

# LEASE

## SERVICE GARAGE / SECURE LOT STORAGE

745 MLK JR. BLVD - 444 PINE ST - 455 PINE ST LN  
MACON, BIBB COUNTY, GEORGIA 31201



**LEASE RATE: \$6,000.00/MONTH**

### LOCATION OVERVIEW

#### Regional & Local Accessibility

- 1.0 mile to **Interstate 75**—primary north-south corridor through Georgia
- 0.8 miles to **Interstate 16**—direct route to Savannah and the Georgia coast
- Frontage on **Martin Luther King Jr. Blvd.**, a key downtown arterial
- Served by the **Macon Transit Authority**

#### Downtown Business Environment

- 0.4 miles to **Atrium Health Navicent**—one of the region's largest employers
- 1.6 miles to **Piedmont Macon Medical Center**
- 1.4 miles to **Mercer University**
- Close to city and county government offices, courts, and civic facilities
- Walkable to restaurants, retail, banking, and professional services
- Near growing residential loft and apartment developments
- Strong mix of commercial, institutional, and cultural destinations

### PROPERTY OVERVIEW

13,000± SF Drive-Thru Service Garage / Shop Building  
Former C&H Bus Lines Facility

- Purpose-built **drive-thru service configuration**
- **In-floor heavy-vehicle service pit** designed for full-size bus and truck maintenance
- 1.4± Acres - **fully chain-link fenced and secured**
- Entire site **asphalt paved** for heavy-duty use
- Suitable for large vehicles, fleet operations, contractor yard, or outdoor storage
- **Rare large industrial-style parcel** within the Central Business District
- Strong potential for adaptive reuse or long-term redevelopment
- 200'± **frontage on Martin Luther King Jr. Blvd.** (major arterial corridor)
- 153'± **frontage on Pine Street**
- 286'± **frontage on Pine Street Lane**
- Multiple ingress/egress points for efficient access
- **Excellent truck maneuverability & on-site circulation**
- Zoned **CBD2—Central Business District**

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### Facility Features

- Purpose-built drive-thru service configuration
- Former intercity transportation facility
- In-floor heavy-vehicle service pit designed for full-size bus and truck maintenance
- High-clear service bays for large commercial vehicles

### Site Characteristics

- 1.4± Acres - Fully chain-link fenced & secured
- Entire site asphalt paved for heavy-duty use
- Suitable for fleet operations, contractor yard, or storage

### Ideal Tenant Profile

- Bus & transportation companies
- Trucking & logistics operators
- Contractor headquarters
- Utility or municipal service departments

### Location Advantages

- Immediate access to downtown Macon business district
- Convenient connectivity to I-16 and I-75
- Central deployment point for regional fleet operations
- Strong workforce accessibility

### Frontage & Access

- 200'± frontage on MLK Jr. Blvd (major arterial corridor)
- 153'± frontage on Pine Street
- 286'± frontage on Pine Street Lane
- Multiple ingress/egress
- Excellent truck maneuverability and on-site circulation

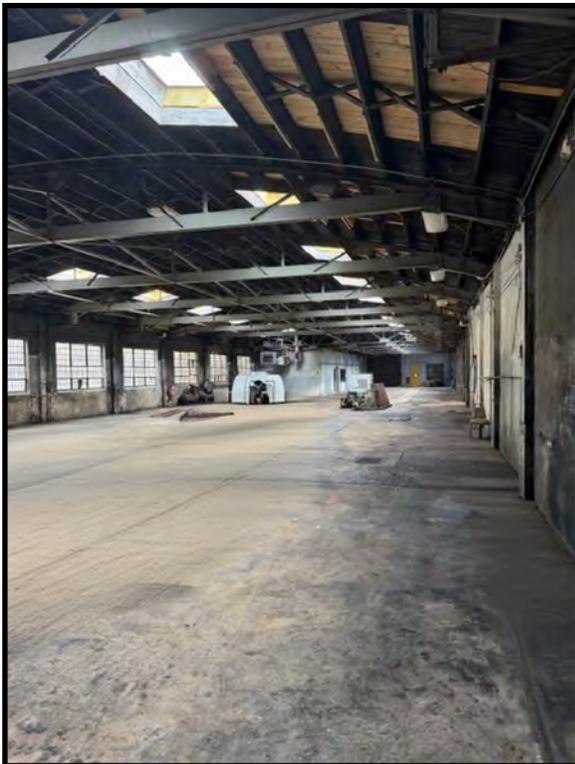
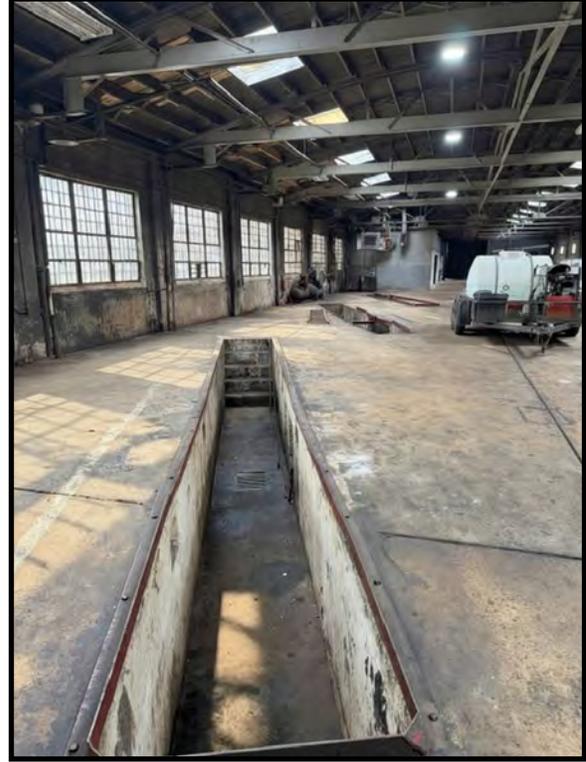
### Future Potential

