

OFFICE/WAREHOUSE SPACE FOR LEASE

6855 HAWKINSVILLE ROAD
MACON, GA 31216
BIBB COUNTY

±3,200 SF
±0.5 ACRE

LEASE RATE:
\$3,500/Mo



KEVIN HARKINS C: 478.338.0623
KHARKINS@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±3,200 SF office/warehouse space
 - Office space: 1,600 SF
 - Warehouse space: 1,600 SF
- Zoned M-1 (light industrial)
- Water and sewer to site
- Includes a reception area, two (2) offices, a break room, restroom, and storage closet
- Building features alarm system, two (2) HVAC units, gas heat in warehouse, and drive-in door
- Hawkinsville Road is a busy corridor in the Macon area providing visibility and access for businesses located there
- Conveniently located between Macon and Warner Robins



6855 HAWKINSVILLE ROAD
MACON, GA 31216
BIBB COUNTY



MAP

- Traffic Count (GDOT 2024 estimate)
 - Hawkinsville Rd – 25,900 VPD

6855 Hawkinsville Road - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	450	10,647	20,346
2030 ESTIMATED POPULATION	452	10,838	20,605
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	168	4,130	7,854
2030 HOUSEHOLD ESTIMATES	170	4,238	8,016
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$61,388	\$95,035	\$86,068
2030 HH INCOME ESTIMATE	\$67,534	\$108,077	\$97,951

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$95,035



10,647



4,130



2.6%



4,931

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

