

**RATE  
REDUCED**

**DOWNTOWN LOFT  
354-B COTTON AVENUE  
MACON, BIBB COUNTY, GEORGIA 31201**



**REDUCED LEASE RATE:  
\$1,000.00/MONTH +  
\$70/MONTH WATER**

### PROPERTY OVERVIEW

- 750± SF Loft
  - One bedroom / One Bath
  - Granite counter tops
  - Tile shower
  - Expansive glass windows
  - Washer / dryer included
- Private entrance - Open floor plan
- Central heat and air conditioning
- Tenant pays all utilities

### LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District near the corner of Mulberry Street and Cotton Avenue
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than one mile with 9,000± students enrolled
- Within walking distance to restaurants, shopping, entertainment, places of worship, financial institutions and government offices
- Served by public transportation

**DEIDRA STEWART**  
478.508.2652 Cell  
deidra@cbcgeorgia.com

**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



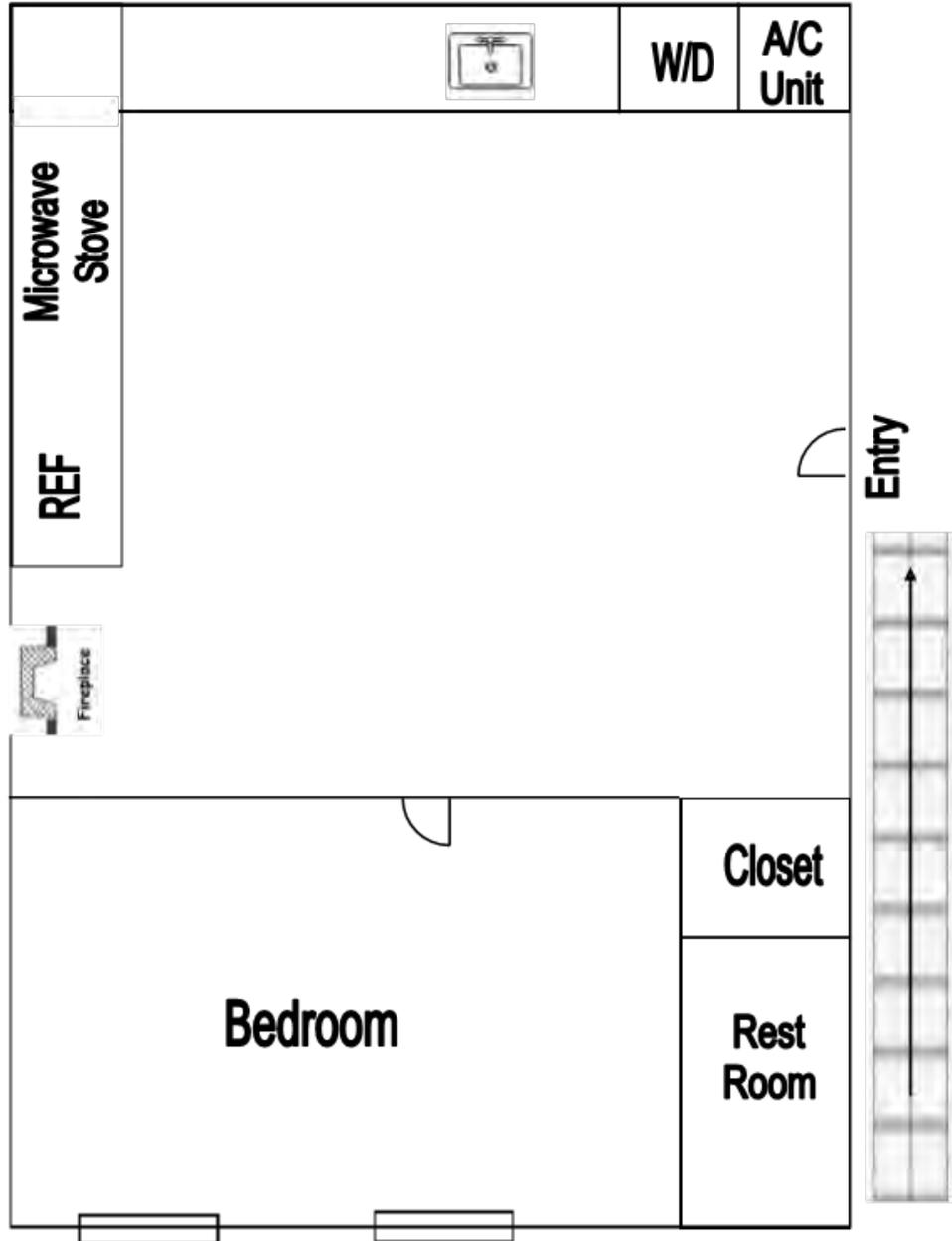
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 10/30/25

