

# RETAIL SPACE FOR LEASE

4221 MERCER UNIVERSITY DRIVE, SUITE 2, MACON, GA 31204

LAUNDROMAT  
LAUNDROMAT

SUBJECT  
PROPERTY

MATRESS BLOWOUT

TIENDA LATINA BERNABE 4

LUCKY-CHINA  
RESTAURANTE

LEASE RATE: \$2,450/MO | ±1,800 SF

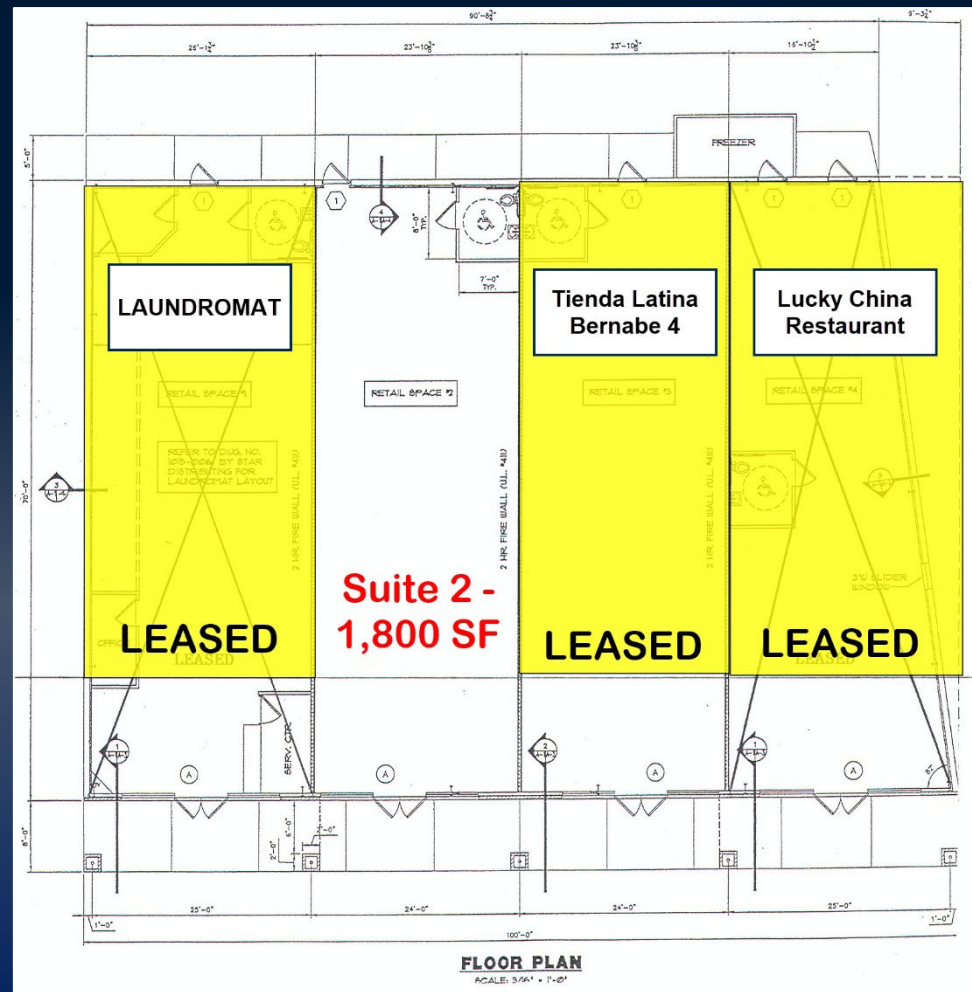


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## PROPERTY INFORMATION

- ±1,800 SF retail space
- Zoned: C-1 (Commercial)
- 18 parking spaces
- Conveniently positioned on State Route 74 (Mercer University Drive,) a key east-west arterial feeding into the broader Macon-Bibb County market.
- Located in an excellent high traffic area convenient to Mercer University, Atrium Health Amphitheater and I-475 (Exit 5)



