

# LEASE

## RESTAURANT SPACE

428 SECOND STREET

DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31201



### BUILDING INFORMATION

- 2,600± SF Restaurant (Conceptual Floor Plan Page 3)
  - Unfurnished
  - Bar area
  - Warming kitchen
  - 100 lb. Grease trap
  - Rinnai hot water heater (gas)
  - Dishwasher
- 650± SF Mezzanine above kitchen
- Two (2) ADA Restrooms
- Flooring, electrical and HVAC updated in 2021
- Rear exit door
- Tenant pays all utilities
- Minimum three (3) year lease

**MONTHLY LEASE RATE**  
**\$3,600.00, GROSS**

### LOCATION OVERVIEW

- Located in a highly visible area of Macon's Central Business District
- Atrium Health Medical Center blocks away with over 4,600± employees and a medical staff of approximately 700 physicians
- Mercer University less than one mile with 9,164± students enrolled
- Walking distance from Grand Opera House, Hargray Capitol Theatre, residential lofts, Bibb County Courthouse, government offices, financial institutions and places of worship
- Zoned CBD-1, Central Business District

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CBCMACON.COM



**COLDWELL BANKER**  
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EBERHARDT & BARRY

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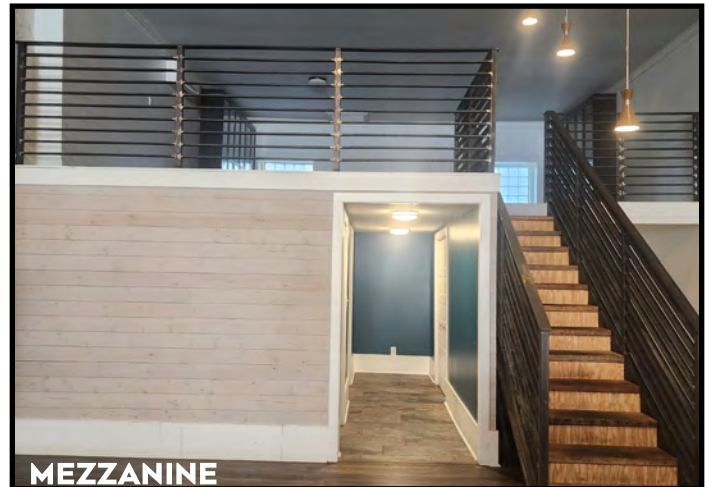
SEATING AREA



SEATING AREA



BAR AREA



MEZZANINE



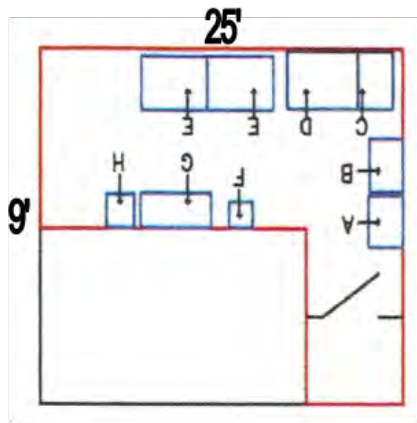
MEZZANINE



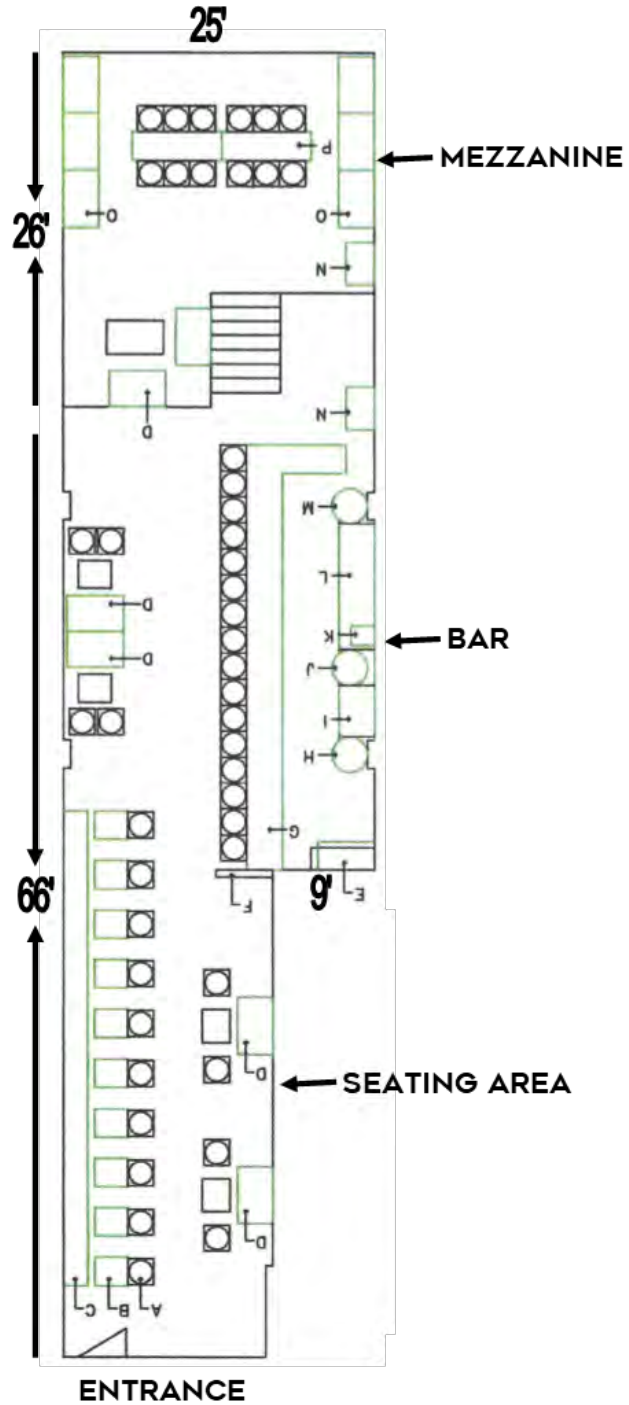
WARMING KITCHEN

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**CONCEPTUAL FLOOR PLAN**



**KITCHEN BELOW  
MEZZANINE**



**ENTRANCE**

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## DEMOGRAPHICS - BIBB COUNTY

