



### LOCATION OVERVIEW

- Located Downtown Macon at the signalized intersection of Spring Street & Walnut Street; one block from Riverside Drive
- Piedmont Hospital less than one mile with 1,430± employees
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than one mile with 9,000± students enrolled
- Convenient to Bibb & Federal Courthouses, government offices, financial institutions, restaurants, shopping and entertainment
- Convenient to Interstate 75 and Interstate 16
- Served by Public Transportation
- Zoned HC, Historical Residential

### BUILDING INFORMATION

**6,362± SF Multi-Tenant Retail / Office Building**

#### Available Suites:

<b>Suite "B": 1,100± SF</b>	<b>\$900/Month + \$50/Month/Water</b>
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- Private entrance
- Reception area
- Three (3) private offices
- Large open area
- One (1) private restroom
- Tenant pays all utilities

<b>Suite "C": 1,100± SF</b>	<b>\$900/Month + \$50/Month/Water</b>
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- Private entrance
- Foyer / Reception / Waiting area
- One (1) private office
- Two (2) large open areas
- One (1) private restroom
- Tenant pays all utilities

<b>Suite "E": 300± SF</b>	<b>\$300/Month + \$25/Month/Water</b>
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- Upper Level Space
- Large private office or retail/showroom space
- Common area restroom
- Separate AC unit
- Tenant pays all utilities

**Parking Lot and On-Street Parking**

**Signage Available**

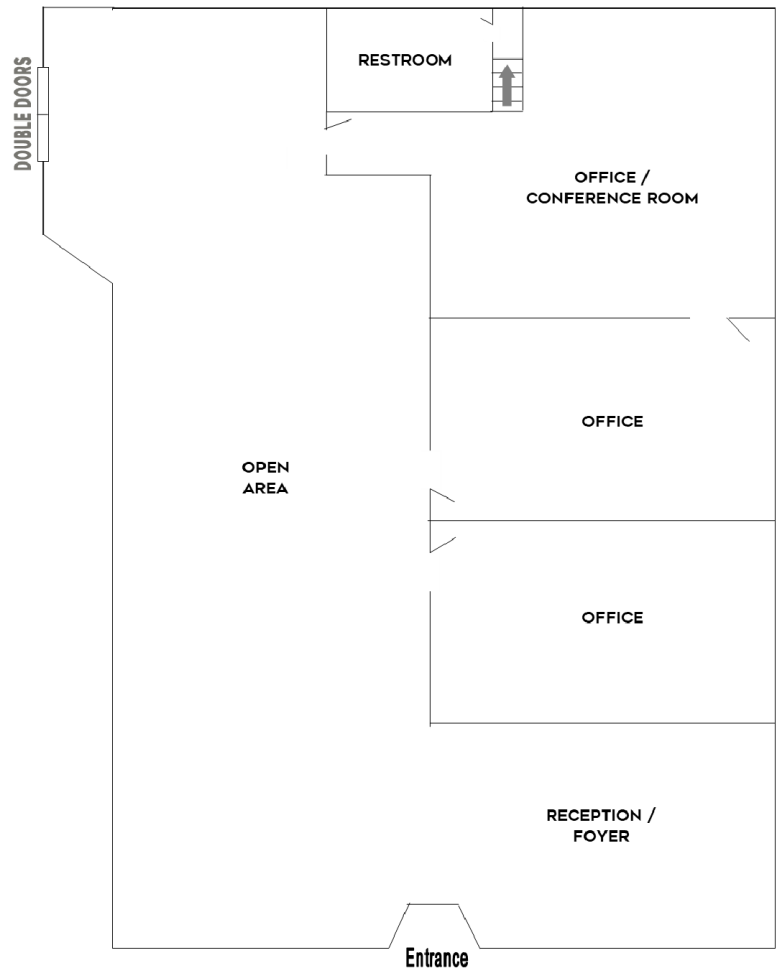
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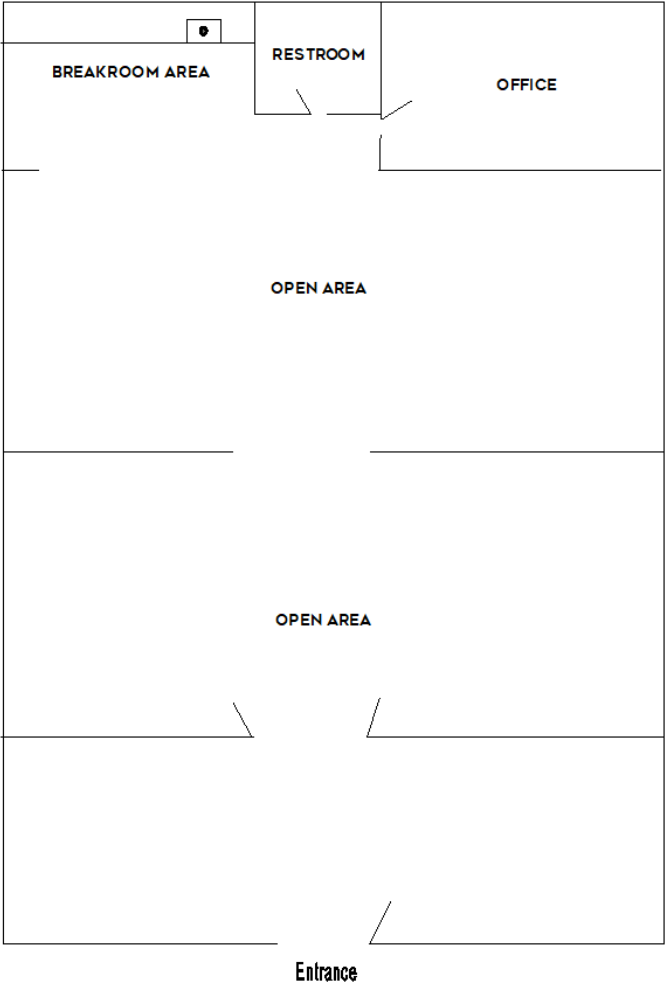
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Created 8/20/24

