





MONTHLY LEASE RATE: \$1,100.00 + \$70.00 WATER

PROPERTY OVERVIEW

- 750± SF Loft
 - One bedroom / One Bath
 - Granite counter tops
 - Tile shower
 - Expansive glass windows
 - Washer / dryer included
- Private entrance Open floor plan
- Central heat and air conditioning
- Tenant pays all utilities

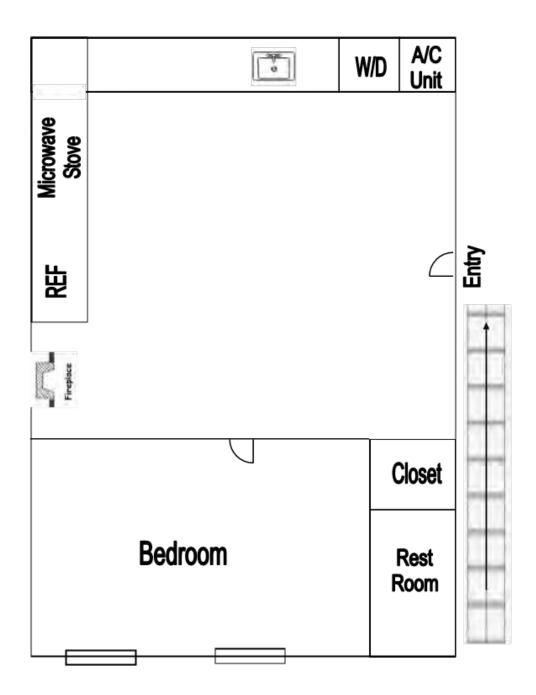
DEIDRA STEWART

LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District near the corner of Mulberry Street and Cotton Avenue
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than one mile with 9,000± students enrolled
- Within walking distance to restaurants, shopping, entertainment, places of worship, financial institutions and government offices
- Served by public transportation

COLDWELL BANKER COMMERCIAL **EBERHARDT & BARRY** 990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM
Created 6/20/25

FLOOR PLAN



LOFT PHOTOS

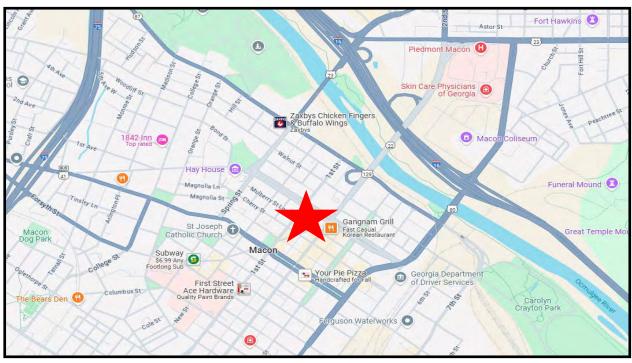












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DEMOGRAPHICS - BIBB COUNTY

KEY FACTS			EDUCATION				
156,482 Population 2.4 Average Household Size		38.3 Median Age \$51,348 Median Household Income	No High School Diploma	32% High School Graduate	29% Some Co		28% Bachelor's/Grad/Prof
BUSINESS			EMPLOYMENT				
6,878 Total Businesses	S	82,560 Total Employees	White Collar White Collar Blue Collar Services	6661	2	4% 0% 5%	4.9% Unemployment Rate
	INCOME		The largest group The smallest group Indicator ▲ <\$15,000 \$15,000 - \$24,5 \$25,000 - \$34,5 \$35,000 - \$49,5	16 999 9. 999 11 999 12	16.7%)	2%	
\$51,348 Median Household Income	\$31,464 Per Capita Income	\$78,071 Median Net Worth	\$50,000 - \$74, \$75,000 - \$99, \$100,000 - \$14 \$150,000 - \$19 \$200,000+	999 10 9,999 14 9,999 3.	6.7% +0.4 0.6% -2.8 4.3% -3.5 3% -5.8 3% -4.9 Bars show d	% %	on from Georgia

