



North Macon Office Suites For Lease

±2,767 SF - ±8,025 SF | Access to I-75

CONTACT INFORMATION

BRICE BURNS
V.P. Macon Office
Brice@BullRealty.com
404-876-1640 x 158

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



TABLE OF CONTENTS

Property Overview	03
Available Suites	04
Photos	06
In The Area	07
About The Area	09
Demographics	10
About Bull Realty	11
Broker Profile	12

PROPERTY OVERVIEW

110 Holiday Drive is strategically located within North Macon's Tom Hill retail corridor, one of the area's strongest commercial nodes. The property benefits from immediate access to I-75 (Exit 169) and proximity to national retailers, restaurants, banking institutions, and service providers.

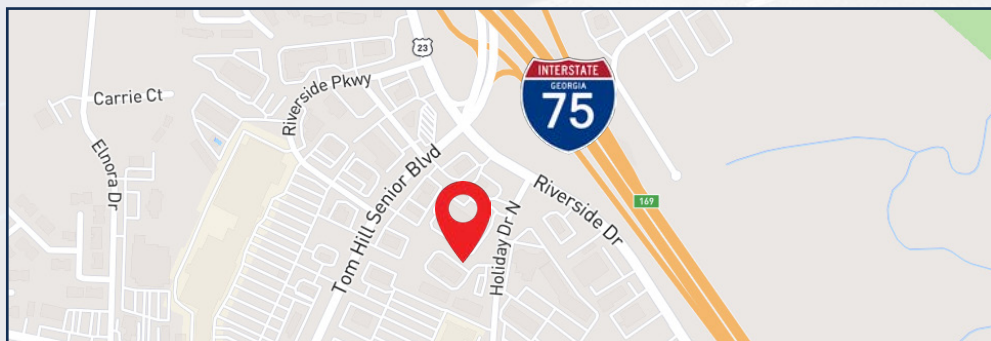
The ±16,227 SF multi-tenant building offers flexible suite configurations and strong parking. Its professional exterior presence, multiple ingress/egress points, and accessible layout make it well-suited for office and medical users seeking visibility and convenience without premium pricing.

HIGHLIGHTS

- Located in North Macon, associable via Riverside Dr &/ or Tom Hill Sr. Boulevard
- Convenient to I-75 exit 169, shopping centers, restaurants, & banks
- Paved parking
- Zoned C-2 (General Commercial District)
- Landlord pays CAM, taxes, & insurance
- Tenant pays Landlord monthly for water and trash

WHY NORTH MACON?

- Immediate access to I-75
- Dense retail and service corridor
- Strong surrounding household income (\$111,010 within 3 miles – from demographics page)
- Established professional user base
- Accessible via Macon Transit Route 5



ADDRESS 110 N Holiday Dr
Macon, GA 31210

COUNTY Bibb

AVAILABLE SPACES Suite 110: ±8,027 SF
Suite 125: ±2,767 SF

BUILDING SIZE ±16,227 SF

SITE SIZE ±0.95 AC

ZONING C-2 ([Commercial](#))

YEAR BUILT 1992

NO. OF FLOORS 2

SIGNAGE Storefront/Facade

PARCEL ID N043-0123

INGRESS/EGRESS POINTS 3

Suite	Space Type	Suite Size	Lease Rate	Availability
110	Healthcare	±8,027 SF	\$12.50/SF/YR (MG)	Immediate
125	Office	±2,767 SF	\$14.50/SF/YR (MG)	Immediate

