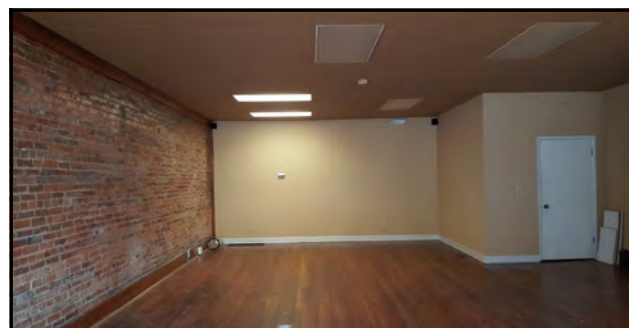
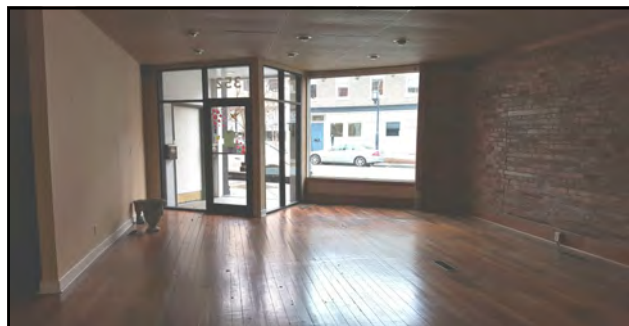


LEASE

STOREFRONT RETAIL / OFFICE
352 COTTON AVENUE
MACON, BIBB COUNTY, GEORGIA 31201



LEASE RATE:
\$1,200.00/MONTH +
\$50/MONTH WATER

PROPERTY OVERVIEW

- 750± SF Storefront Retail / Office Space
- Beautiful heart of pine floors with original exposed brick walls
- Central heat and air conditioning
- Zoned CBD-1 (Central Business District)
- Tenant responsible for all utilities
- Landlord covers property taxes & insurance
- Minimum two (2) year lease term

LOCATION OVERVIEW

- Prime location in the heart of Macon's Central Business District near the corner of Mulberry Street & Cotton Avenue
- Steps from Atrium Health Medical Center with 4,600± employees
- Less than one mile from Mercer University with 9,000± students enrolled
- Walking distance to restaurants, shopping, financial institutions, entertainment, places of worship, and government offices
- Convenient access to public transportation
- Nearby neighbors include Hargray Capitol Theatre, Grand Opera House, Macon City Auditorium, Bibb County Courthouse, Parish on Cherry, The Rookery, Downtown Grill, Truist Bank, Carries Bridal Collection, and Fatty's Pizza

