

LEASE

STOREFRONT RETAIL

610 NORTH AVENUE, SUITE D
MACON, BIBB COUNTY, GEORGIA 31211



**BASE LEASE RATE: \$14.50/PSF, NNN
(CAM, T&I: \$4.68/PSF)
TOTAL LEASE RATE: \$2,813/MONTH**

PROPERTY OVERVIEW

1,760± Storefront Retail Space for Lease

Formerly: Boost Mobile

Zoning: C-4

Features:

- Spacious **showroom** ideal for retail display or customer service
- **Private office** for management or administrative use
- **Large stockroom** with ample storage capacity
- **Restroom** included
- Excellent visibility and accessibility for retail

Perfect for a variety of retail or service-oriented businesses.

LOCATION OVERVIEW

- Located in the **Baconsfield Shopping Center**
- **Kroger-anchored** neighborhood retail center
- Excellent visibility with **44,200± VPD** on Gray Highway
- Strong tenant mix including:
 - Kroger
 - Art's Nails
 - Subway
 - El Sombrero Mexican Restaurant
 - Grifols Biomat Plasma Center
 - WNB Factory Wings & Burgers
 - Little Caesar Pizza
 - Hong Kong Express
 - Macon Tobacco & Vapor
 - Bibb County Sheriff's Office (District 1)

STEPHANIE FOLSOM, CCIM
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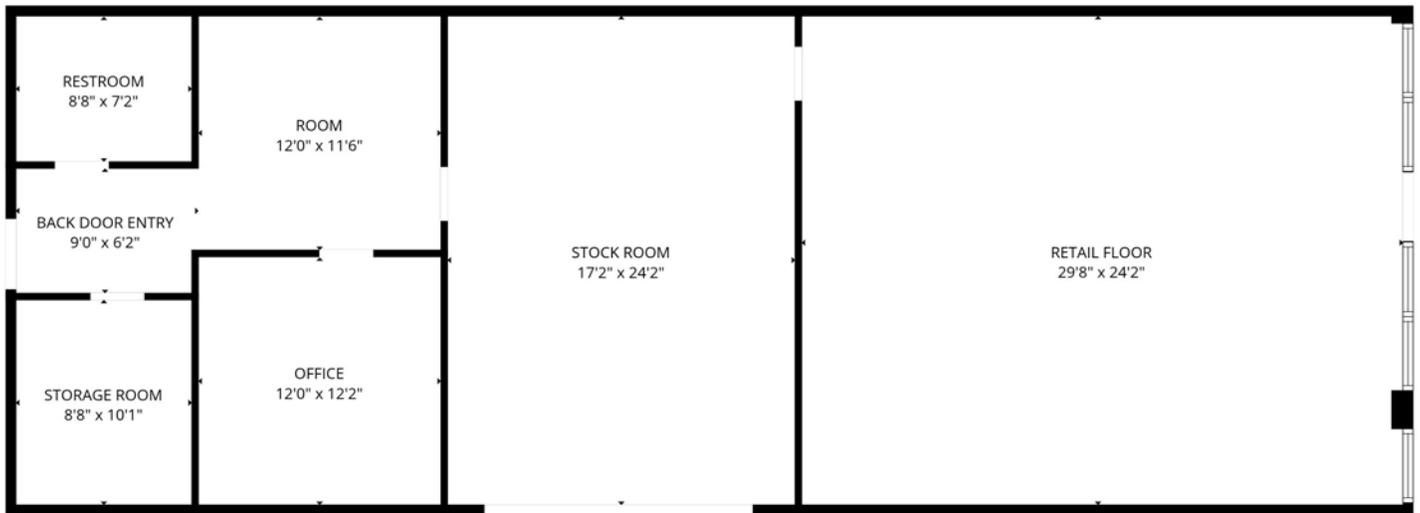


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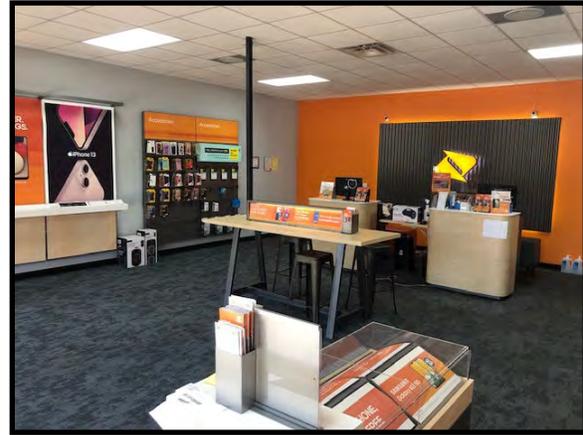
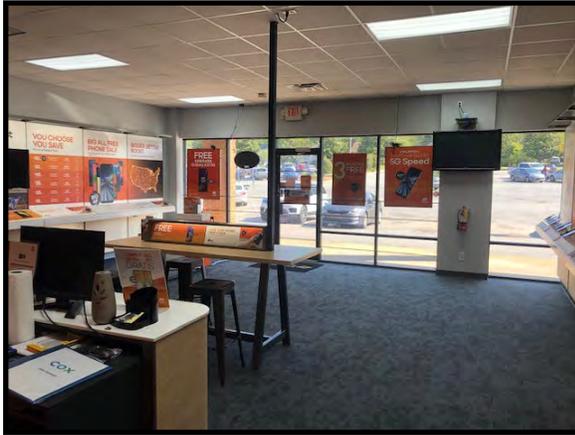
Revised 1/7/26

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FLOOR PLAN



SUITE PHOTOS



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	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,124	36,606	80,141
DAYTIME POPULATION	14,182	53,762	97,362
AVG HOUSEHOLD INCOME	\$59,024	\$58,484	\$62,354

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