

HISTORIC DOWNTOWN MACON

A LANDMARK PROPERTY • ENDLESS POSSIBILITIES

EXPANSIVE COMMERCIAL SPACE | PRIVATE COURTYARD | FLEX SPACE



519 Plum Street | 513 Plum Street
Macon-Bibb County, Georgia 31201



519 PLUM PROPERTY VIDEO



513 PLUM PROPERTY VIDEO

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OFFERING PRICE: \$1,800,000



**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY

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PROPERTY OVERVIEW

519 Plum Street | 513 Plum Street
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HISTORIC CHARACTER. MODERN FLEXIBILITY

PROPERTY HIGHLIGHTS

A rare opportunity to acquire two distinctive historic multi-use properties in the heart of Downtown Macon.

The offering combines the expansive commercial space of 519 Plum Street, complementary loft/flex space at 513 Plum Street, and a private courtyard creating a unique platform for an owner-user, investor or adaptive-reuse developer.

- 519 Plum Street: 10,200± SF
- 513 Plum Street: 3,577± SF (Two-story)
- 0.42± Acres Total
- Historic structure dating to the late 1800s
- 519 Plum Street thoughtfully renovated in 2014
- Private, gated, landscaped courtyard
- Artificial turf installed in 2021
- Five off-street parking spaces

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A PROPERTY WITH A STORY

519 Plum Street has a long association with Macon's transportation history, serving uses connected with livery, horses and carriages beginning in 1911. The property later became home to Huckabee Buick and ultimately the Emerson Ballroom.

Original rear carriage doors and historic architectural elements remain defining features of the building.

513 Plum Street was formerly utilized as a storage garage/warehouse before being completely built out in 2020-2021 as a distinctive loft/flex space incorporating modern improvements. The entrance doors were salvaged from a church in Madison, Georgia, built in the late 1800s.

ADAPTIVE REUSE POTENTIAL

- Retail / Showroom
- Restaurant / Food Concept
- Brewery / Taproom
- Creative / Professional Office
- Corporate Headquarters
- Design Center
- Fitness / Wellness
- Hospitality / Mixed-Use
- Educational / Institutional

OFFERING PRICE: \$1,800,000





EXPANSIVE HISTORIC COMMERCIAL SPACE

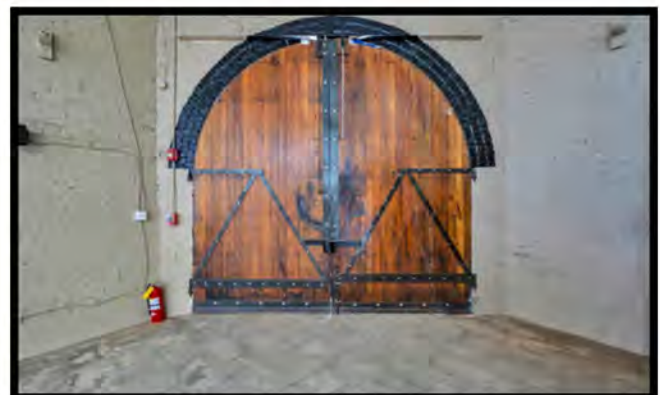
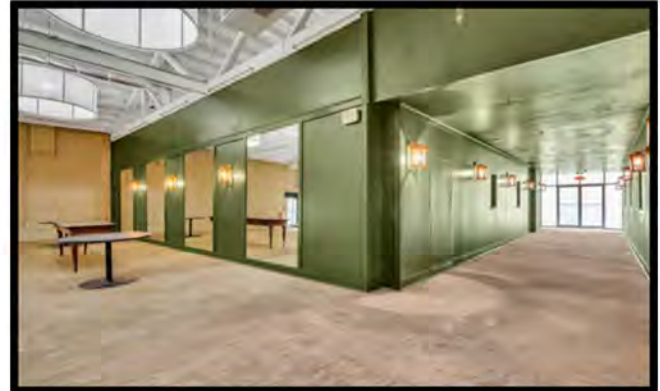


WATCH THE PROPERTY VIDEO

The 10,200± SF primary commercial building offers an expansive open interior enhanced by 16'± ceilings, exposed structural beams and historic architectural details. Its flexible configuration allows the dramatic open space to be retained or reconfigured to accommodate a variety of commercial concepts.

