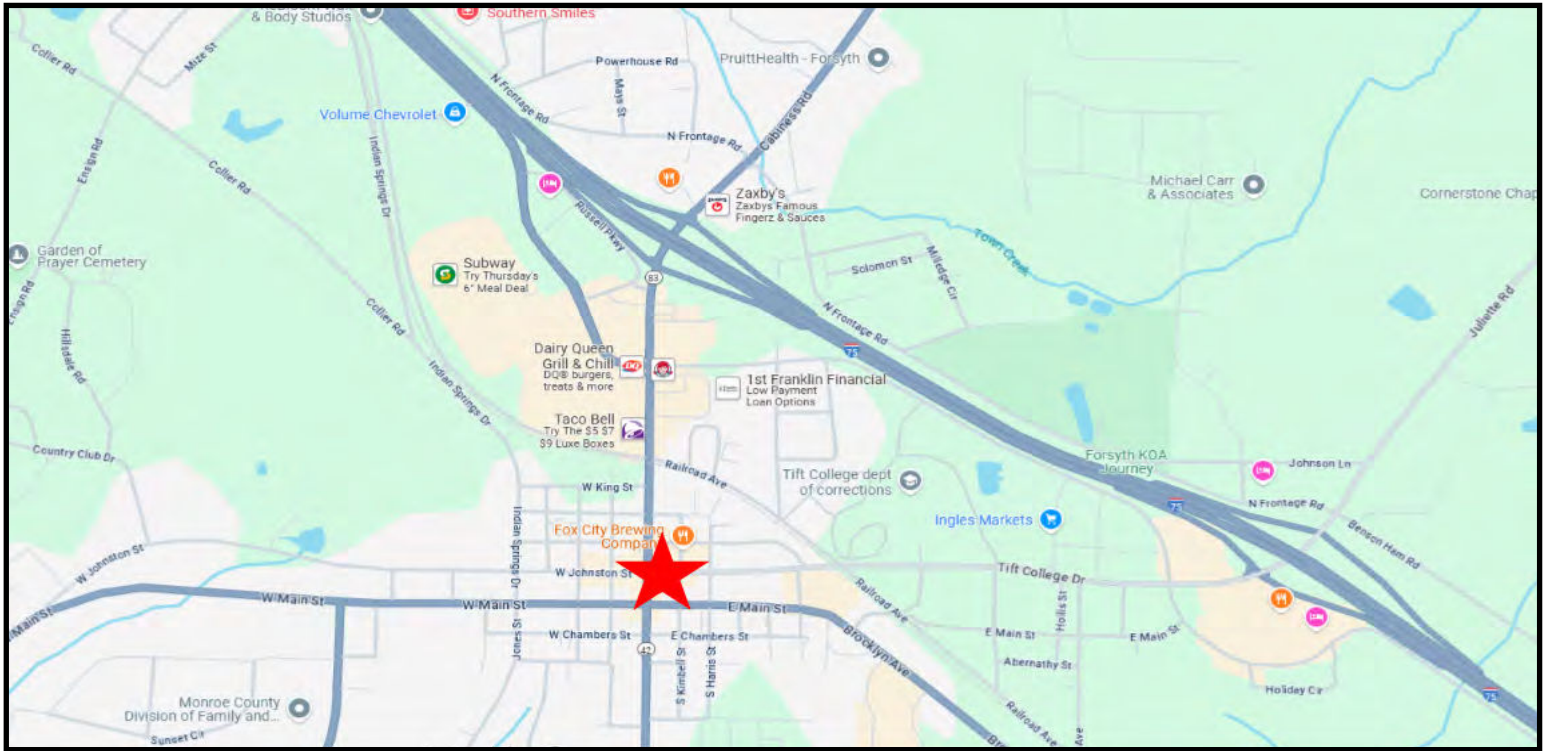
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LOCATION MAP / DEMOGRAPHICS

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