



**MURPHEY TAYLOR & ELLIS**

PROPERTY GROUP

**3346 & 3348 VINEVILLE AVENUE | MACON, GA**

**Retail / Office Suites Available - Coming February 2026**



Rendering shown is for illustrative purposes only and reflects potential improvements, not the existing building

## Murphey Taylor & Ellis

3095 Vineville Avenue  
Macon, GA 31204  
o 478-743-2671 | [mtepropertygroup.com](http://mtepropertygroup.com)

## Exclusive Agents

Ben Walden      c 478-954-1047      [bwalden@mtepropertygroup.com](mailto:bwalden@mtepropertygroup.com)  
Will Marshall      c 404-983-1511      [wmarshall@mtepropertygroup.com](mailto:wmarshall@mtepropertygroup.com)

# FOR LEASE

3346 & 3348 Vineville Avenue  
Macon, GA 31204

\$12.50 SF/YR NNN

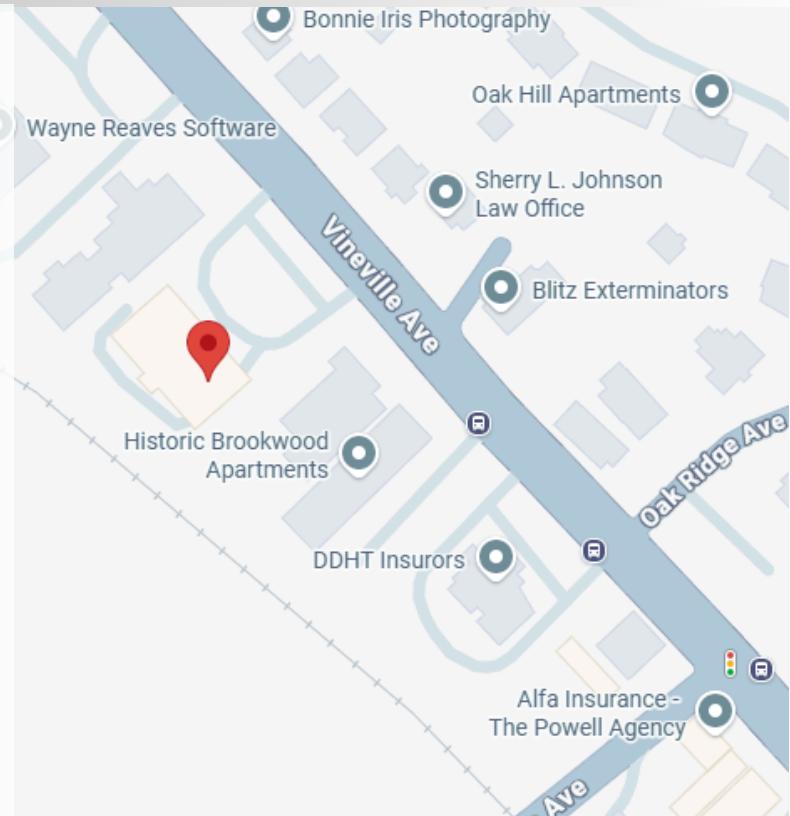
- **Available for Lease:** Two contiguous spaces in Vineville North Plaza, scheduled for delivery in February 2026 in white shell condition.
- The center is undergoing significant exterior and aesthetic upgrades, including new exterior paint, refreshed façades, modern signage, and enhanced landscaping.
- The building is well suited for retail, service, medical, or professional office users and offers exceptional visibility along a high-traffic corridor with convenient ingress and egress.
- The property features a prominent pylon sign, providing excellent branding opportunities and tenant exposure.

