

# LEASE

**“FORSYTH LANDING” RETAIL CENTER**  
**4536-4550 FORSYTH ROAD**  
**MACON, BIBB COUNTY, GEORGIA 31210**



**BASE LEASE RATE:**  
**\$16.00/PSF, NNN**  
**(CAM, T&I: \$5/PSF)**

## LOCATION HIGHLIGHTS

- **Prime retail location** along Macon’s main commercial corridor
- **Excellent visibility** with strong daily traffic counts, 22,500± VPD (2024 GDOT)
- **Affluent trade area** - Average household income \$110,000
- **Convenient ingress/egress** and ample on-site parking
- **Ideal for retail or service tenants** seeking high exposure
- **Zoned C-4:** Suitable for a wide range of commercial and retail uses

## PROPERTY OVERVIEW

Retail Center Name: Forsyth Landing

## AVAILABLE SUITE

4550 Forsyth Road (See Page 2)

Suite 307: 1,900± SF - \$3,325.00 (Total Monthly Rent)

## CURRENT TENANTS

Honey Baked Ham  
It’s A Cut Above  
Ginny Marie’s  
Sky Nails  
The Selective Design  
Styles Unlimited Salon  
Bamba Mex Grill  
Dapper Cuts  
The Grey Goose  
Run Fit Sports  
COR Studio - Pilates, Yoga, Barre  
Elite Movement Specialists  
World Finance Company  
Gilbert’s Formalwear  
Fringe Salon  
Macon Baking Company  
Paces of Macon

**STEPHANIE FOLSOM, CCIM**  
**478.361.8259 Cell**  
**stephanie@cbcgeorgia.com**

**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Revised 2/11/26

# LEASE

“FORSYTH LANDING” RETAIL CENTER  
4536-4550 FORSYTH ROAD  
MACON, BIBB COUNTY, GEORGIA 31210

## 4550 FORSYTH ROAD – SUITE 307



**SUITE 307**  
**\$3,325.00/MONTH**

1,900± SF Storefront Retail

- Large open retail floor
- Stockroom
- Two restrooms

# LEASE

**“FORSYTH LANDING” RETAIL CENTER**  
**4536-4550 FORSYTH ROAD**  
**MACON, BIBB COUNTY, GEORGIA 31210**



	ONE MILE	THREE MILE	FIVE MILE
2025 HOUSEHOLDS	4,174	37,795	91,782
DAYTIME POPULATION	4,573	37,781	104,226
AVG HOUSEHOLD INCOME	\$138,757	\$102,743	\$88,970

STEPHANIE FOLSOM, CCIM  
 478.361.8259 Cell  
 stephanie@cbcgeorgia.com



**COLDWELL BANKER**  
**COMMERCIAL**  
 EBERHARDT & BARRY