PROPERTY HIGHLIGHTS

- 10,200± SF
- 16'± ceiling height
- Expansive open floor plan
- Original rear carriage doors - rehabilitated in 2004
- Original brickwork & exposed structural elements
- Roof - new in 2023
- 12 HVAC units totaling approximately 76 tons - 2024±
- Large built-in bar / serving area
- Raised stage / platform area
- Multiple restroom facilities
- Light-duty commercial prep kitchen (No hood or grease trap)
- Accessible design features
- Direct access to private courtyard
- Flexible commercial configuration



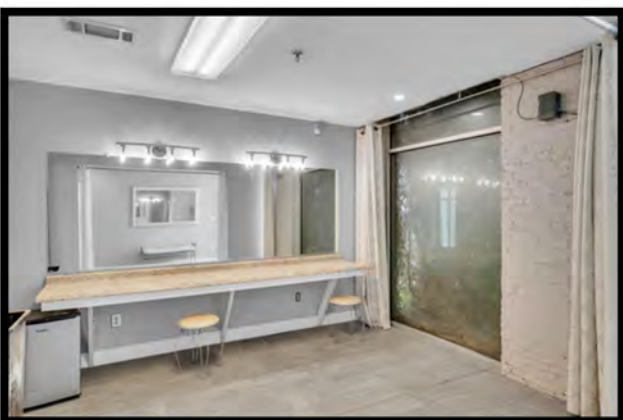
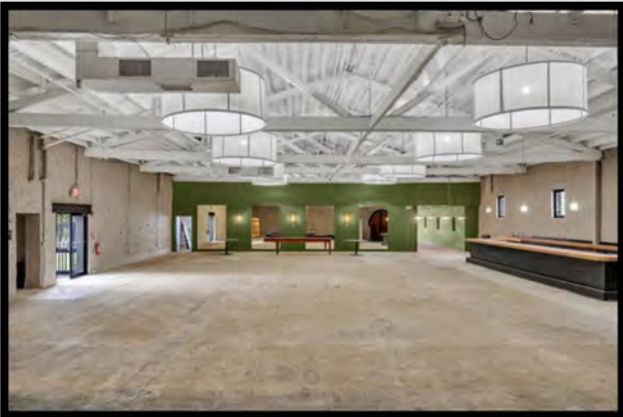
BUILT FOR FLEXIBILITY

High ceilings, expansive open space and existing support infrastructure provide a strong foundation for a new owner seeking a distinctive retail, food-and-beverage, showroom, office, wellness, creative or hospitality concept.

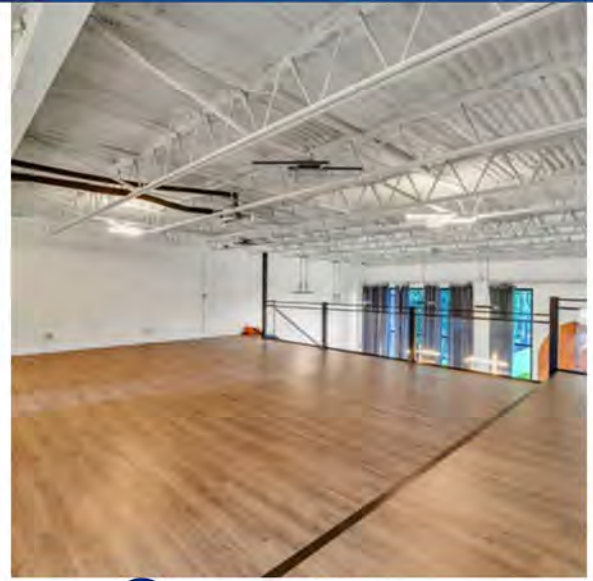
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519 PLUM - PHOTOS

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LOFT / FLEX SPACE + PRIVATE COURTYARD



The 3,577± SF two-story adjoining building offers a distinctive combination of loft-style living and flexible-use space. Completely built out in 2020/2021, the property features an open, contemporary interior with three bedrooms, multiple baths, generous living and flex areas, an eat-in kitchen, laundry/mudroom and ample storage. The building opens directly to the private, gated courtyard, creating a unique complement to the adjoining 519 Plum Street commercial building.