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**FLOOR PLAN**



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**LOFT PHOTOS**



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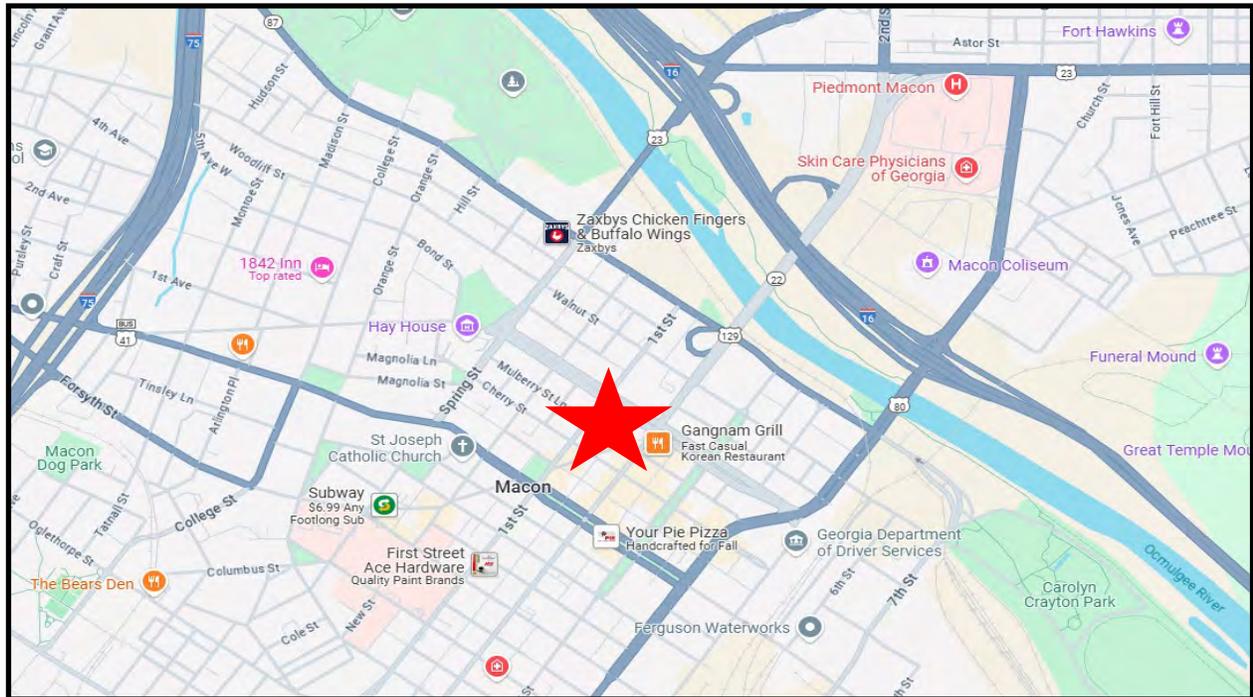


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## DEMOGRAPHICS - BIBB COUNTY