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## TRAFFIC COUNTS & DEMOGRAPHICS

- Traffic Count (GDOT 2024:)  
Mercer University Drive -  
24,500 VPD

### 4221 Mercer University Drive - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	6,246	40,905	95,026
2030 ESTIMATED POPULATION	6,136	40,532	94,441
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,557	16,160	38,248
2030 HOUSEHOLD ESTIMATES	2,529	16,117	38,302
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$49,052	\$61,170	\$76,489
2030 HH INCOME ESTIMATE	\$54,123	\$68,811	\$86,032

AVERAGE INCOME   POPULATION   HOUSEHOLDS   UNEMPLOYMENT   LABOR FORCE



**\$61,170**



**40,905**



**16,160**



**7.3%**



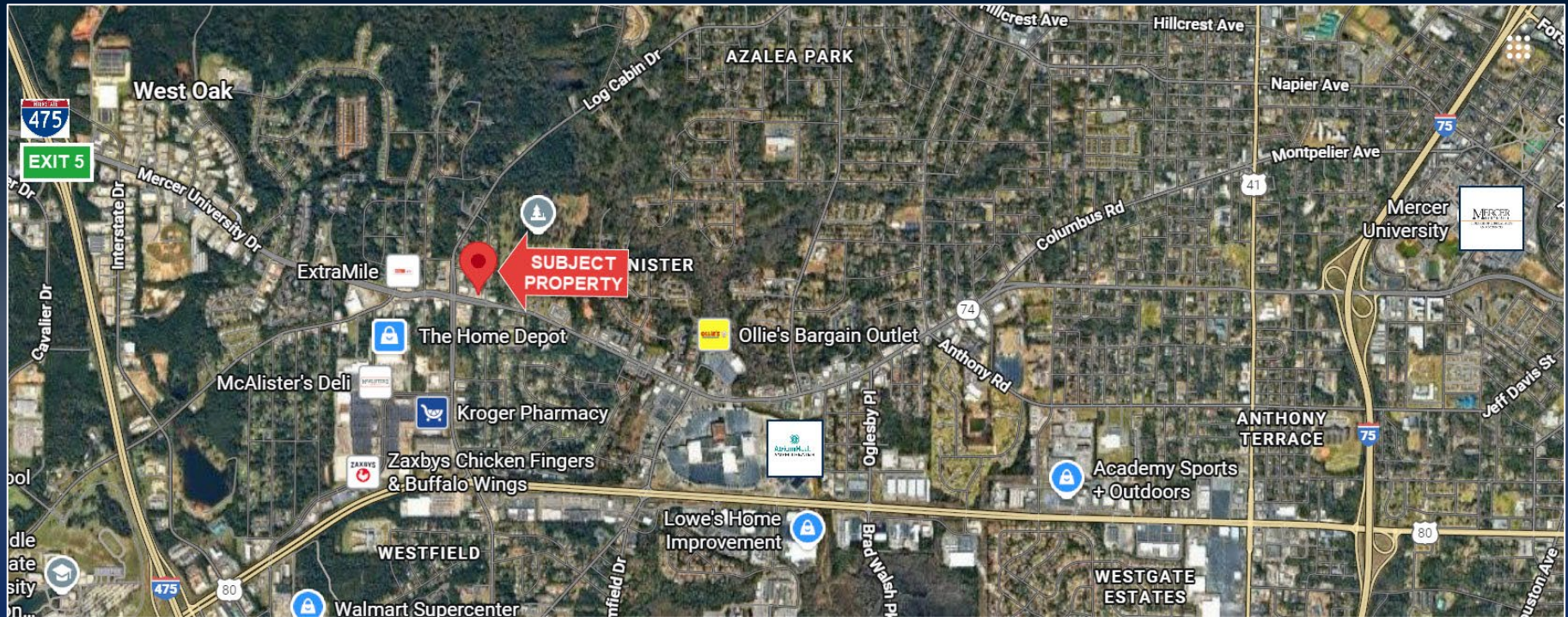
**31,634**

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## MAP



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