

**FIRST GENERATION RESTAURANT SPACE (3,954± SF)**

**DOWNTOWN MACON**

**NEEL'S LOFTS / MIXED USE DEVELOPMENT**



**418 THIRD STREET & CHERRY STREET  
MACON-BIBB COUNTY, GEORGIA 31201**

**STEPHANIE FOLSOM, CCIM  
ASSOCIATE BROKER / PARTNER**

**478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM**

**990 RIVERSIDE DRIVE  
MACON, GA 31201  
478.746.8171 OFFICE**

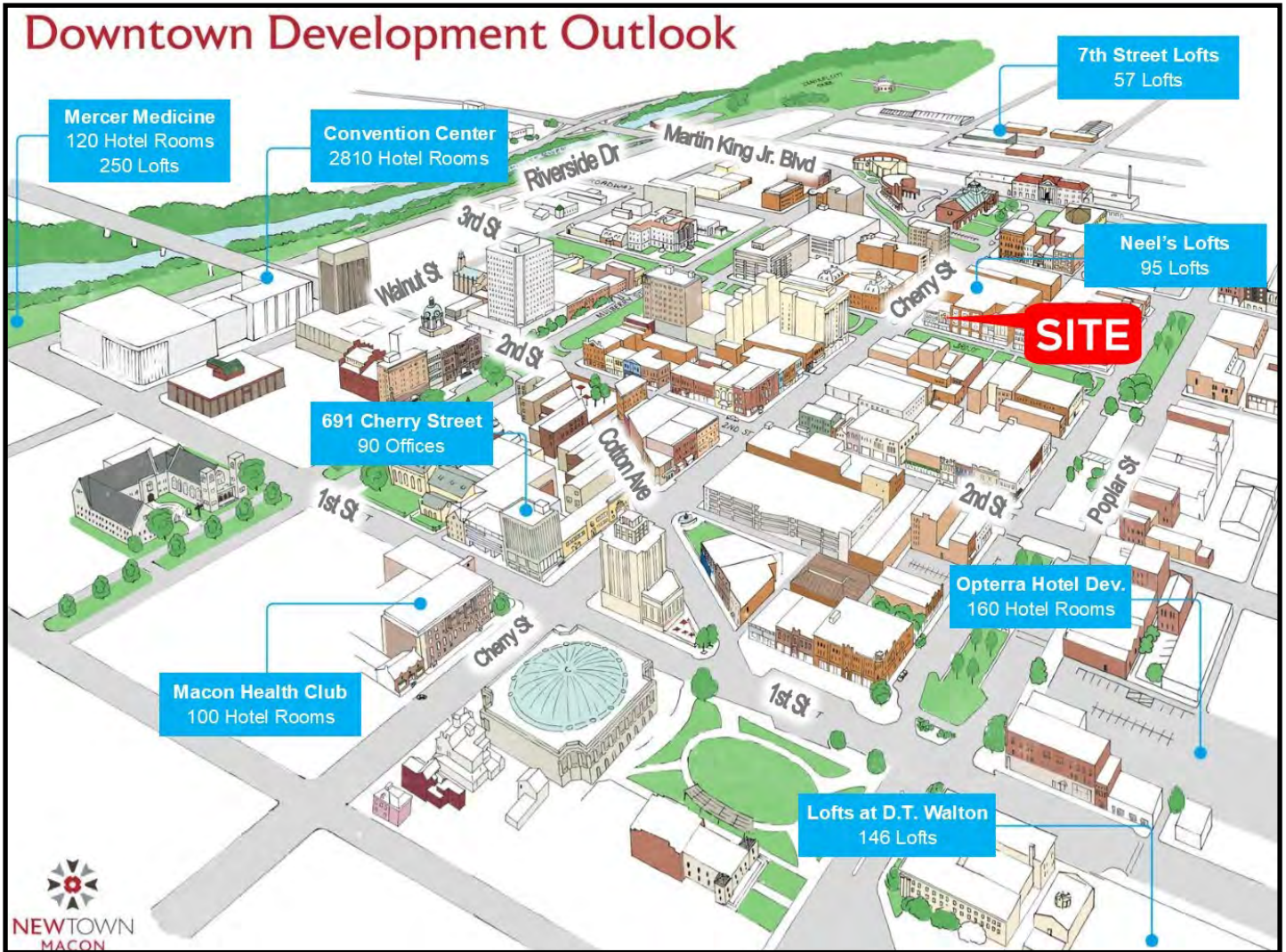
**LEASE RATE: \$18.00/PSF, NNN  
(NNN ESTIMATED @\$2.00/PSF)  
(\$6,590.00/TOTAL MONTHLY)**



**COLDWELL BANKER  
COMMERCIAL  
EBERHARDT & BARRY**

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The information provided herein is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. The information herein should be independently verified before any person enters into a transaction based upon it.

