

LEASE

STOREFRONT RETAIL / OFFICE

352 Cotton Avenue
Macon-Bibb County, Georgia 31201



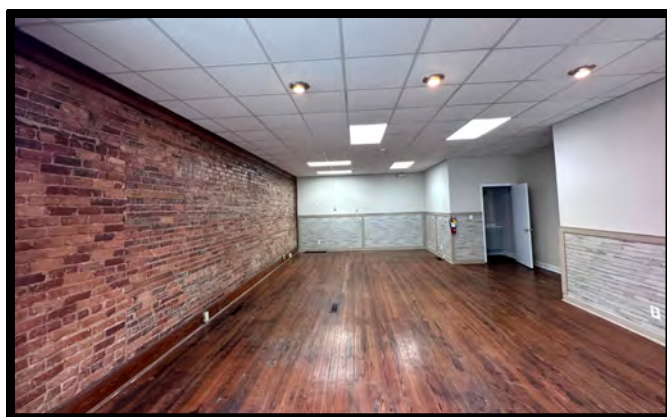
LOCATION OVERVIEW

- Prime location in the heart of Downtown Macon, one of Middle Georgia's fastest-growing commercial and entertainment districts
- Situated along Cotton Avenue, a vibrant corridor connecting Cherry Street, Second Street, and Poplar Street with strong pedestrian activity
- Surrounded by a diverse mix of restaurants, coffee shops, boutiques, professional offices, galleries, and entertainment venues
- Walking distance to numerous downtown destinations, including government offices, financial institutions, hotels, and retail amenities
- Convenient access to Interstate 75 and Interstate 16, providing excellent connectivity throughout Macon and Middle Georgia
- Minutes from Mercer University, Atrium Health Navicent, and Piedmont Macon Medical Center, generating a steady daytime workforce and customer base
- Located near the Macon City Auditorium, Macon Centreplex, and Douglass Theatre, attracting year-round visitors and event traffic
- Downtown Macon continues to experience significant public and private investment, including historic redevelopment, new residential projects, restaurants, and mixed-use developments
- Within Macon-Bibb County's Central Business District (CBD), offering an established business environment and a walkable urban setting

PROPERTY OVERVIEW

- **750± SF** of charming downtown retail or office space
- Historic character featuring **heart pine flooring** and **exposed original brick walls**
- Comfortable year-round with central HVAC
- Flexible **CBD-1** zoning allows for a variety of commercial uses
- Excellent opportunity for boutique retail, specialty services, professional office, creative studio, or customer-facing businesses seeking a distinctive historic downtown location.
- Tenant pays utilities and \$50.00 per month for water
- Property taxes and building insurance included in landlord's expenses
- Minimum lease term of **two (2) years**

MONTHLY LEASE RATE: \$1,200.00



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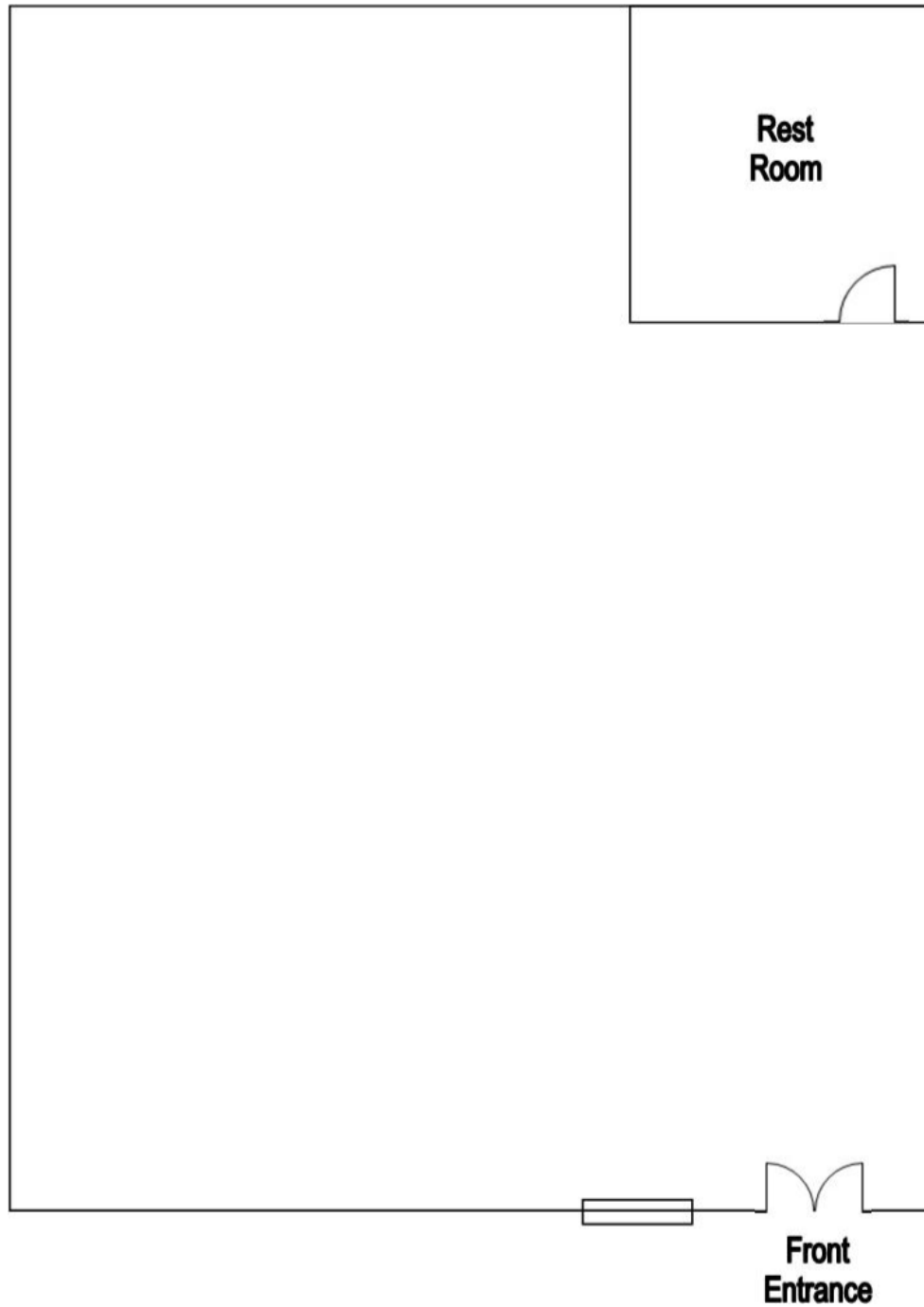
**COLDWELL BANKER
COMMERCIAL**

