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

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BUILDING INFORMATION

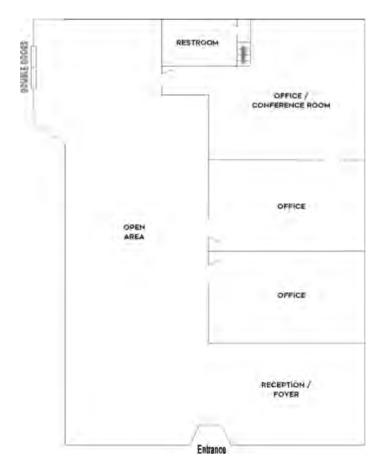
Availa	ble	<u>Suites</u>	<u>:</u>	Tenant Retail / Office Building	
Suite	B.:	1,100:	t SF	\$900/Month + \$50/Month/Water	
•	Private entrance				
•	Re	Reception area			
•	Tŀ	Three (3) private offices			
•	La	Large open area			
•	O	One (1) private restroom			
•	Te	Tenant pays all utilities			
Suite '	' C ":	1,100	± SF	\$900/Month + \$50/Month/Water	
•	Pr	Private entrance			
•	Foyer / Reception Vaiting area				
•		One (1) pl Tate office			
• ,		Tyre (2 Lyre open areas			
•		One (1) private restroom			
•	Te	Tenant pays all utilities			
Suite '	'E":	300± \$	SF	LEASED	
•	Ur	oper l e	evel Spa		
•		Large private office of retail/showrroom space			
•		Com pon e screstroom			
•		S phare AC unit			
•		Tenant pays all utilities			
Parking Lot and On-Street Parking					
Signage Available					





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





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AERIAL MAP

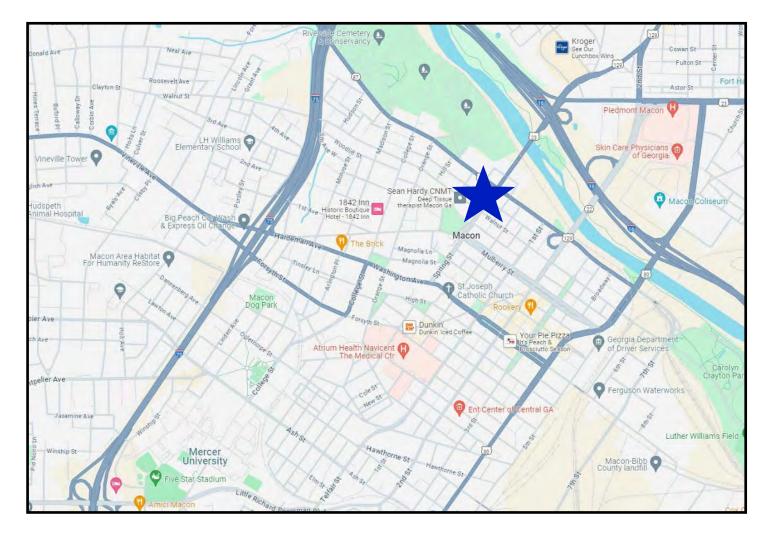




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LOCATION MAP





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