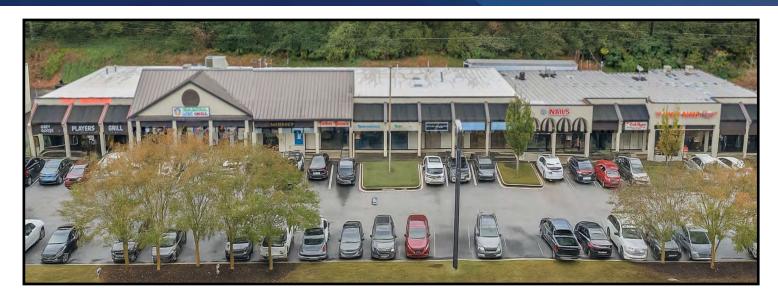
# "FORSYTH LANDING" RETAIL CENTER 4536-4550 FORSYTH ROAD MACON, BIBB COUNTY, GEORGIA 31210



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 SUITES**

4536 Forsyth Road (See Page 2)

Suite 202: 1,500± SF - \$2,625.00 (Total Monthly Rent)

4550 Forsyth Road (See Page 3)

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

#### **CURRENT TENANTS**

Honey Baked Ham

It's A Cut Above

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



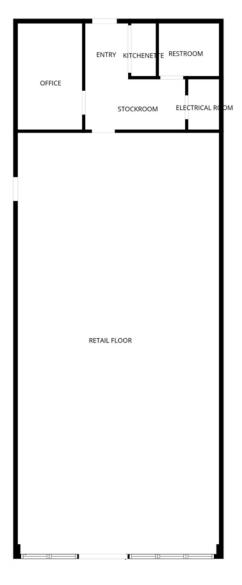
#### 4536 FORSYTH ROAD - SUITE 202

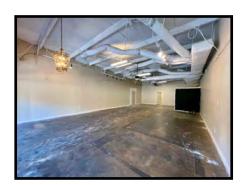


### SUITE 202 \$2,625.00/MONTH

1,500± SF Storefront Retail

- Open retail floor
- Private office
- Stockroom
- Kitchenette
- Restroom
- Electrical room







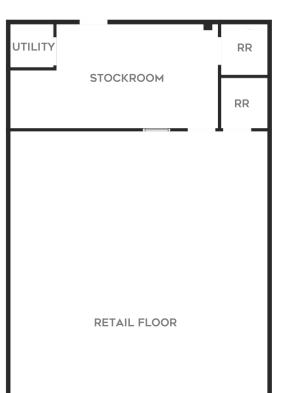
#### 4550 FORSYTH ROAD - SUITE 307





1,900± SF Storefront Retail

- Large open retail floor
- Stockroom
- Two restrooms







### **LEASE**

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	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