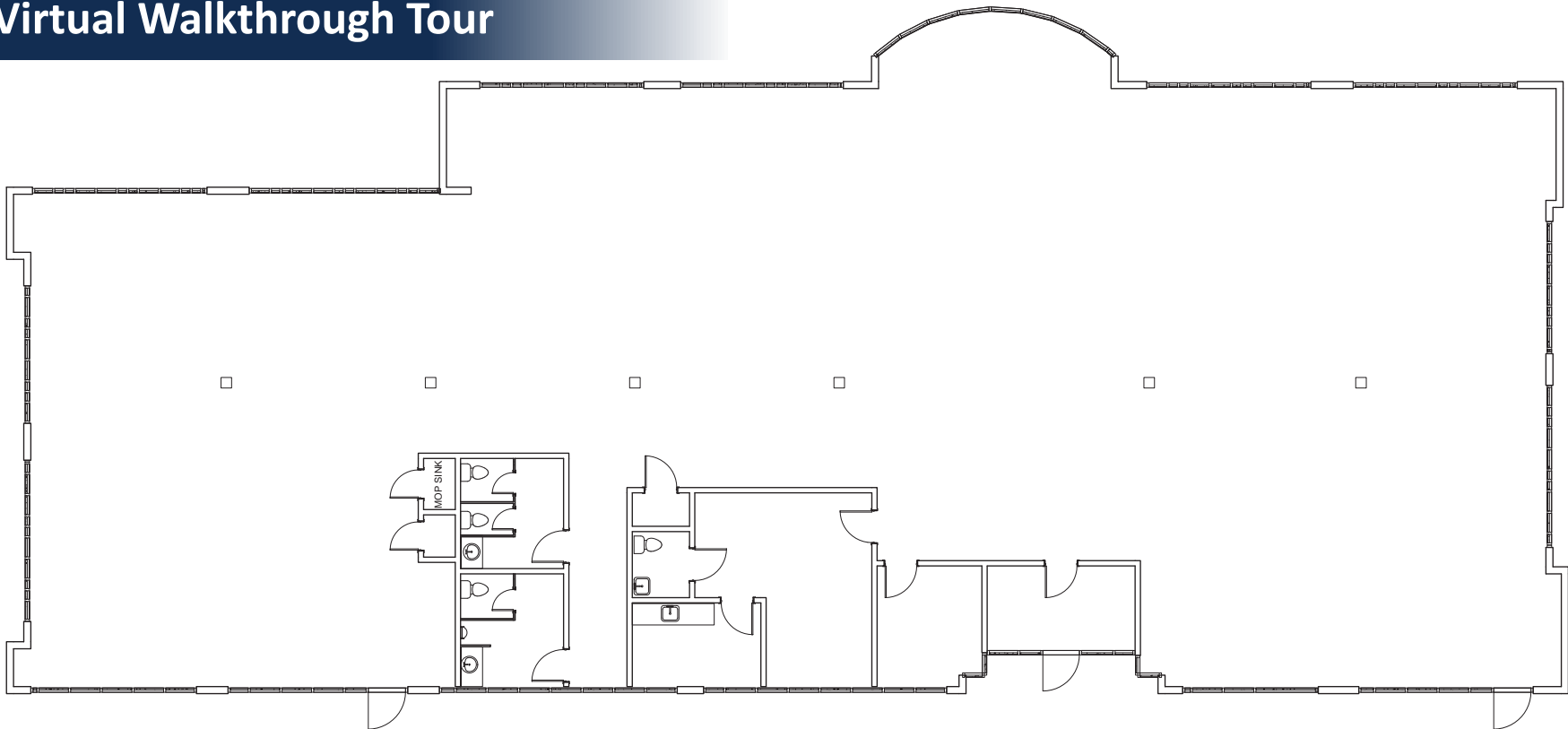


SUITE 110 (UPPER-LEVEL)

±8,027 SF | \$12.50/SF/YR (MG)

- Previously occupied by the Public Library since 1999
- Floorplan features mainly open space with a private office, men and women's restrooms, receptionist desk, and kitchenette
- The space also features several large fixed windows that provide an abundance of natural light into the suite
- Wheelchair accessible
- 20 Parking spaces (including 2 ADA) | Parking Ratio: 2.5 / ±1,000 SF
- Ownership willing to provide TI to tenant dependent upon terms and conditions
- Ownership is open to working with qualified tenants on structured lease terms and targeted improvements to support long-term