Revised 04/02/26



## DOWNTOWN MACON HIGHLIGHTS

- Macon is a City on the rise - Growing and evolving in every corner with Downtown Macon leading the way
- 1,000 Residents live in 830 lofts just steps away from over 400 locally owned and operated businesses
- Middle Georgia's dining and nightlife destination (55 locally owned and operated restaurants and breweries, 29 venues and bars)
- Downtown Macon is poised for a unique dining experience that will appeal to the region's existing audience and an expected 1.3 million additional visitors in the next 3 to 5 years

## PROPERTY OVERVIEW

Be a part of Macon's most anticipated address!

**Neel's Lofts**, a stunning four-story development fronting Cherry Street and Third Street, will be home to **95 luxury lofts, two retail storefronts, a coworking space, and a premier restaurant** opportunity. Bring your restaurant vision to life in Macon's most sought-after new address!

### Restaurant Space Highlights:

- **3,954± SF (Floor Plan Page 4)**
- **Seating Capacity: 140±**
- **Owner's Buildout Investment:** Includes four 5-ton HVAC units, 3-phase electrical, ample outlets, plumbing stubbed, hood chase, sheetrock walls, exposed ceilings, restrooms, water and gas meters, grease trap (1,500 gallons) and fire sprinklers
- **Tenant Improvement Allowance:** \$242,000 for light fixtures, flooring, paint, kitchen fixtures and more
- **Suite Features:** Separate water and gas meters, grease trap, fire sprinklers and fully stubbed utilities for a seamless buildout

### Ideal Operator:

- Multi-restaurant owner with a vision for expansion, a commitment to operational excellence, and a passion for delivering exceptional dining experiences
- See Page 5 for business financing information



STEPHANIE FOLSOM, CCIM  
478.361.8259 CELL  
STEPHANIE@CBCGEORGIA.COM  
CBCMACON.COM



## LOCATION BENEFITS

- High-visibility corner in the heart of downtown Macon
- Surrounded by luxury residences and vibrant retail
- Walkable to major attractions & business centers
- Home to prestigious higher education institutions; **Mercer University, Wesleyan College, Middle Georgia State University** and **Central Georgia Technical College** (See Page 7)

