

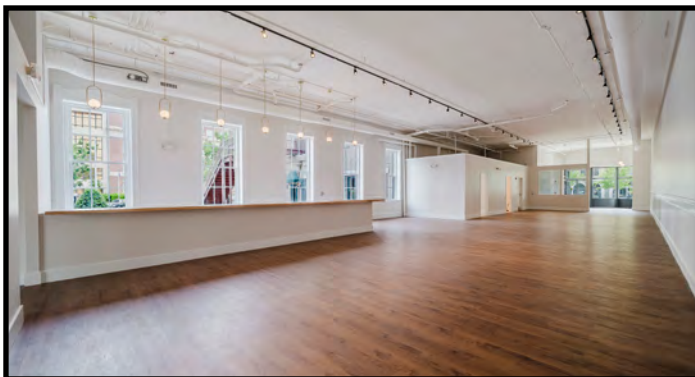
LEASE

NEWLY RENOVATED STOREFRONT 317 COTTON AVENUE, SUITE "A" DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31201



LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District near the corner of Cotton Avenue and Mulberry Street
- Highly visible location in downtown Macon's entertainment and retail district
- Mercer University less than one mile with 9,164 students enrolled
- Residential lofts, entertainment, shopping, work places and financial institutions within walking distance
- Convenient to Interstate 75 and 16



**MONTHLY LEASE RATE:
\$3,500.00 / GROSS**

PROPERTY OVERVIEW

Step into a world of possibilities with our newly renovated 3,350± SF space, perfect for storefront retail, a unique venue, or a future restaurant. This space has been thoughtfully designed to cater to a variety of business needs.

The space features a welcoming lobby area, a private office, two family-style restrooms, and two flex rooms that can be tailored to your business needs.

For those looking to create a unique retail experience or venue, the outdoor deck at the rear offers a fantastic opportunity for outdoor displays or events.

The bar area is all set up, stubbed for a 3-bay wash sink and hand sink, and wired for coolers and a POS system, making it an ideal setup for a restaurant or cafe. A hood chase is already installed, ready for your kitchen equipment.

The suite has its own gas, electric and water meter, giving you full control over your utilities. This isn't just a space, it's a launchpad for your next big idea.



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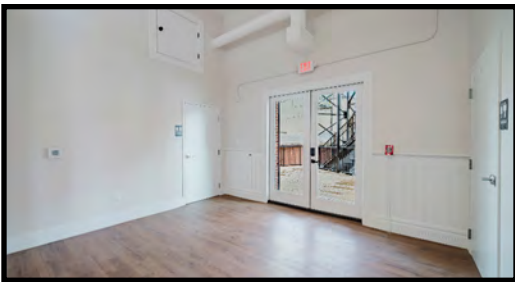
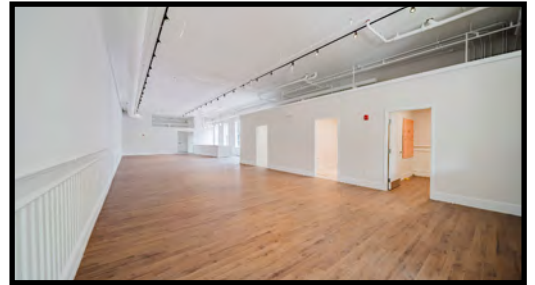
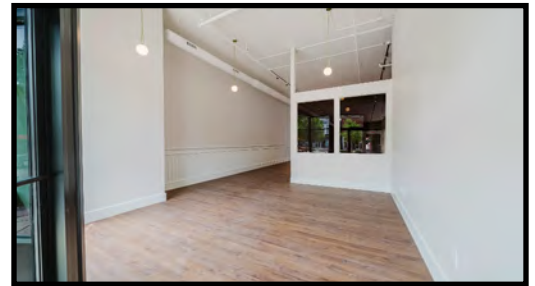
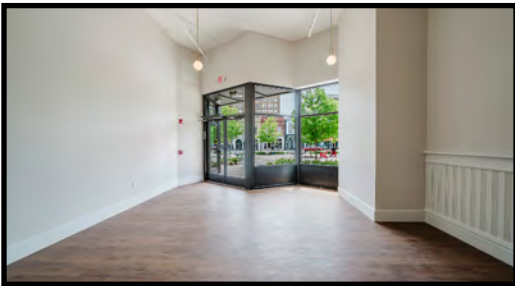
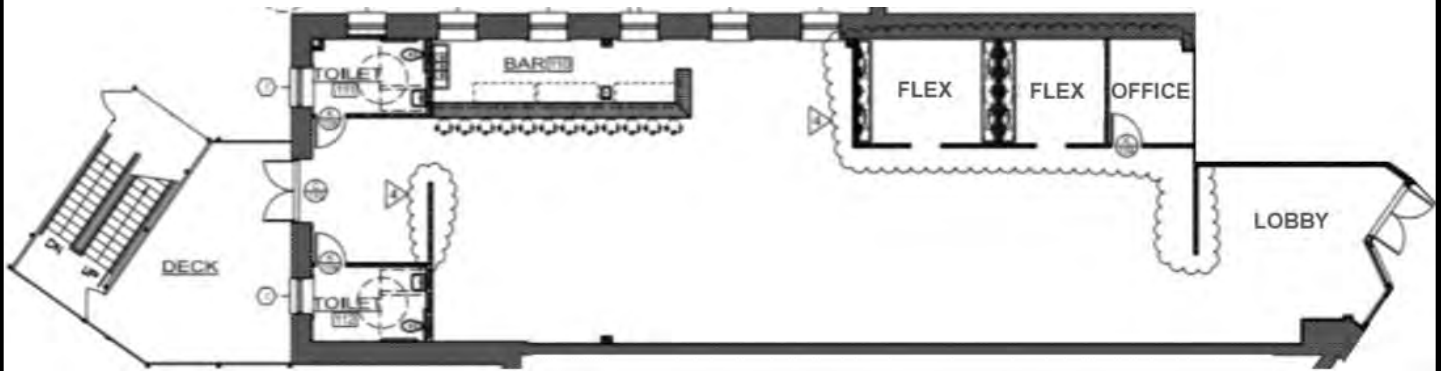
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Created 7/30/75

