

±1,150 SF RETAIL SPACE FOR LEASE

2308 Ingleside Ave, Macon, GA 31204

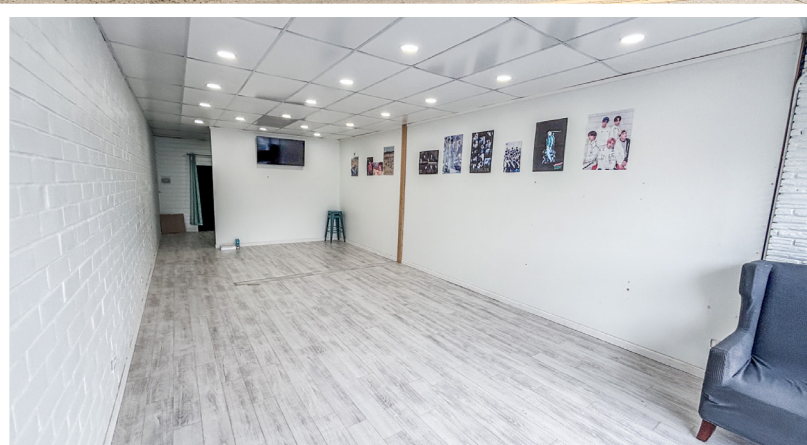


Property Overview

Available for lease in Ingleside Village is a ±1,150 SF retail space that offers excellent visibility thanks to its large fixed windows, filling the interior with plenty of natural light. Formerly K-POP Macon, the layout is flexible and well-suited for a variety of businesses permitted under C-1 zoning. Surrounded by thriving retailers, the location benefits from high foot traffic, making it an ideal spot for businesses seeking a lively and community-focused environment.

Property Highlights

- ±1,150 SF of in-line space available for lease
- Located in Ingleside Village
- Previously occupied by a boutique
- Superior visibility with large fixed windows allowing for tons of natural light
- Excellent foot traffic from surrounding retailers
- Tenant responsible for electric and water use