 **Virtual Walkthrough Tour**

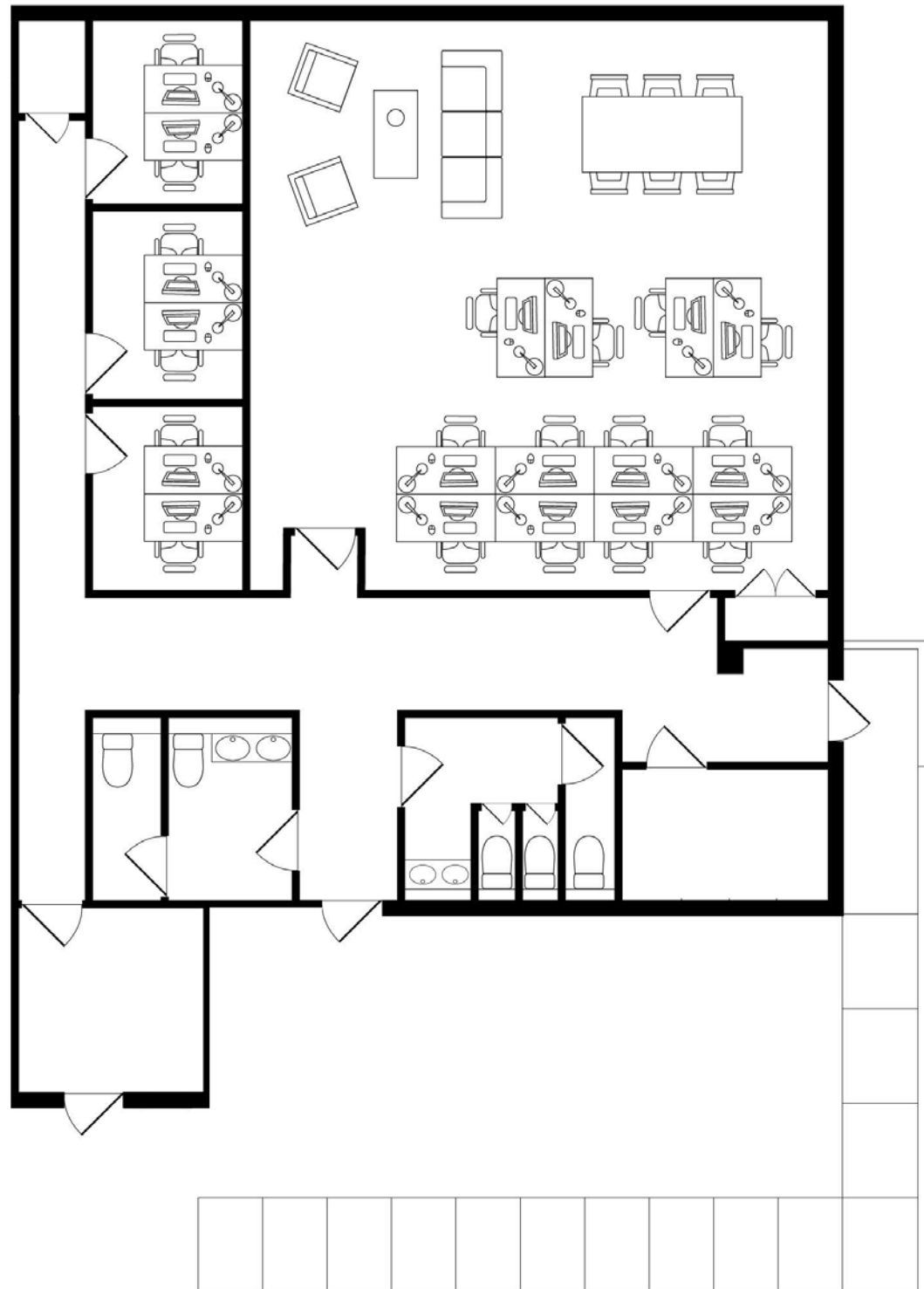


SUITE 125

(PRIVATE ENTRY PROFESSIONAL OFFICE)

±2,767 SF | \$14.50/SF/YR (MG)

