LEASE

STOREFRONT RETAIL / OFFICE
152 SPRING STREET - SUITE "B"
DOWNTOWN MACON, BIBB COUNTY, GA 31201

MONTHLY LEASE RATE:
$2,500.00 / MODIFIED GROSS

LOCATION OVERVIEW

- Located downtown Macon between the signalized intersections of Spring Street / Riverside Drive / Walnut Street
- 8,850 Average VPD (2023 GDOT)
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than a mile with over 9,000 students enrolled
- Convenient to Bibb & Federal Courthouses, financial institutions, government offices, entertainment, shopping and restaurants

PROPERTY OVERVIEW

- Suite "B": 2,800± SF Storefront Retail / Office
  - Floor Plan Page 2
- Business signage available on façade and monument sign
- Eight (8) parking spaces directly in front and additional parking in rear
- All public utilities on site
- Zoned CBD-2
- Tenant pays water/sewer and electricity
- Landlord pays taxes and property/casualty insurance

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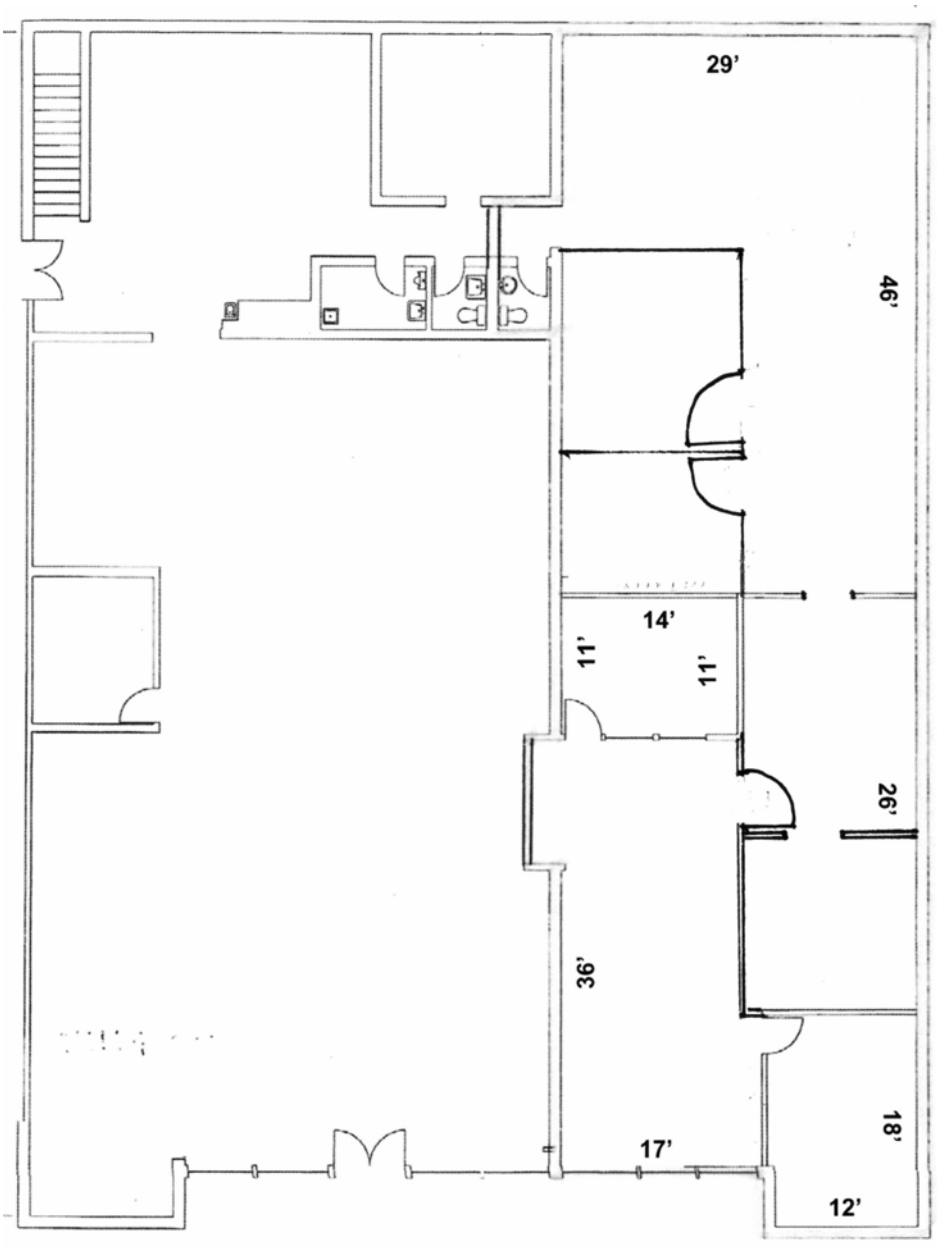
FLOOR PLAN



