

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

Suite 204: 600± SF - \$1,050.00 (Total Monthly Rent)

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

CURRENT TENANTS

Honey Baked Ham
It's A Cut Above
Ginny Marie's
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
Paces of Macon

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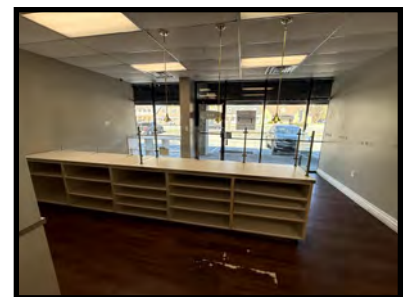
COLDWELL BANKER
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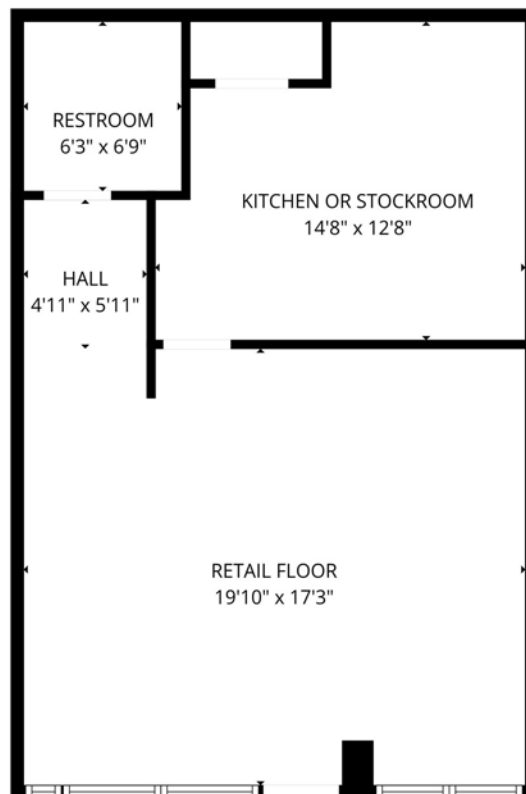
4536 FORSYTH ROAD – SUITE 204



SUITE 204
\$1,050.00/MONTH

600± SF Storefront Retail

- Former bakery
- Retail floor
- Kitchen area/Stockroom (No Hood)
- Above-ground grease trap
- Three-compartment sink
- Hand sink
- Mop sink
- One restroom

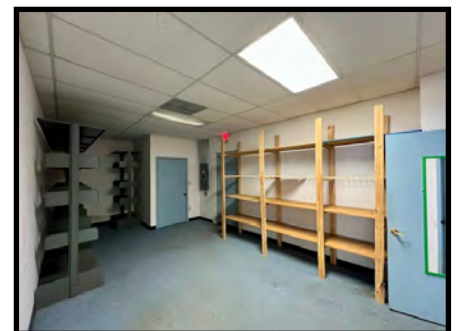


APPROXIMATE MEASUREMENTS

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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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	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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