- Built-out professional suite with efficient layout and minimal upfit required
- Floorplan features waiting area/room, three private offices, training room/bullpen/conference room, men and women's restroom
- 32 shared parking spaces (including 2 ADA) provide ample convenience for staff and clients
- The suite requires only minor cosmetic updates (carpet/ paint) for immediate occupancy
- Ownership is open to working with qualified tenants on structured lease terms and targeted improvements to support long-term tenancy



 **Virtual Walkthrough Tour**



IN THE AREA



IN THE AREA



ABOUT THE AREA

MACON, GEORGIA

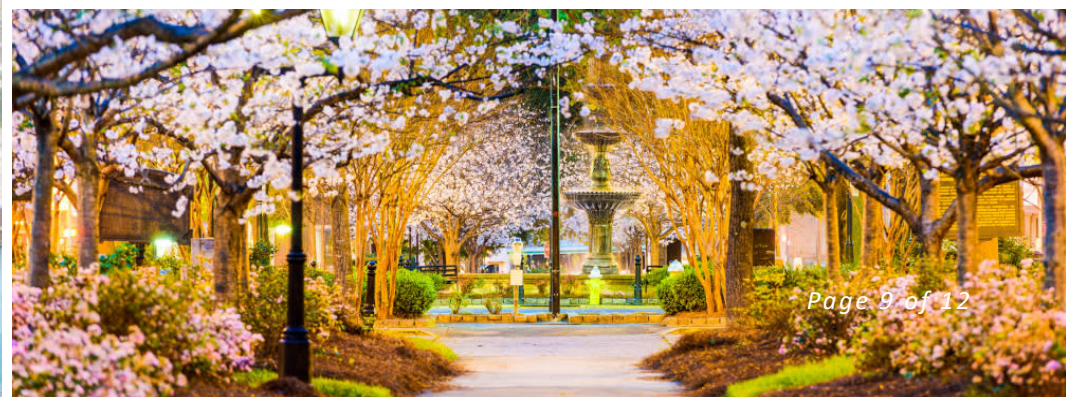
With over **155k residents**, Macon is the 4th-largest city in Georgia and is part of the Macon-Warner Robins CSA. Nicknamed **“The Heart of Georgia,”** Macon is home to numerous historical sites and museums and boasts strong education, healthcare, agriculture and defense industries.

Macon is a center of commerce and culture in central Georgia, and recent job growth (1.4%) and home price increase (2.6%) demonstrate the steady and constant growth of the market. Per “Sperling’s Best Places,” **jobs are estimated to increase 35% over the next ten years.**

With **Mercer University, Middle Georgia State University, Wesleyan College** and more, all located within city limits, Macon is a hub of education in Central Georgia. Mercer, along with Georgia Tech, The University of Georgia and Emory University, is one of the only schools in the state to earn a spot on U.S. News & World Report’s list for top National Universities.

Healthcare is another strong suit of Macon. **Navicent Medical Center** is a Top-10 hospital in the state of Georgia according to U.S. News & World Report and has over 600 licensed beds. **Coliseum Medical Center**, across the Ocmulgee River from Downtown Macon, also offers over 300 beds.

Despite its size, there is plenty to do in and around Macon. The Museum of Aviation at **Robins Air Force Base** is the largest tourist attraction in the state outside of Atlanta. The **International Cherry Blossom Festival** lasts 10 days each March and brings visitors from around the country to Macon to enjoy the 300,000 blossoms.



