

COMMERCIAL SPACE FOR LEASE

476 THIRD STREET, SUITE 2 DOWNTOWN MACON, GEORGIA 31201



LEASE RATE:

\$12/SF BASE RENT + \$3.50/SF, NNN



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PROPERTY INFORMATION

- +/- 2,000 - 4,000 SF available
 - +/- 2,000 of Street Level Commercial Space
 - +/- 2,000 of Basement Level Retail
- Zoned: CBD-1 (Commercial Business District)
- On Street Parking
- Deck Parking Available
- Sitting at the busy signalized intersection of Third Street and Poplar Street, this space offers a prime location in the heart of Downtown Macon.
- Residential lofts, government offices, shopping, entertainment and food and beverage all within walking distance.



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BIBB COUNTY



AERIAL/TRAFFIC COUNTS

Traffic Counts:

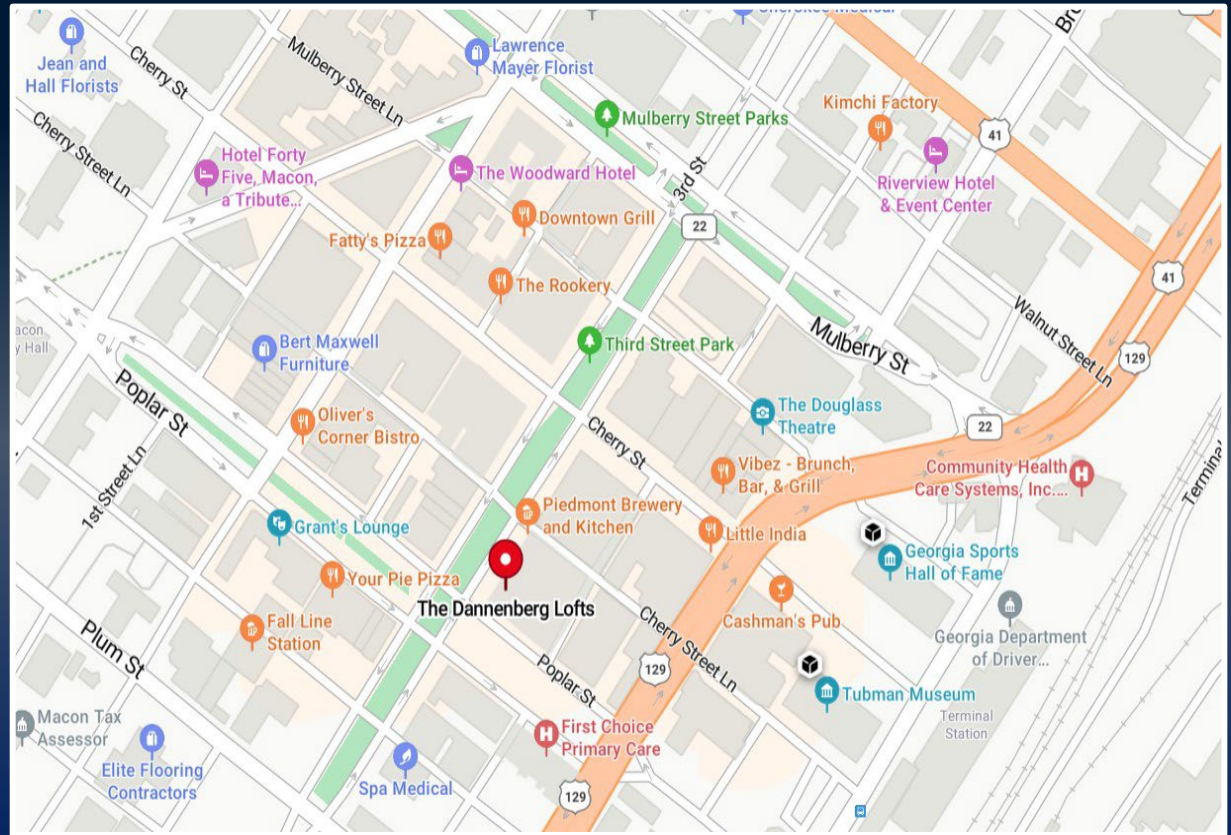
(GDOT 2023 Published Data estimate)
Broadway – 17,100 vpd

700 Lofts & 1,000+ Residents
53 Restaurants
41 Retailers
30 Entertainment Venues

Since 2015, downtown Macon has
witnessed over \$260 million in
public-private investment resulting in:

40 Rehabbed Buildings
98 Net New Businesses
651 New Jobs

newtownmacon.com/visit-downtown



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AREA MAP



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