

# LEASE

**STOREFRONT RETAIL / OFFICE**  
**352 COTTON AVENUE**  
**MACON, BIBB COUNTY, GEORGIA 31201**



**LEASE RATE:**  
**\$1,200.00/MONTH +**  
**\$50/MONTH WATER**

## PROPERTY OVERVIEW

- 750± SF Storefront Retail / Office Space
- Beautiful heart of pine floors with original exposed brick walls
- Central heat and air conditioning
- Zoned CBD-1 (Central Business District)
- Tenant responsible for all utilities
- Landlord covers property taxes & insurance
- Minimum two (2) year lease term

## LOCATION OVERVIEW

- Prime location in the heart of Macon's Central Business District near the corner of Mulberry Street & Cotton Avenue
- Steps from Atrium Health Medical Center with 4,600± employees
- Less than one mile from Mercer University with 9,000± students enrolled
- Walking distance to restaurants, shopping, financial institutions, entertainment, places of worship, and government offices
- Convenient access to public transportation
- Nearby neighbors include Hargray Capitol Theatre, Grand Opera House, Macon City Auditorium, Bibb County Courthouse, Parish on Cherry, The Rookery, Downtown Grill, Truist Bank, Carries Bridal Collection, and Fatty's Pizza

**DEIDRA STEWART**  
**478.508.2652 Cell**  
**deidra@cbcgeorgia.com**

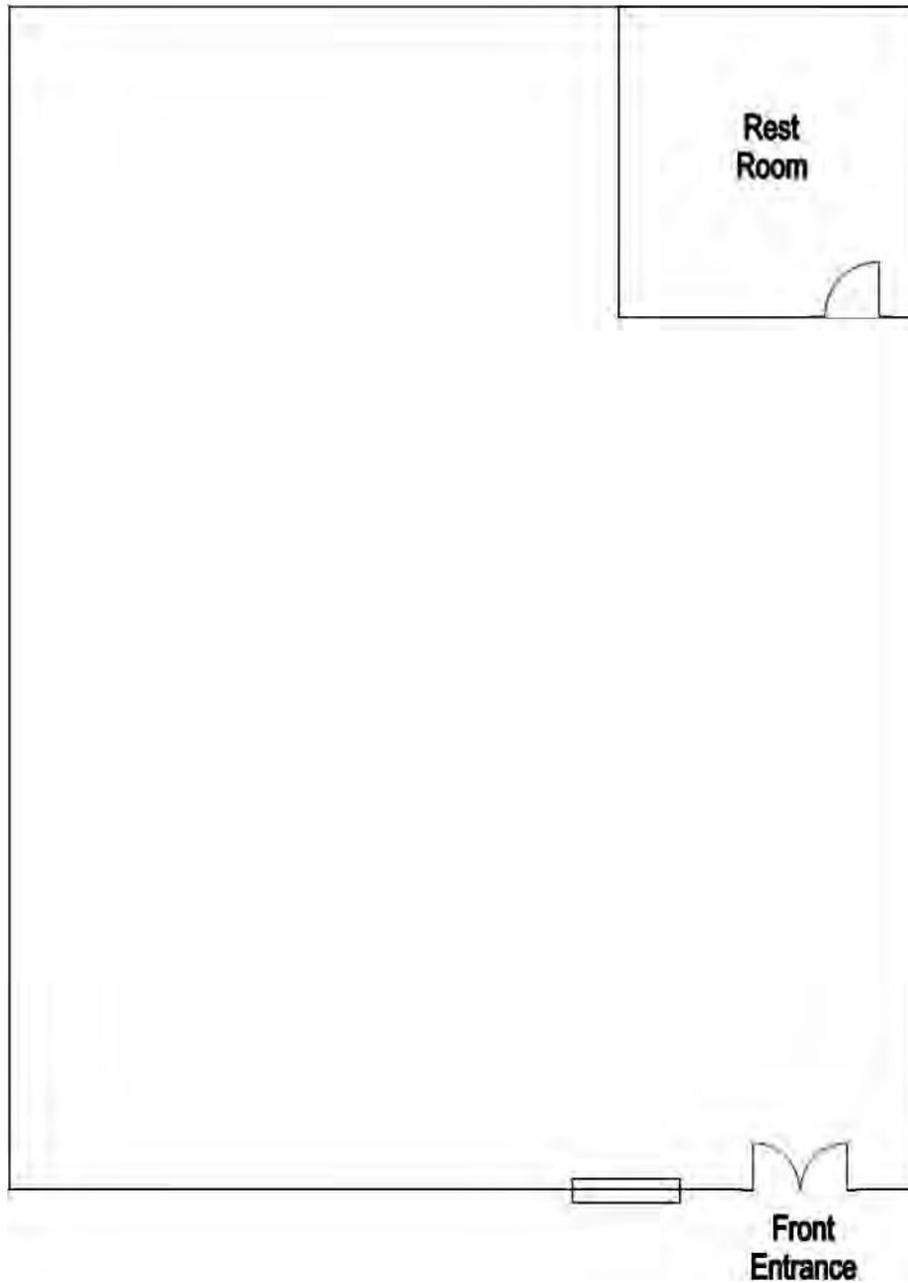
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**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

