



MULTI-TENANT BUILDING FOR LEASE

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

TWO SUITES AVAILABLE

LEASE RATE: \$18.50/SF, FULL SERVICE



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PROPERTY INFORMATION

- Two (2) office spaces for lease:
 - Suite 101: ±680 SF
Two (2) offices, reception area and storage closet
 - Suite 104: ±812 SF
Four (4) offices, large reception area, lobby, small break area and storage
- Zoned CBD-1 (Central Business District)
- Located in the heart of Downtown Macon in the highly visible and established 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 and approximately 2.5 miles from the Interstate 16/ Interstate 75 interchange (Exit 2)



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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

277 Martin Luther King Jr. Blvd - Macon, GA

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%



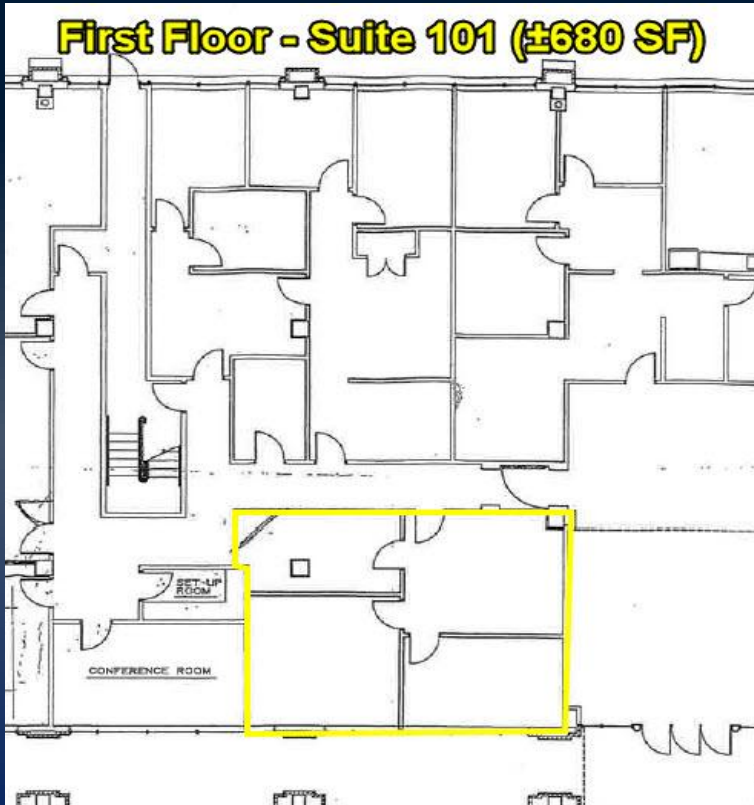
28,269

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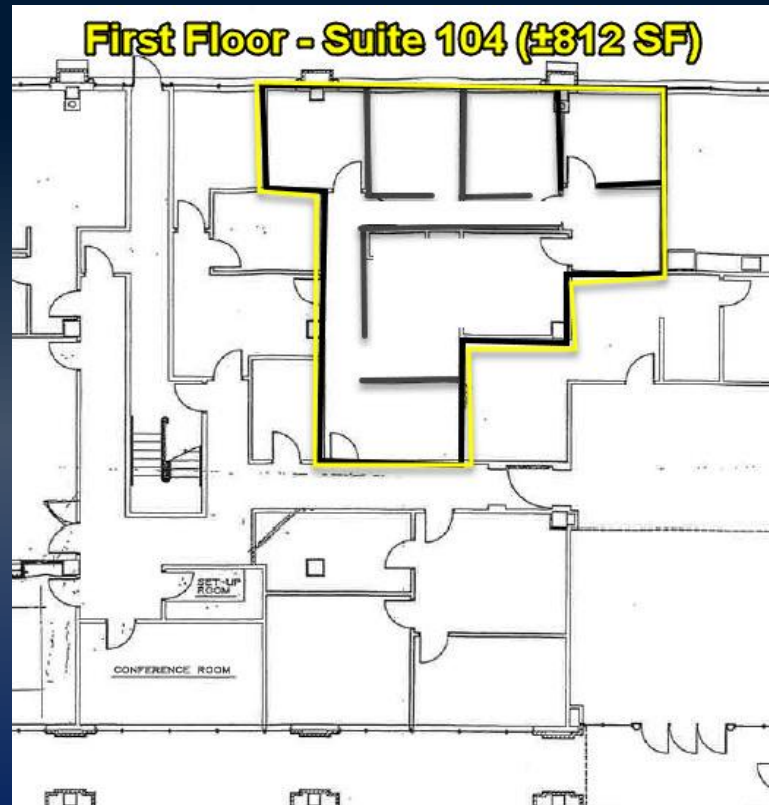


FLOOR PLANS

First Floor - Suite 101 (±680 SF)



First Floor - Suite 104 (±812 SF)



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ADDITIONAL PHOTOS

Suite 101



Suite 104



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