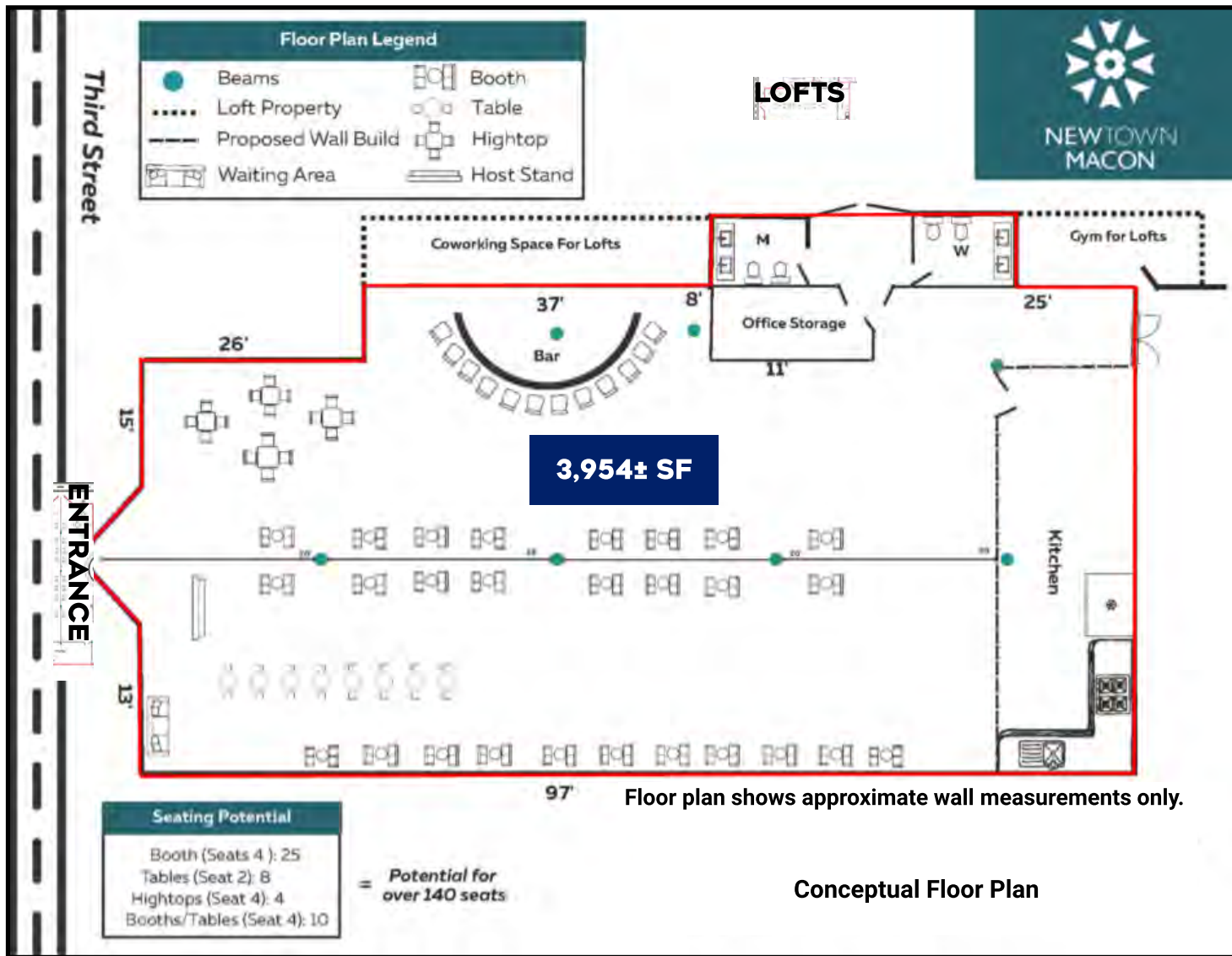


## LEASE TERMS / RATE

- Incentive: 6 months free rent
- Excluded Use: Bar (no bar-only concepts)
- Noise Policy: No live music past 10PM (95 luxury lofts above)
- Lease Rate: \$18.00/PSF, NNN
  - NNN estimated @ \$2.00/PSF
  - Total Monthly: \$6,590.00



418 THIRD STREET @ CHERRY STREET  
DOWNTOWN MACON-BIBB COUNTY, GA 31201





## ABOUT NEWTOWN MACON

**NewTown Macon** is downtown Macon's most committed champion and catalyst for growth. Since 1996, we have been investing time, resources, and money in local people and businesses to revitalize downtown Macon.

We are a Community Development Financial Institution (CDFI), allowing us to unlock flexible loan capital tailored to the unique needs of our clients. We provide expert coaching, specialized training programs, and strategic marketing support to ensure the sustainable growth and success of downtown's business community.

## FINANCING AVAILABLE

Through **NewTown Macon**, competitive small business financing available for qualified businesses:

- Funds build out costs, start-up costs, working capital, initial inventory and marketing
- Interest rate: ranges from 6% - 9%
- Loan terms: 5 - 7 years
- Equity requirement: 10%
- No minimum loan amount
- Interest-only period available

*For more information, call 478-722-9909 or email [loans@newtownmacon.com](mailto:loans@newtownmacon.com).*

# Here's why we Macon

## Macon is ...

### Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

### The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

### A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

### Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

### Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon – and growing!

### Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

### Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

## F U N F A C T S

### Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

### Business & Industry

More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

### Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.

## EDUCATION SHINES IN MACON

Here in Macon, we are a proud home to many prestigious higher education institutions. Through specialized degree programs, internships, apprenticeships and even continuing education initiatives, notable institutions like **Wesleyan College**, **Middle Georgia State University**, **Mercer University** and **Central Georgia Technical College** give students from all walks of life extensive opportunities.



### WESLEYAN COLLEGE

Founded in 1836, Wesleyan was the first college in the world chartered to grant degrees to women. Every year since then, Wesleyan women have been making history.

### MIDDLE GEORGIA STATE UNIVERSITY

Middle Georgia State University educates and graduates inspired, lifelong learners whose scholarship and careers enhance the region through professional leadership, innovative partnerships and community engagement.

### MERCER UNIVERSITY

Mercer University is one of America's oldest and most distinctive institutions of higher learning, offering rigorous programs that span the undergraduate liberal arts to doctoral level degrees. Founded in 1873, **Mercer's School of Law** is one of the oldest law schools in the U.S. and the first in Georgia accredited by the American Bar Association. **Mercer's School of Medicine**, was established in 1982 with a specific mission to train physicians to serve rural and underserved areas of Georgia.

### CENTRAL GEORGIA TECHNICAL COLLEGE

Central Georgia Technical College (CGTC) has been providing quality education and meeting the demands of central Georgia's workforce for over 40 years. They offer more than 190 degree, diploma, and certificate programs to over 9,000 students annually.

# 418 THIRD STREET @ CHERRY STREET DOWNTOWN MACON-BIBB COUNTY, GA 31201



## DOWNTOWN MACON BY THE NUMBERS

- 86% Storefront occupancy
- 400+ Businesses
- 25,000+ People work downtown
- 1,100+ Residents
- 830 Lofts
- 600 New hotel rooms projected in 3-5 years
- Area median income: \$70,700