**SUITE "B" - 1,100± SF RETAIL / OFFICE - \$900/MONTH + \$50/MONTH WATER**



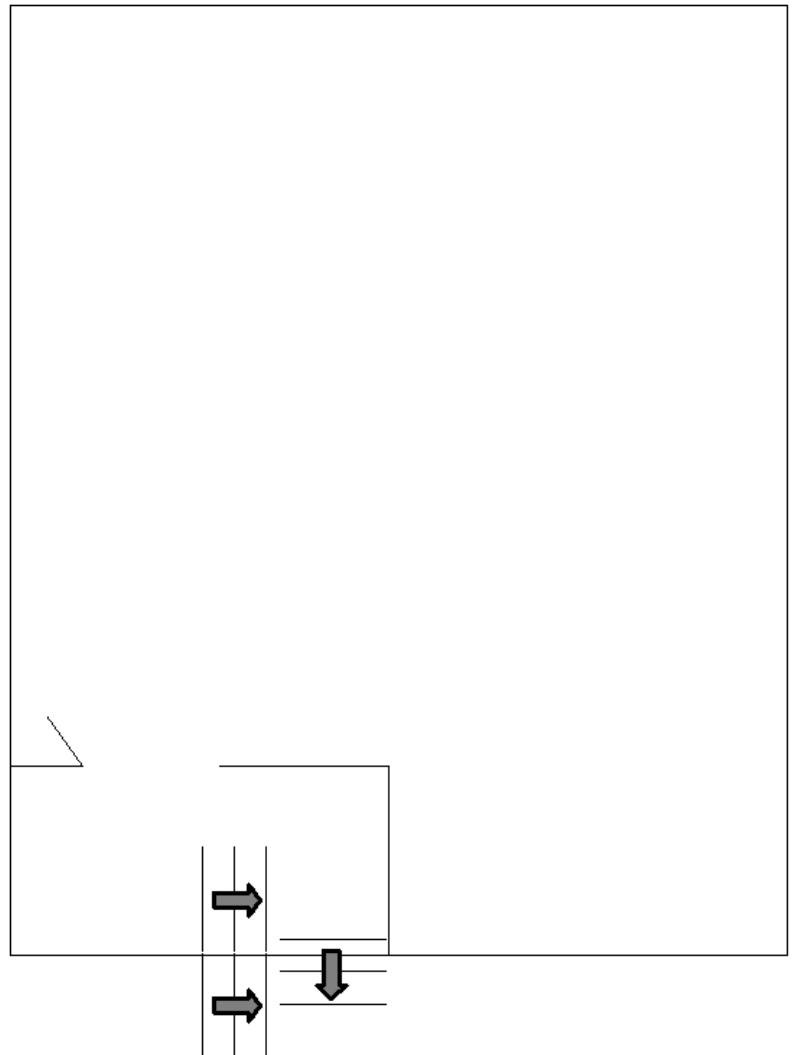
**SUITE "C" - 1,100± SF RETAIL / OFFICE - \$900/MONTH + \$50/MONTH WATER**