\$16.67/SF + NN

LEASE RATE

±1,150 SF

AVAILABLE SPACE

IMMEDIATE

AVAILABILITY

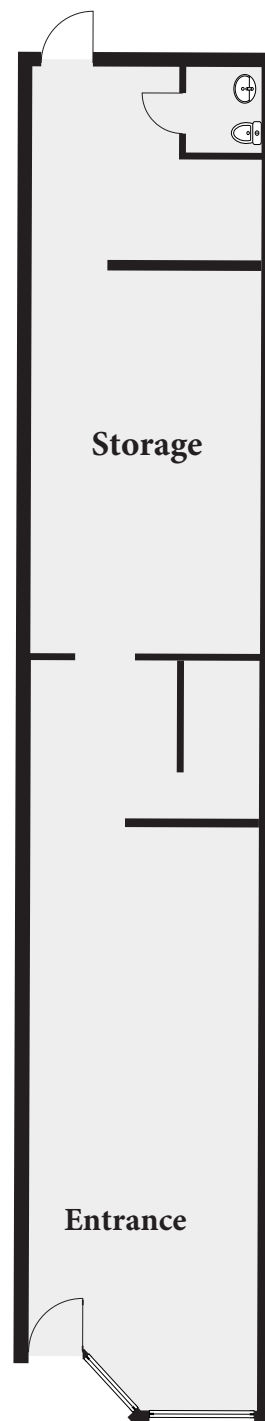


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AVAILABLE SPACE

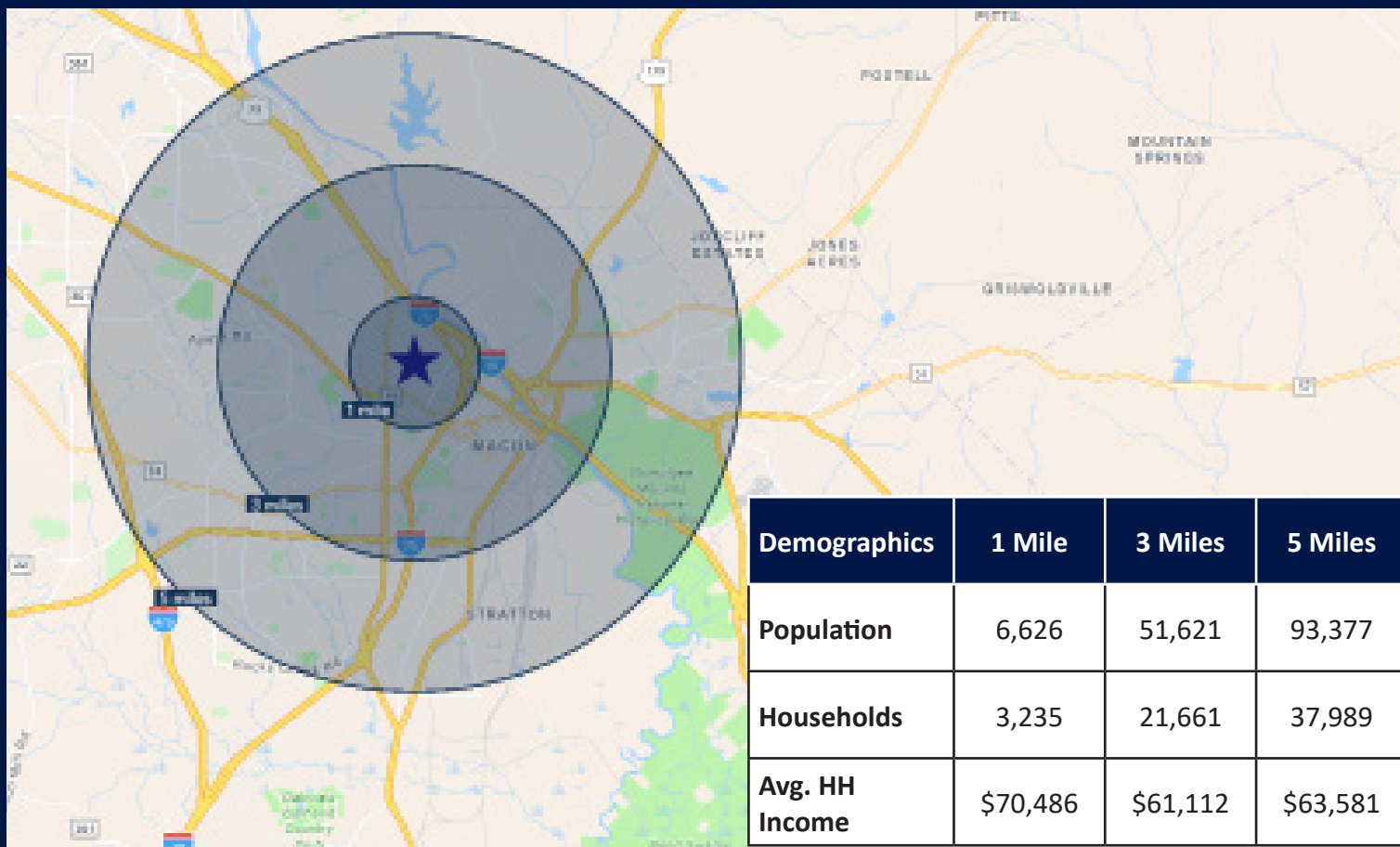


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Source: 2024 ESRI

INGLESIDE VILLAGE



Ingleside Village in Macon, Georgia, is a vibrant, historic neighborhood known for its artsy atmosphere and strong sense of community. Just a few miles from downtown, it offers a unique blend of locally owned shops, boutiques, art galleries, and restaurants. The area is particularly popular for its quirky, creative vibe, highlighted by the Ingleside Village Shopping Center, where residents and visitors can explore a variety of local businesses that emphasize supporting artists and creators. The neighborhood is also home to charming, historic homes that reflect early to mid-20th-century architecture, adding to its appeal. Throughout the year, Ingleside Village hosts community events like art festivals and block parties, which bring people together and foster a close-knit environment.

MACON, GEORGIA



In the 2010 census, Downtown Macon experienced its initial population rise in decades, expanding at a rate six times faster than the entire county. As of the 2020 census, Downtown Macon continued its growth trend, experiencing a notable resurgence as one of the city's most dynamic and diverse areas. The population increase seen in the previous decade has been sustained by ongoing revitalization efforts, including the restoration of historic buildings and the expansion of residential spaces. Downtown Macon now boasts over 500 active businesses, representing a wide range of industries such as retail, dining, arts, and technology. The area supports a daily workforce exceeding 30,000 individuals, nearly half of the city's total workforce and a significant portion of employees in the Metropolitan Statistical Area.

This bustling business hub, with its walkable streets and modern amenities, provides an attractive location for new and transitioning businesses seeking close proximity to a diverse customer base.



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