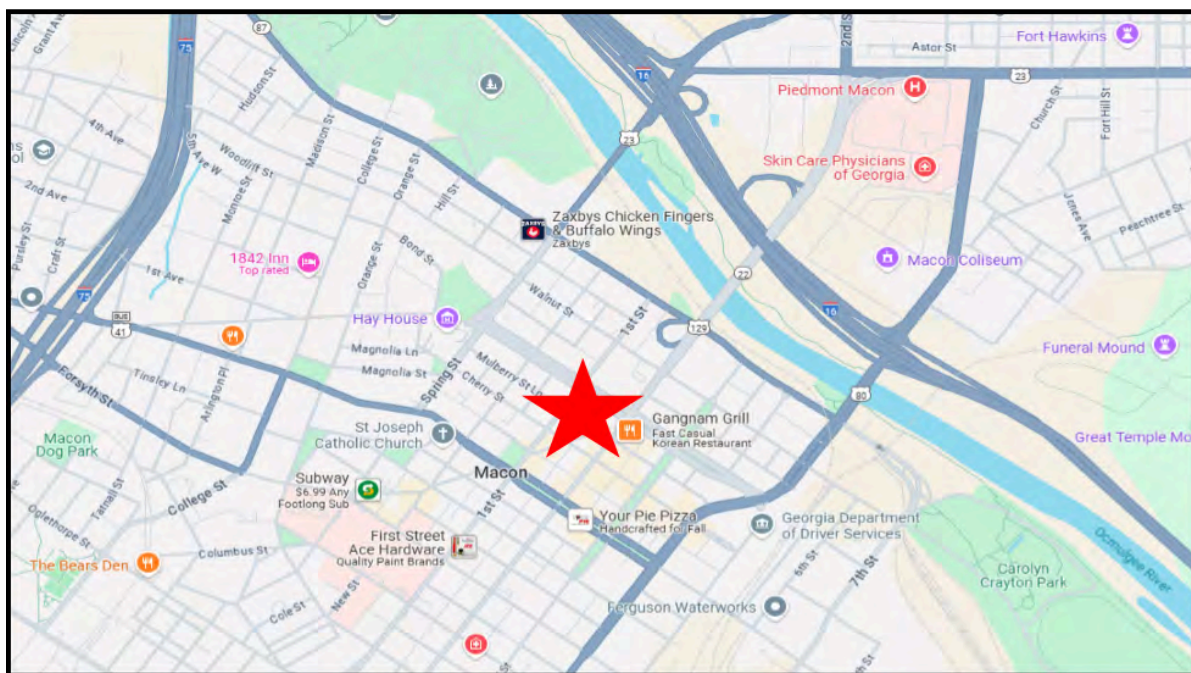
EBERHARDT &
BARRY

Created 7/20/26

FLOOR PLAN

STOREFRONT RETAIL / OFFICE
352 Cotton Avenue
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DEMOGRAPHICS

STOREFRONT RETAIL / OFFICE
352 Cotton Avenue
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Bibb County, GA (13021)
 Geography: County

KEY FACTS

157,245
Population



2.4
Average Household Size

38.8

Median Age

\$51,475

Median Household Income

EDUCATION

11%

No High School Diploma



32%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

22%



Services

14%

5.2%
Unemployment Rate

INCOME



\$51,475

Median Household Income



\$35,833

Per Capita Income



\$102,644

Median Net Worth

2026 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator	Value	Diff	
<\$15,000	14.9%	+6.6%	
\$15,000 - \$24,999	9.5%	+3.9%	
\$25,000 - \$34,999	10.8%	+4.9%	
\$35,000 - \$49,999	13.8%	+4.0%	
\$50,000 - \$74,999	12.5%	-2.8%	
\$75,000 - \$99,999	7.4%	-5.6%	
\$100,000 - \$149,999	17.6%	-0.5%	
\$150,000 - \$199,999	4.5%	-5.9%	
\$200,000+	8.9%	-4.7%	

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri (2026, 2031).

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July 2, 2026

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