

LEASE

"FORSYTH LANDING" RETAIL CENTER 4536-4550 FORSYTH ROAD MACON, BIBB COUNTY, GEORGIA 31210



**BASE LEASE RATE:
\$16.00/PSF, NNN
(CAM, T&I: \$5/PSF)**

LOCATION HIGHLIGHTS

- **Prime retail location** along Macon's main commercial corridor
- **Excellent visibility** with strong daily traffic counts, 22,500± VPD (2024 GDOT)
- **Affluent trade area** - Average household income \$110,000
- **Convenient ingress/egress** and ample on-site parking
- **Ideal for retail or service tenants** seeking high exposure
- **Zoned C-4:** Suitable for a wide range of commercial and retail uses

PROPERTY OVERVIEW

Retail Center Name: Forsyth Landing

AVAILABLE SUITES

4536 Forsyth Road (See Page 2)

Suite 202: 1,500± SF - \$2,625.00 (Total Monthly Rent)

4550 Forsyth Road (See Page 3)

Suite 307: 1,900± SF - \$3,325.00 (Total Monthly Rent)

CURRENT TENANTS

Honey Baked Ham
It's A Cut Above
Sky Nails
The Selective Design
Styles Unlimited Salon
Bamba Mex Grill
Dapper Cuts
The Grey Goose
Run Fit Sports
COR Studio - Pilates, Yoga, Barre
Elite Movement Specialists
World Finance Company
Gilbert's Formalwear
Fringe Salon
Macon Baking Company
Paces of Macon

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**COLDWELL BANKER
COMMERCIAL**
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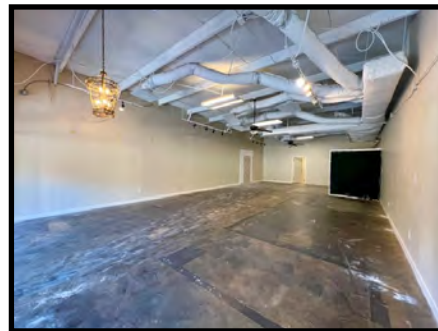
4536 FORSYTH ROAD – SUITE 202



SUITE 202
\$2,625.00/MONTH

1,500± SF Storefront Retail

- Open retail floor
- Private office
- Stockroom
- Kitchenette
- Restroom
- Electrical room



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4550 FORSYTH ROAD – SUITE 307

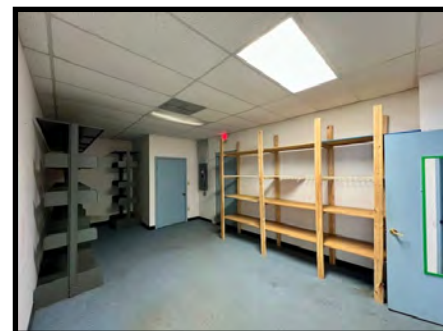
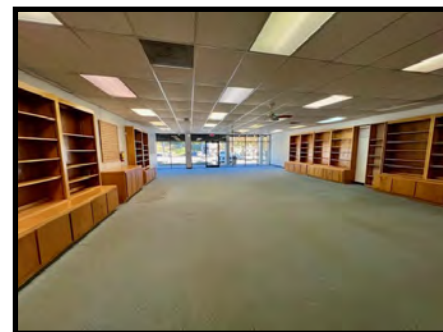


SUITE 307

\$3,325.00/MONTH

1,900± SF Storefront Retail

- Large open retail floor
- Stockroom
- Two restrooms



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3



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	ONE MILE	THREE MILE	FIVE MILE
2025 HOUSEHOLDS	4,174	37,795	91,782
DAYTIME POPULATION	4,573	37,781	104,226
AVG HOUSEHOLD INCOME	\$138,757	\$102,743	\$88,970

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