PROPERTY HIGHLIGHTS

- **3,577± SF Total**
 - **1st Floor - 2,278± SF:** Two Bedrooms, two private baths, two walk-in closets, loft/living room, eat-in kitchen and laundry/mudroom
 - **2nd Floor - 1,299± SF:** Bedroom, private bath, closet, living room and open space to first floor
- Complete interior build-out - 2020/2021
- Loft / residential / flex configuration
- Expansive living / flex areas
- Heart pine kitchen island
- Heart pine stair treads
- Historic entrance doors from a late-1800s church in Madison, Georgia
- Large custom entrance awning
- Seven split-system HVAC units - new in 2021
- Roof - new in 2021
- Five off-street parking spaces

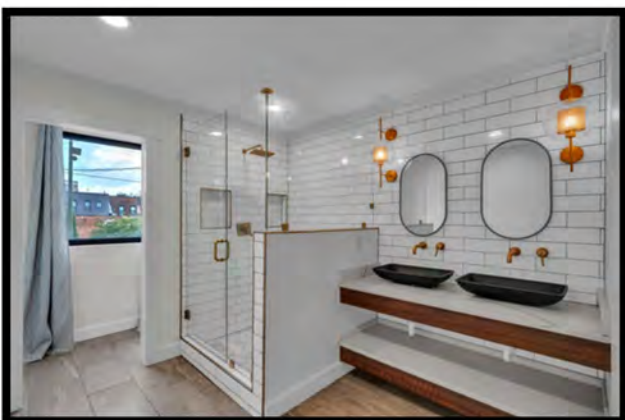
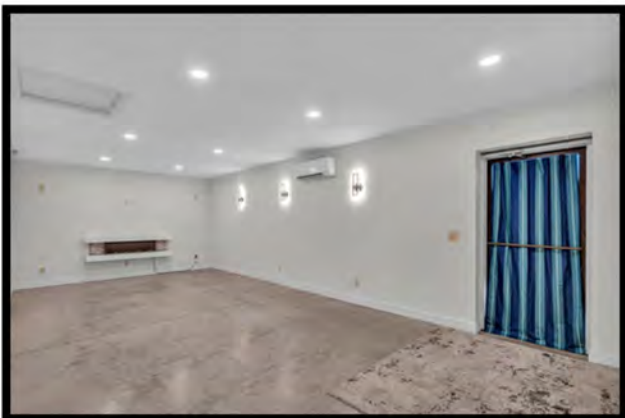
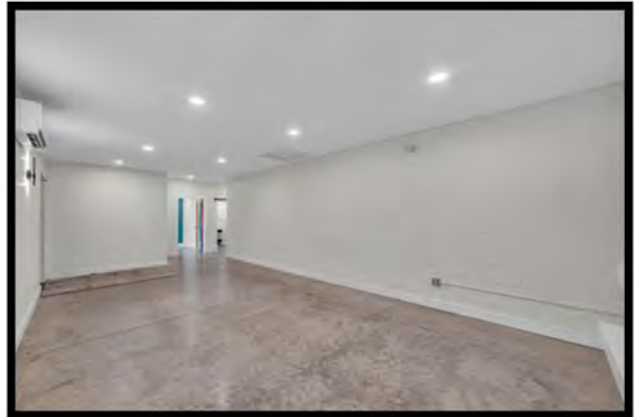
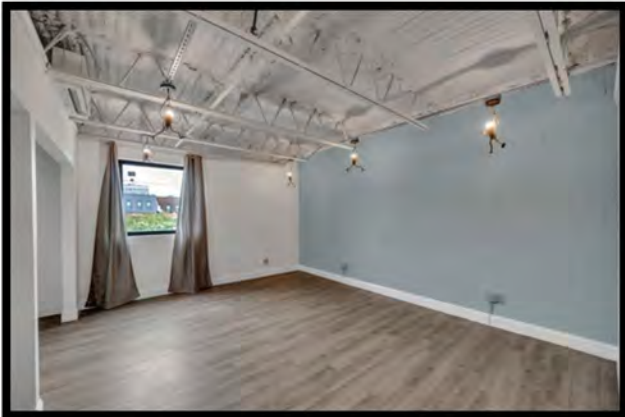