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
4,468	26,636	68,150



HOUSEHOLDS

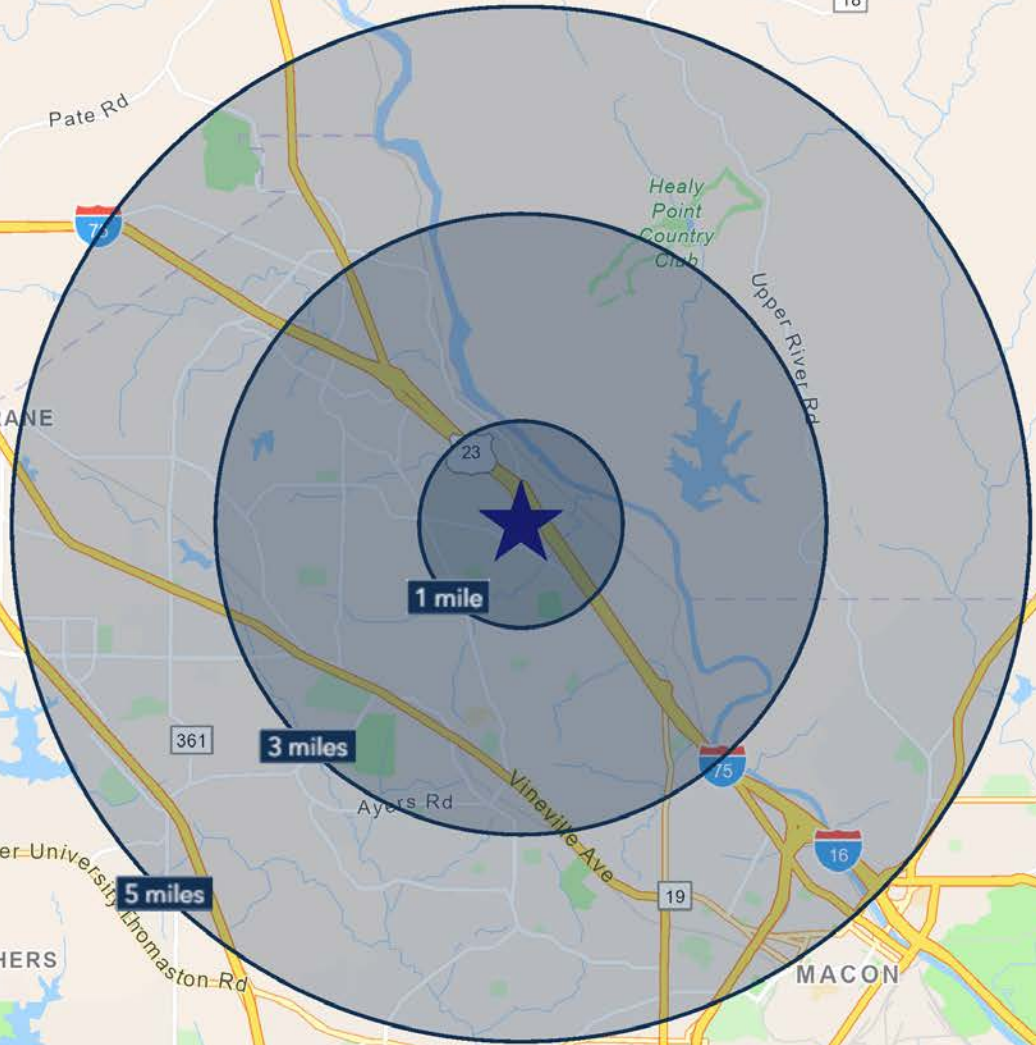
1 MILE	3 MILES	5 MILES
2,063	11,621	29,986



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$71,625	\$111,010	\$94,318

Source: 2025 ESRI



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:


<https://www.bullrealty.com/>



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

BROKER PROFILE



BRICE BURNS

V.P. Macon Office

Brice@BullRealty.com

404-876-1640 x 158

Brice assists clients with acquisition, disposition and leasing of commercial and multifamily properties in Macon and surrounding middle and South Georgia areas. He leverages his local knowledge with Bull Realty - TCN Worldwide's regional and global reach to provide efficient and effective results.

On larger assignments Brice teams with brokers at Bull Realty - TCN Worldwide who focus only on specific sectors including office, retail, industrial, multifamily, land, medical, senior, hospitality, self-storage and single tenant properties.

Prior to Joining Bull Realty, Brice focused on assisting investors with the acquisition and disposition of multifamily assets throughout Central & South Georgia with Fickling & Company. At Fickling Brice was among the top producing commercial agents within his first two years.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR) and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is an Eagle Scout.