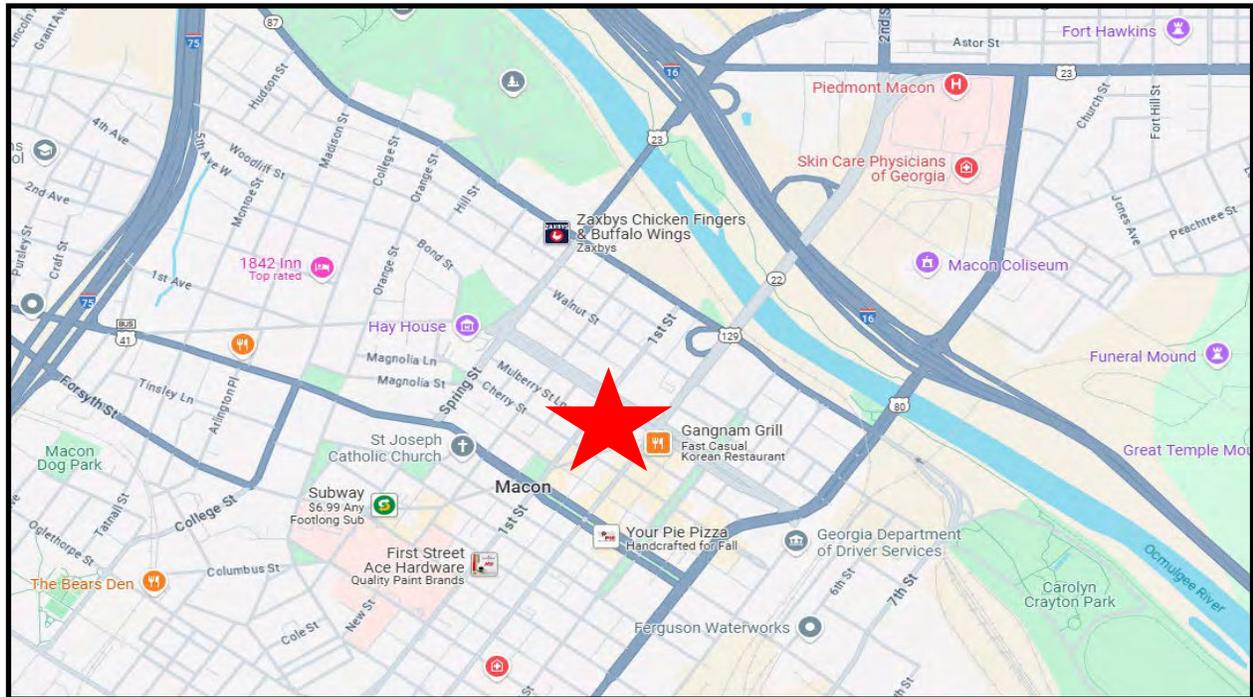
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**FLOOR PLAN**



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## DEMOGRAPHICS - BIBB COUNTY