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SUITE "E" - 300± SF RETAIL / OFFICE - \$300/MONTH + \$25/MONTH WATER



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### AERIAL MAP



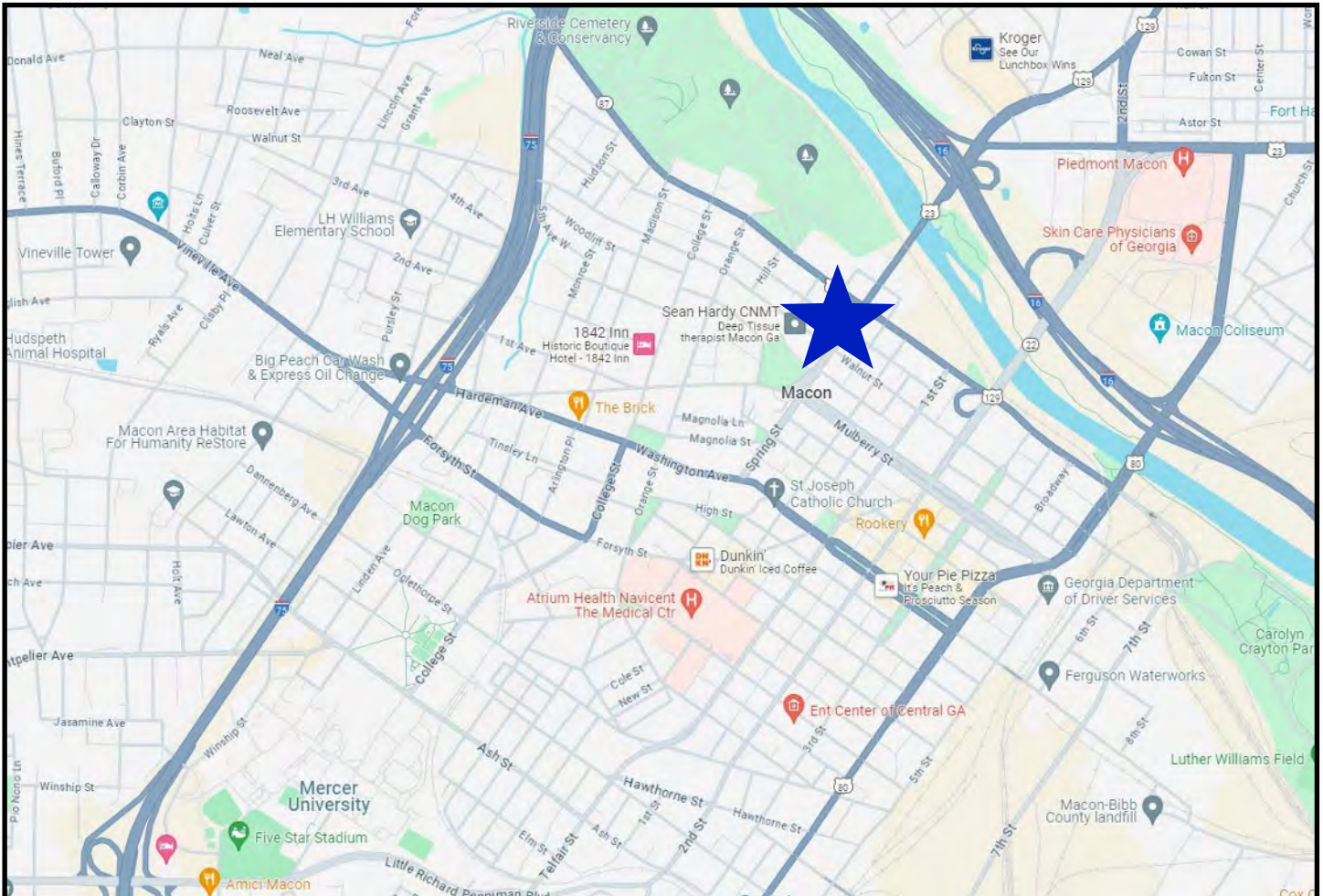
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### LOCATION MAP