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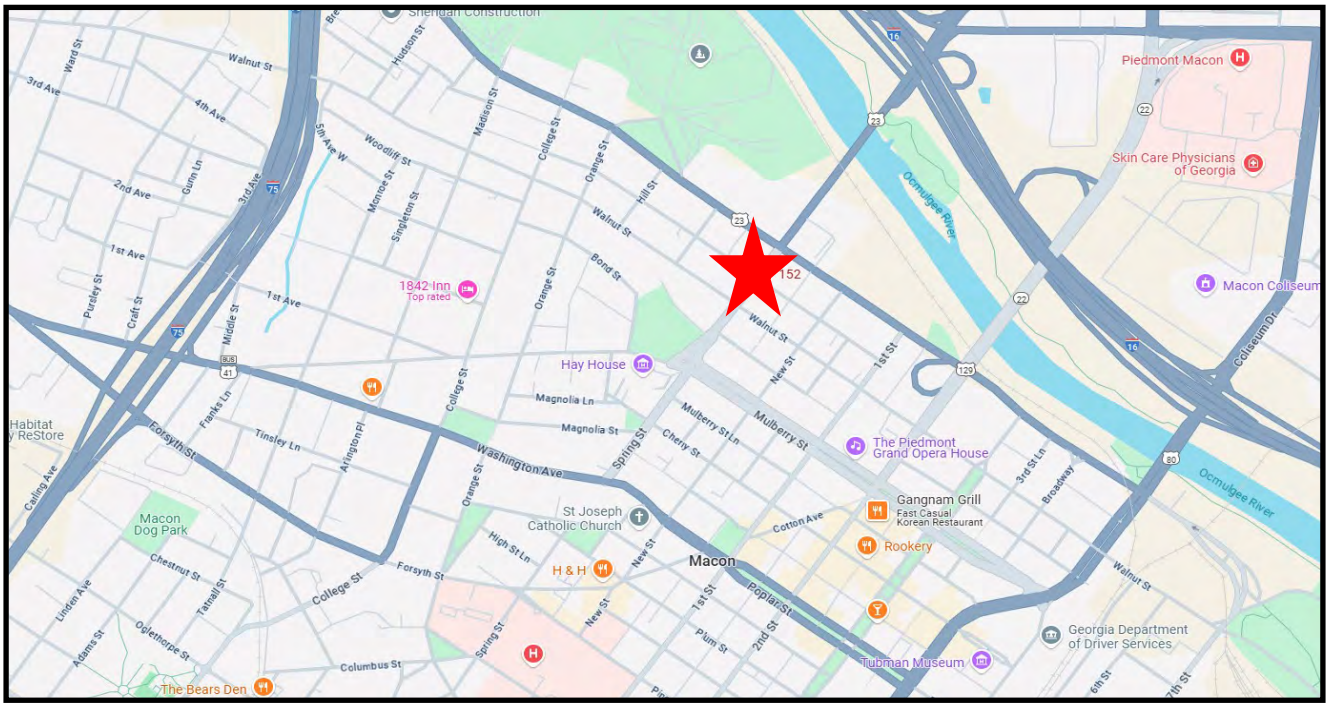

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