

FOR SALE OR LEASE

POSITION YOUR BUSINESS FOR SUCCESS

HIGH-TRAFFIC OFFICE OPPORTUNITY



**173 PIERCE AVENUE
MACON-BIBB COUNTY, GEORGIA 31204**

**HAL HARPER, CCIM
BROKER / PARTNER**

**478.951.3991 CELL
HHARPER@CBCGEORGIA.COM
CBCMACON.COM**

**990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171 OFFICE**

**SALES PRICE: \$335,000
LEASE RATE: \$2,500/MONTH**



**COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY**

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The information provided herein is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. The information herein should be independently verified before any person enters into a transaction based upon it.

Revised 4/16/26

PROPERTY OVERVIEW

2,200± SF Office situated on 0.34 Acres

- Beautiful, recently renovated interior
- Welcoming **reception / waiting area**
- **Four (4) private offices**
- **Conference room**
- Flexible **work / storage room**
- Modern **kitchen / breakroom**
- **Two (2) restrooms**
- **Five (5) rear parking spaces**
- **Fenced rear yard**
- **Large front porch entry**
- 2025 Property Tax:\$1,558.43

Perfect For:

- Law firms
- Medical or wellness practices
- Accounting & financial services
- Consulting or creative firms
- Boutique office users



LOCATION OVERVIEW

- **Minutes to Downtown Macon** - convenient access to courthouses, financial institutions, and professional services
- **Close proximity to Mercer University** - strong daytime population and potential client base
- **Near Atrium Health Navicent** - ideal for medical, counseling, or healthcare-related office users
- **Easy access to major corridors** including Riverside Drive and Interstate 75
- **Centrally located** within an established in-town professional and residential corridor
- Nearby amenities include restaurants, coffee shops, and retail



**SALES PRICE: \$335,000
LEASE RATE: \$2,500/MONTH**

HAL HARPER, CCIM
478.951.3991 CELL
HHARPER@CBCGEORGIA.COM
CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

PROPERTY ADVANTAGES

- Charming front porch entry creating a professional first impression
- Recently renovated with attractive, modern finishes throughout
- Ideal blend of functionality, style, and versatility - an excellent setting to elevate your business presence
- Efficient, professional layout ready for immediate occupancy
- Modern infrastructure upgrades supporting today's business needs
- Prime location along a high-visibility corridor with steady daily traffic
- Flexible zoning allowing for a variety of professional and commercial uses

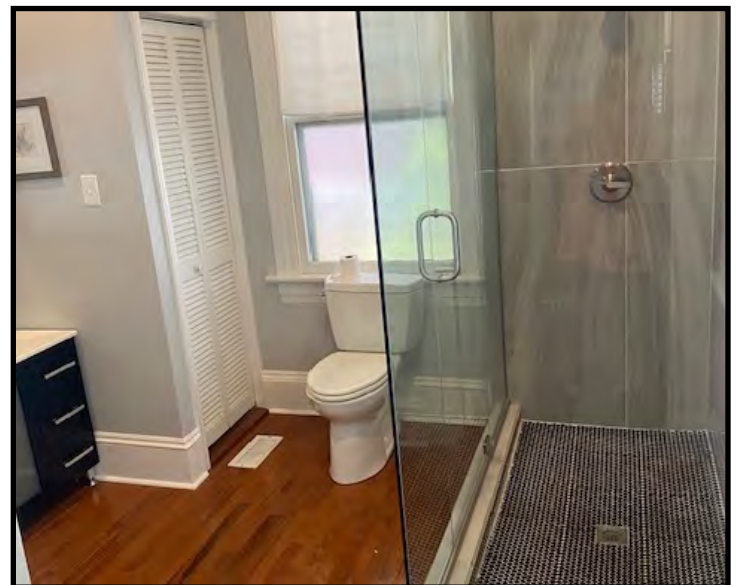


HAL HARPER, CCIM
478.951.3991 CELL
HHARPER@CBCGEORGIA.COM
CBCMACON.COM



UPGRADES & FEATURES

- Fiber optic internet capability
- Newer HVAC system
- Secure electric gate
- Historic architectural details complemented by high ceilings
- Decorative fireplaces



**173 PIERCE AVENUE
MACON-BIBB COUNTY, GEORGIA 31204**



HAL HARPER, CCIM
478.951.3991 CELL
HHARPER@CBCGEORGIA.COM
CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY