LEASE

RETAIL / OFFICE SPACE

195 SPRING STREET - MACON, BIBB COUNTY, GA31201



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

Suite "C": 1,100± SF \$900/Month + \$50/Month/Water

Tenant pays all utilities

Three (3) private offices

One (1) private restroom

Private entrance

Available Suites:

Suite "B": 1,100± SF

- Foyer / Reception / Waiting area
- One (1) private office

Private entrance

Reception area

Large open area

- Two (2) large open areas
- One (1) private restroomTenant pays all utilities
- renant pays an utilities

\$300/Month + \$25/Month/Water

\$900/Month + \$50/Month/Water

- Upper Level Space
- Large private office or retail/showrroom space

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

- Common area restroom
- Separate AC unit
- Tenant pays all utilities

Parking Lot and On-Street Parking

Signage Available

Suite "E": 300± SF

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY Created 8/20/24

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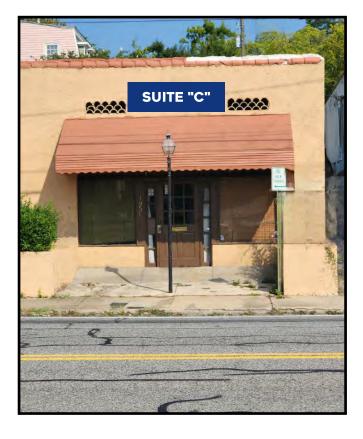
SUITE "B" - 1,100± SF RETAIL / OFFICE - \$900/MONTH + \$50/MONTH WATER



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



BREAKROOM AREA	OPEN AREA	OFFICE
	OPEN AREA	
	. /	
	∠ Entrance	/

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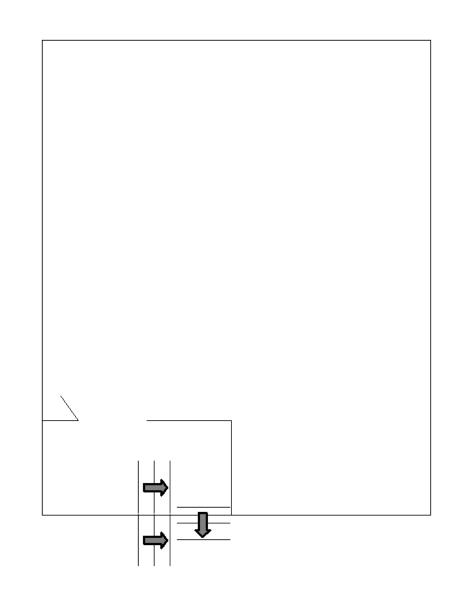


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SUITE "E" - 300± SF RETAIL / OFFICE - \$300/MONTH + \$25/MONTH WATER







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AERIAL MAP

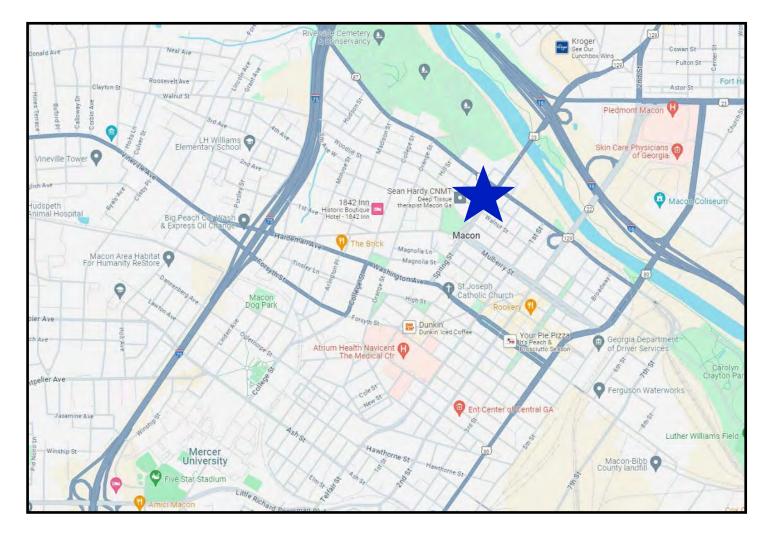




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LOCATION MAP





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DEMOGRAPHICS - BIBB COUNTY