## Demographic Snapshot

1-mile radius: Population ~6,500 | Avg. HH Income ~ \$64,600

3-mile radius: Population ~37,750 | Avg. HH Income ~\$73,257

Traffic Count: ~16,200 VPD on Vineville Avenue



Suite	Size (SF)	Availability & Condition
3336	2,535	Occupied - Gaudet Chiropractic
3342	2,925	Occupied - Tags Of Hope
3346	1,235	Available - White Shell - February 2026
3348	1,300	Available - White Shell - February 2026
<b>Total Center</b>	<b>7,995</b>	<b>Renovations In Progress</b>

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## Property Highlights

- Flexible Use
- Stable Tenant Base
- High Visibility Location
- Pylon Signage Available
- Ample Parking
- 16,200 VPD

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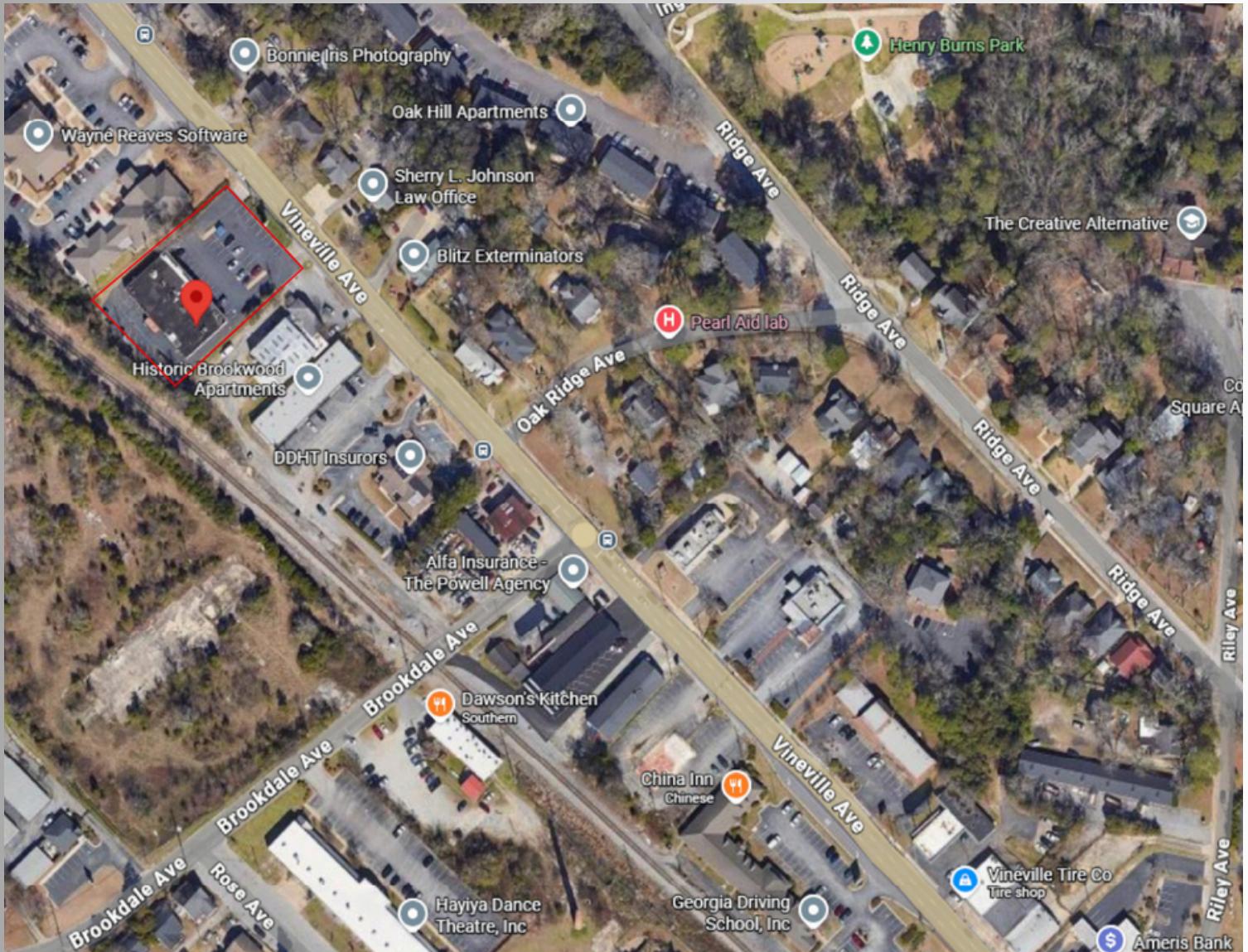
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