PRIVATE COURTYARD

A private, gated and landscaped courtyard connects the two buildings and provides a distinctive outdoor amenity. Artificial turf installed in 2021, mature landscaping and brick walkways create an attractive, low-maintenance setting that enhances the property's flexibility and character.



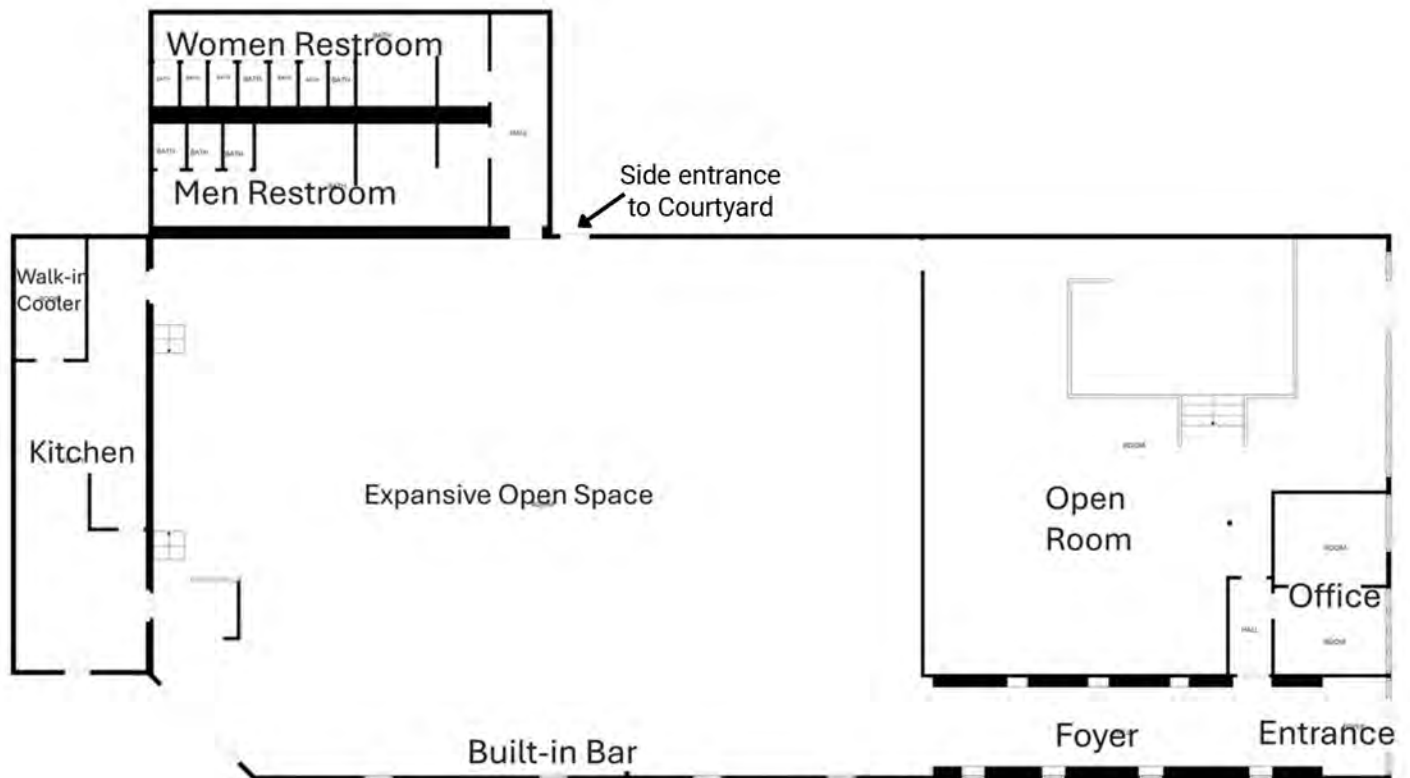
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519 PLUM - FLOOR PLAN

