

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
 - Two ice bins
 - Coca Cola juice box
 - 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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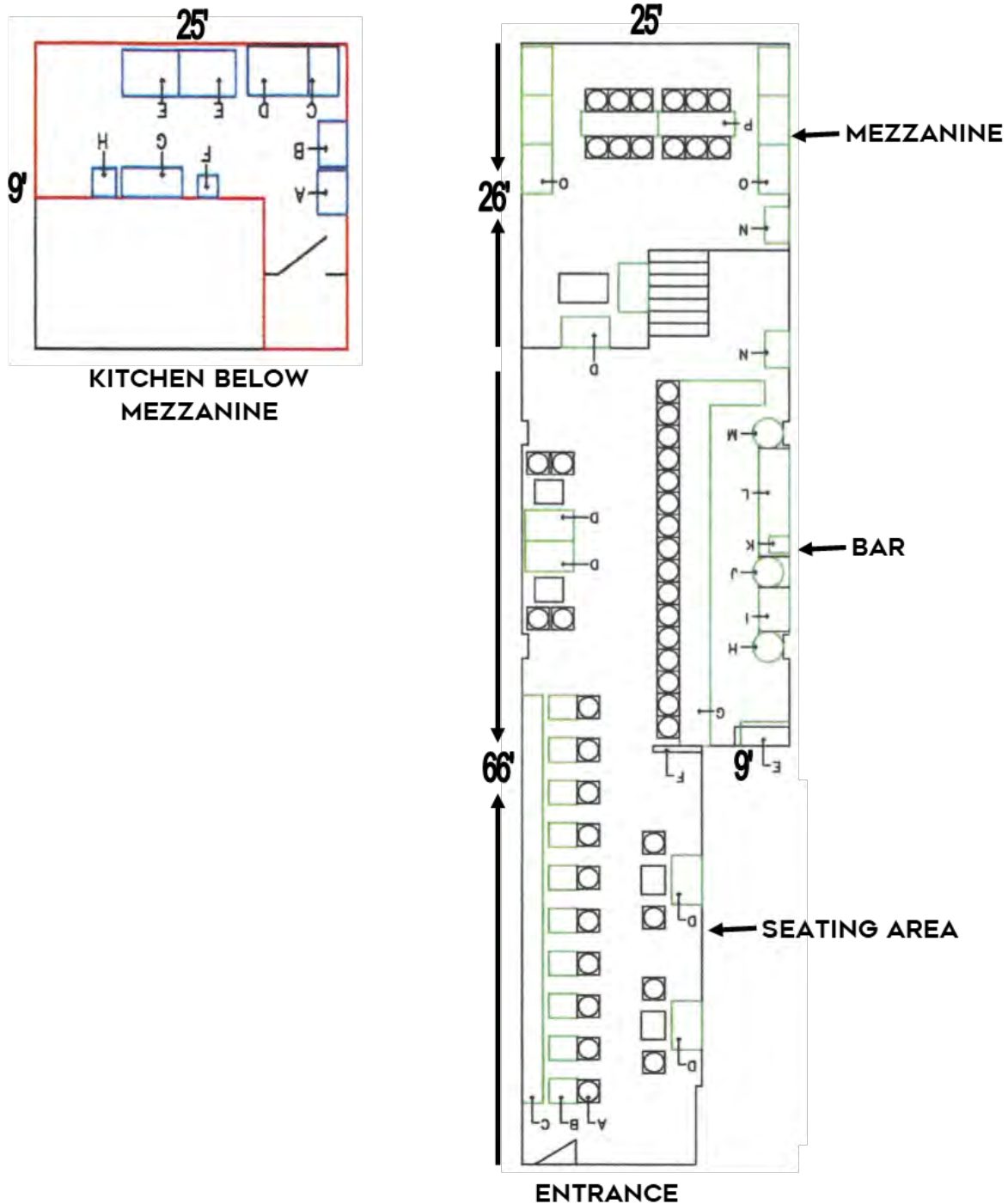
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CONCEPTUAL FLOOR PLAN



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