- Strong adaptive reuse capability
- Long-term redevelopment opportunity
- High-visibility downtown positioning

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### Key Development Projects & Areas Downtown Macon

- **Mercer University School of Medicine (MLK & Riverfront):** A new, state-of-the-art facility is under construction at a major downtown gateway, expected to catalyze surrounding hotel, restaurant, and retail development.
- **Greenwood Bottom / Lower MLK:** Efforts are focused on revitalizing this historic Black business district, with planners exploring enhancements and adaptive reuse of historic structures to connect it with the main downtown corridor.
- **Lofts at Capricorn (520 MLK Jr Blvd):** A significant mixed-use development featuring 137 residential units and 14,850 SF of retail space near the historic Capricorn Studios.
- **East Bank / Coliseum Area:** Plans for the area across from the Coliseum include potential hotel, retail, and residential, designed to create a “front porch” for visitors to the Ocmulgee Mounds National Historical Park.
- **Second Street Corridor Extension:** Ongoing efforts to extend the corridor to create better connectivity, including new infrastructure and development near the intersection of MLK Jr. Blvd.



Artist rendering of the new Mercer School of Medicine building in downtown Macon. Image courtesy McMillan Pazdan Smith

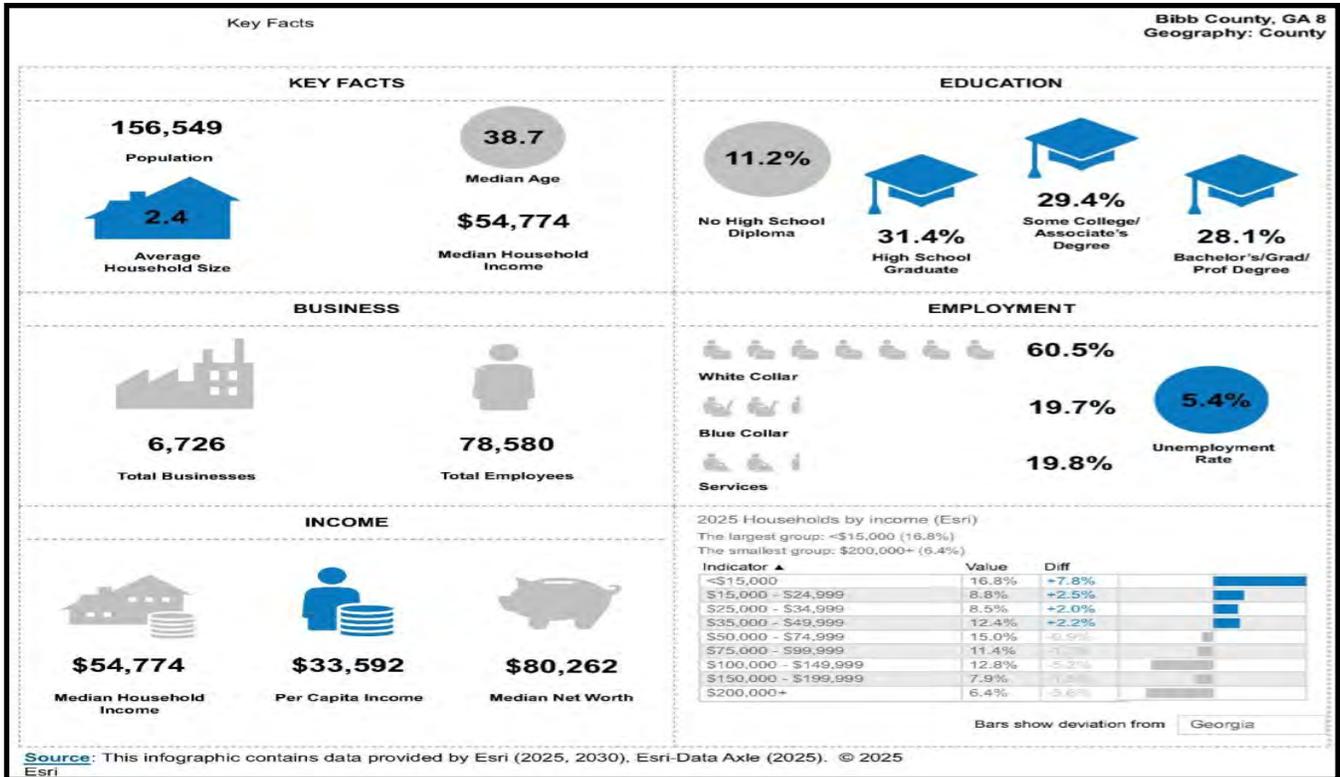
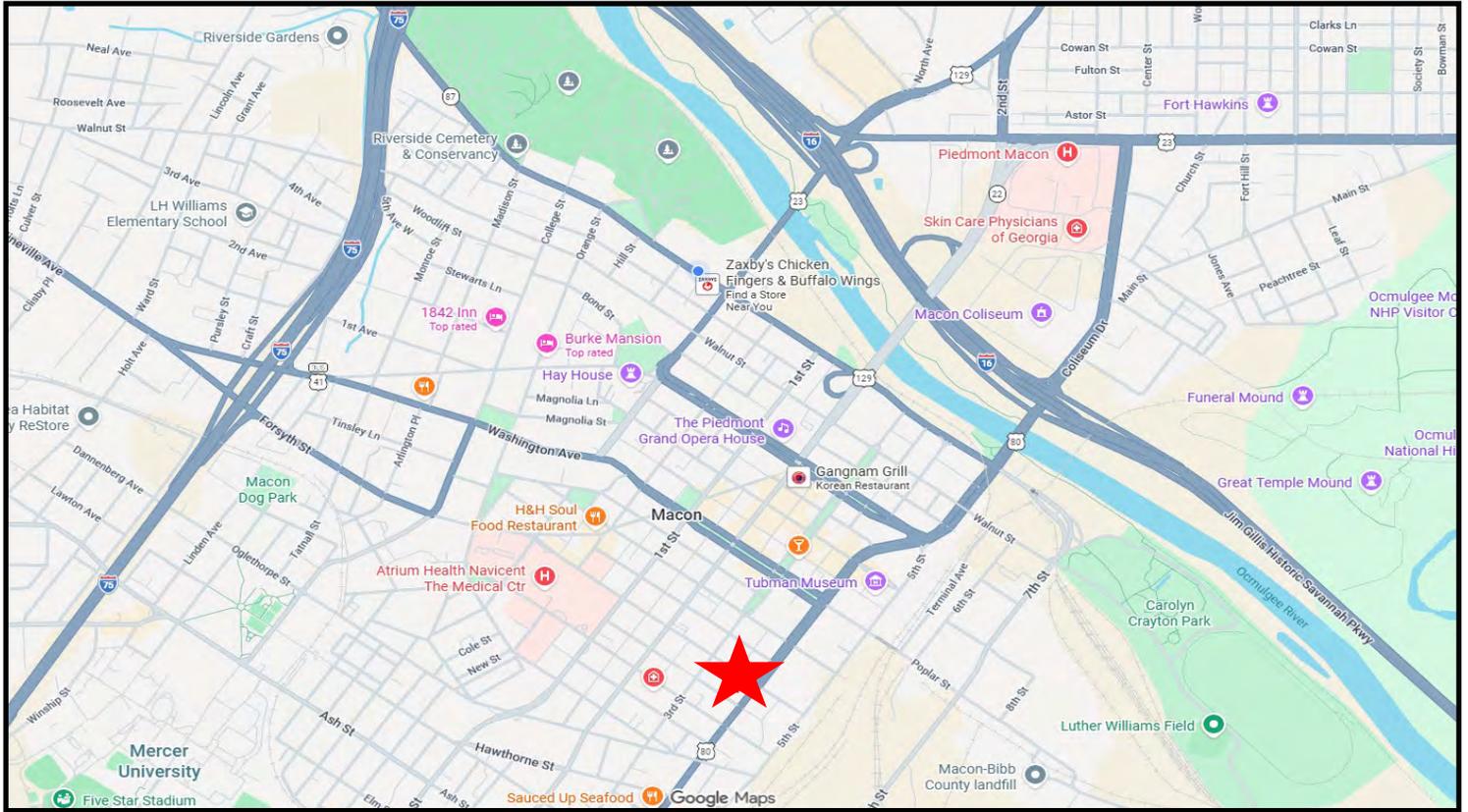
### Development Vision

- **Connectivity:** Projects aim to bridge the gap between the Ocmulgee River, the downtown core, and the expanding trail systems.
- **Density & Mixed-Use:** Increasing residential options through loft apartments and encouraging ground-floor, locally owned businesses.
- **Historic Preservation:** Blending new construction with the rehabilitation of older buildings to maintain the area's character.

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