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519 PLUM STREET - 10,200± SF TOTAL



Floor plan provided for illustrative purposes only. Sizes, dimensions and configurations are approximate and should be independently verified.

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513 PLUM - FLOOR PLAN

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513 PLUM STREET - 3,577± SF TOTAL



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ENVISION THE POSSIBILITIES

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HISTORIC ARCHITECTURE • A NEW GENERATION OF USES

The owner's concept study explored multiple possibilities for repositioning the property. These images are not proposed or approved improvements; they illustrate how the property's scale, architecture and indoor/outdoor relationship could support a wide variety of future concepts.



FOOD HALL / MARKETPLACE



OUTDOOR COURTYARD CONCEPT



BREWERY / TAPROOM



LOFT / FLEX SPACE

ONE PROPERTY • MULTIPLE POSSIBILITIES

FOOD + BEVERAGE | RETAIL | SHOWROOM | WORKSPACE | HOSPITALITY | MIXED-USE

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LOCATION & CONNECTIVITY

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DOWNTOWN LOCATION

Positioned in the heart of Downtown Macon with convenient access to the city's commercial, cultural, dining and entertainment districts.

INTERSTATE CONNECTIVITY

Convenient access to Interstate 75 and Interstate 16 provides connectivity throughout the greater Central Georgia region.

HEALTHCARE

Convenient to Atrium Health Navicent, a major healthcare and employment anchor in Downtown Macon.

HIGHER EDUCATION

Convenient to Mercer University and its growing network of Downtown Macon facilities, including Mercer School of Law and Mercer School of Medicine.

DOWNTOWN ACCESS • REGIONAL CONNECTIVITY • DISTINCTIVE URBAN SETTING

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IN THE HEART OF DOWNTOWN MACON

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DOWNTOWN CORE

Surrounded by restaurants, offices, residential, entertainment and cultural destinations.

REGIONAL ACCESS

Convenient access to Interstate 75 and Interstate 16, providing connectivity throughout the greater Central Georgia region.

MAJOR EMPLOYERS

Near downtown healthcare, government, professional and institutional employment centers.

EDUCATION + CULTURE

Convenient to Mercer University and Macon's established music, arts and cultural attractions.

A STRATEGIC LOCATION WITHIN MACON'S URBAN CORE

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A DISTINCTIVE DOWNTOWN SETTING HISTORY • CULTURE • CONTINUED REVITALIZATION

Downtown Macon combines historic architecture with restaurants, entertainment, offices, residential living, healthcare, higher education and cultural destinations creating a setting well suited for a creative adaptive-reuse project.

MUSIC + CULTURE

Macon's nationally recognized music heritage and historic venues remain central to Downtown Macon.

DOWNTOWN REVITALIZATION

Ongoing investment in residential, restaurant, retail and entertainment uses continues to strengthen the urban core.

EDUCATION + HEALTHCARE

Major higher-education and healthcare institutions contribute to the area's employment and economic base.

TOURISM + DESTINATIONS

Historic architecture, festivals, restaurants and cultural attractions draw visitors from throughout the region.

CENTRAL GEORGIA LOCATION

Macon's central location and interstate connectivity provide convenient access throughout Georgia and the Southeast.

THE OPPORTUNITY

A historic property with scale, character and outdoor space in a downtown environment positioned for its next chapter.

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