



MULTI-TENANT BUILDING FOR LEASE

277 MARTIN LUTHER KING, JR. BLVD. MACON, GA 31201

LEASE RATE: \$18.50/SF, FULL SERVICE

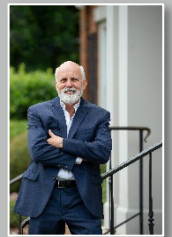
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PROPERTY INFORMATION

- Three (3) office spaces for lease:
 - Suite 103: ±440 SF
 - Suite 202: ±3,060 SF
 - Suite 303: ±1,622 SF
- Zoned CBD-1 (Central Business District)
- Built in 1994
- Located in the heart of Downtown Macon in the highly visible and establish Peyton Anderson Building at the corner of Martin Luther King, Jr. Boulevard and Mulberry Street
- Positioned within close proximity to Atrium Health, the Bibb County Courthouse, Mercer University Medicine and other key government offices
- Approximately 2.5 miles from the Interstate 16/ Interstate 75 interchange (Exit 2), providing quick regional access



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TRAFFIC & DEMOGRAPHICS

Traffic Counts (GDOT 2024 Estimates)
MLK Jr. Blvd – 13,900 VPD
Interstate 16 (Exit 2) – 52,100 VPD

Within walking distance to Macon's authentic city experience:






- 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

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POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	35,914	79,290	162,391
2030 ESTIMATED POPULATION	36,033	78,862	162,391
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	15,168	32,746	65,684
2030 HOUSEHOLD ESTIMATES	15,360	32,810	66,099
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$54,260	\$61,024	\$80,039
2030 HH INCOME ESTIMATE	\$60,434	\$68,203	\$89,847

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
61,024	79,290	32,746	7%	28,269

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ADDITIONAL
PHOTOS

Suite 303



Suite 202



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