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3,350± SF



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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.

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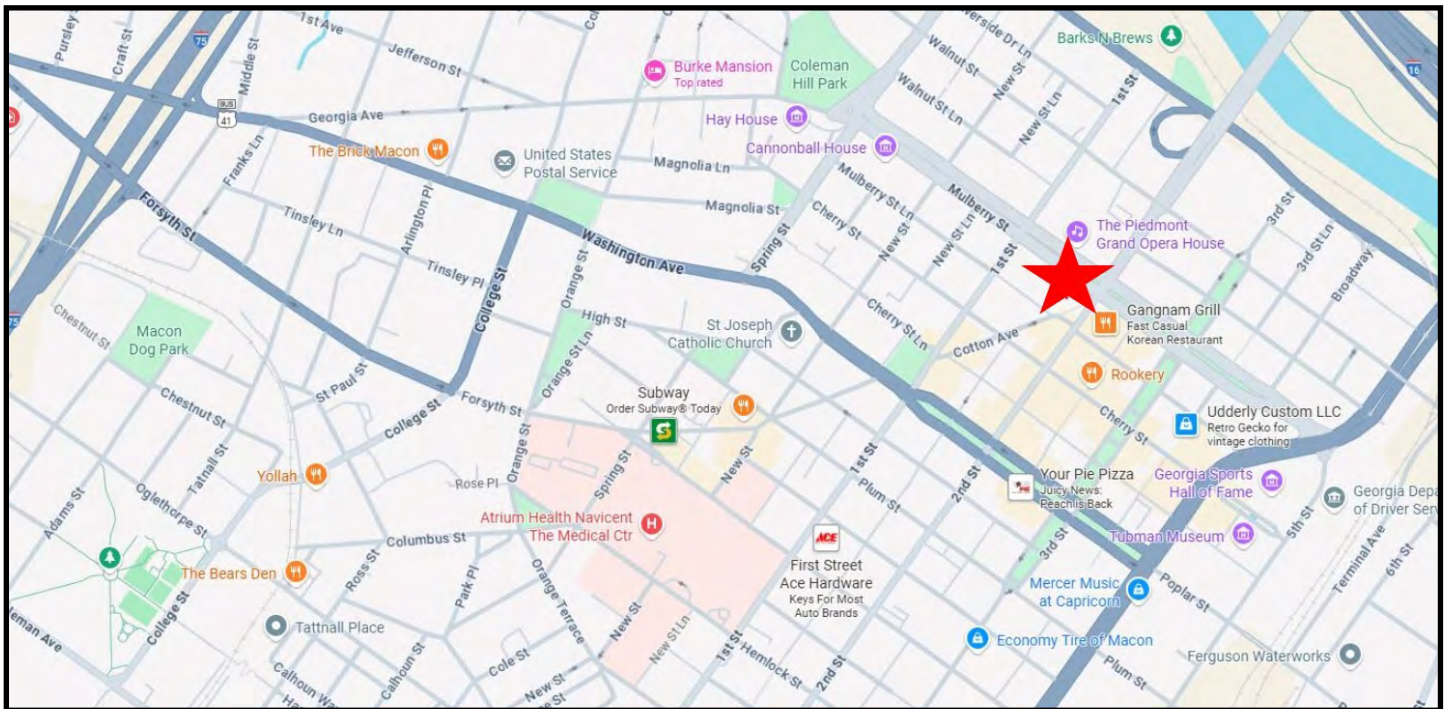
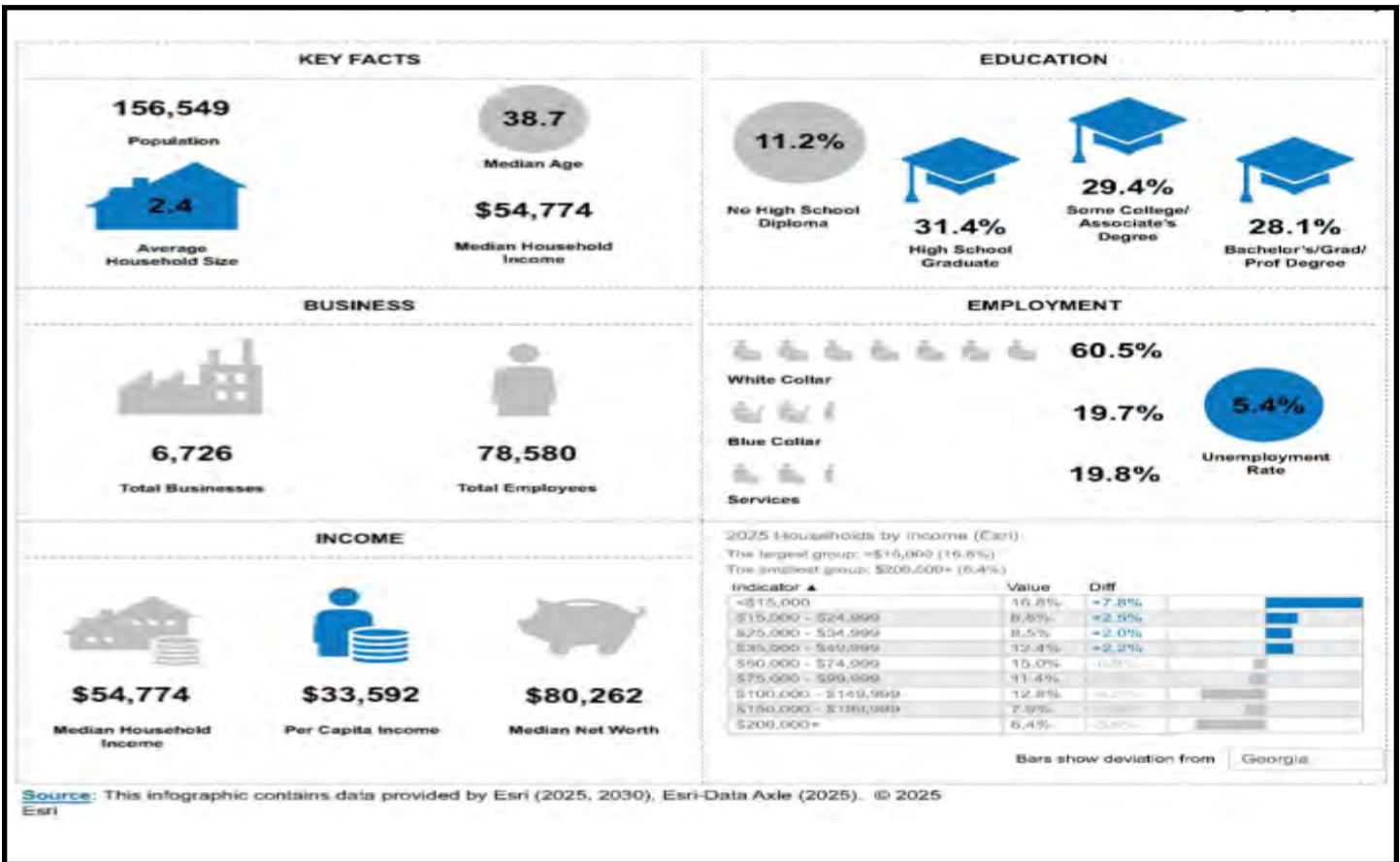
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