DEIDRA STEWART
478.508.2652 Cell
deidra@cbcgeorgia.com

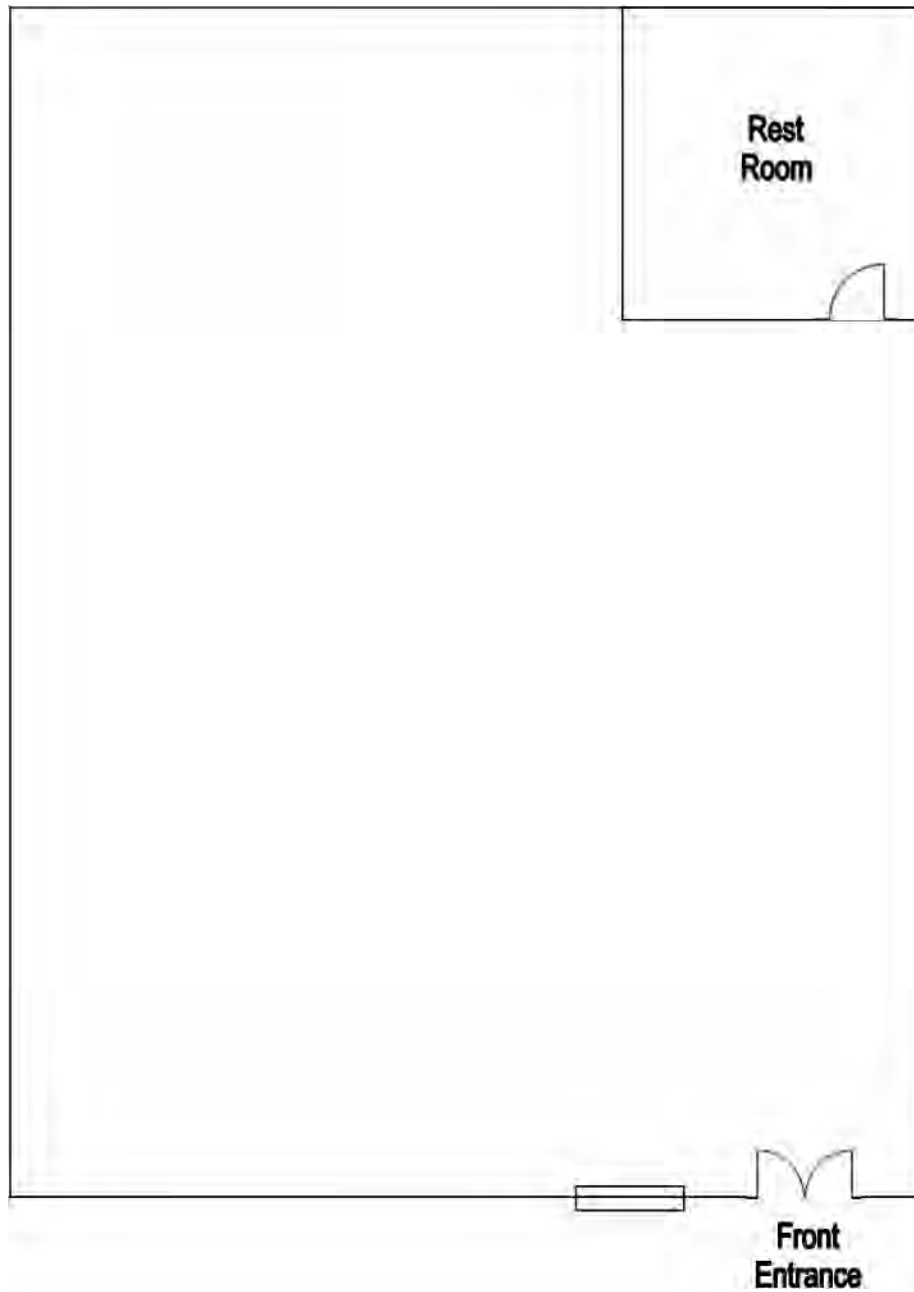
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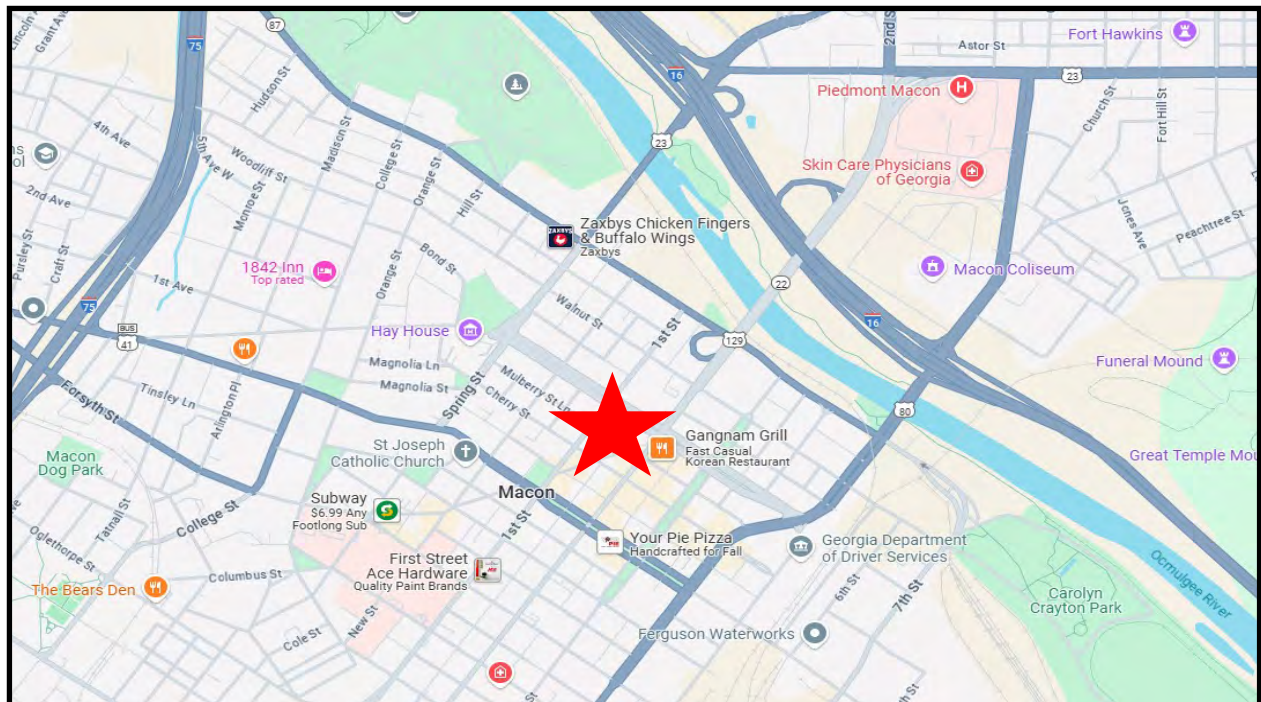
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FLOOR PLAN



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