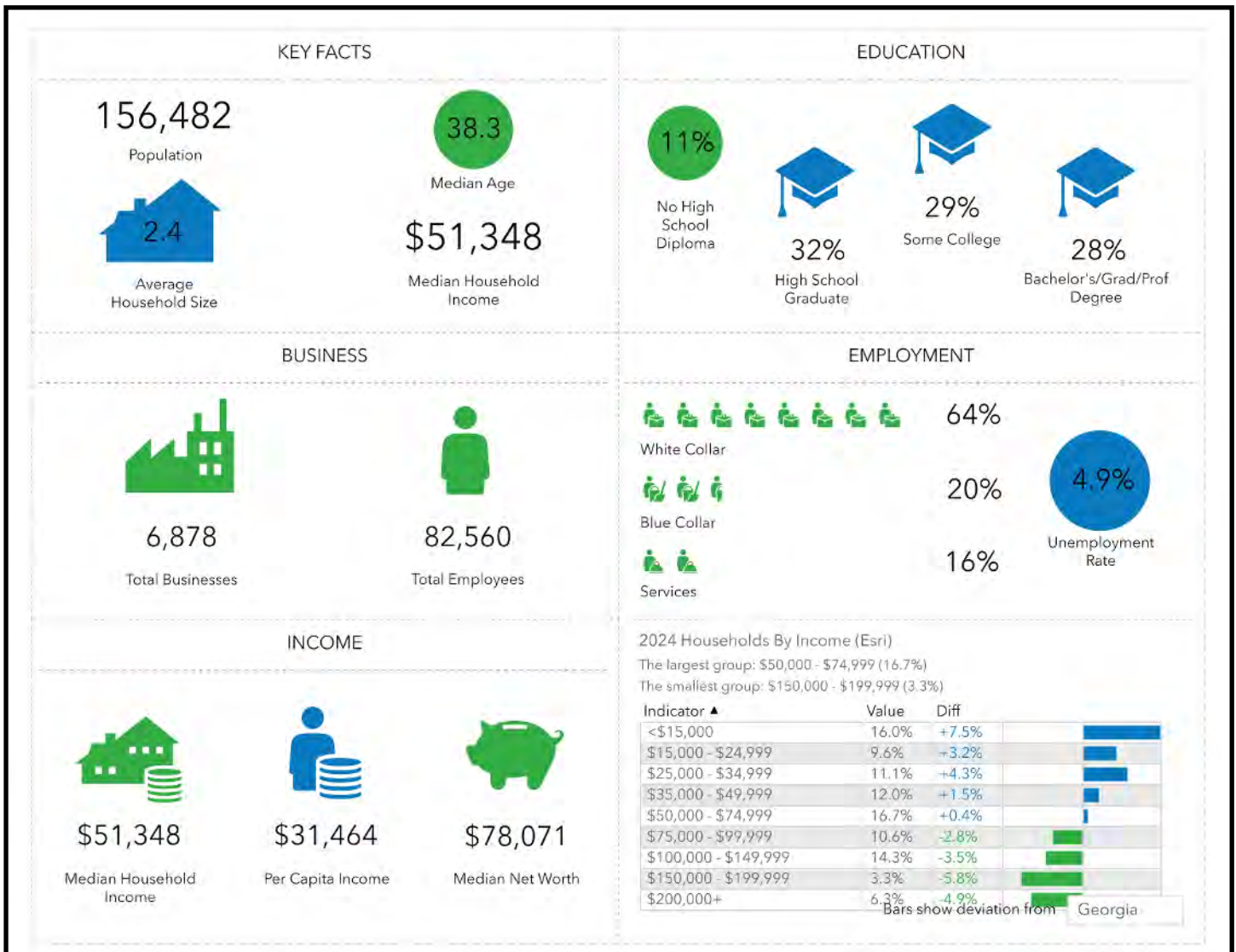


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### DEMOGRAPHICS - BIBB COUNTY



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