

# SUBLEASE

“ZEBULON PLAZA” RETAIL CENTER  
6394 ZEBULON ROAD  
MACON, BIBB COUNTY, GEORGIA 31210



**SUBLEASE RATE: \$12.50/PSF**  
**(CAM, T & I: \$4.00/PSF)**  
**TOTAL MONTHLY RENT: \$5,667.75**

## LOCATION HIGHLIGHTS

- **Prime North Macon location** along one of the area's busiest retail corridors
- **Excellent visibility** with strong daily traffic counts, 28,500± VPD (2024 GDOT)
- **Affluent trade area** - Average household income \$111,200
- **Convenient ingress/egress** and ample on-site parking
- **Ideal for retail or service tenants** seeking high exposure
- **Zoned PDE** which allows for a number of mixed uses

## PROPERTY OVERVIEW

Zebulon Plaza | Suite 101 | Sublease

- **4,122± SF** | End-Cap Storefront Retail
  - End-cap location with excellent visibility
  - Reception / lobby area
  - Large open retail floor plan
  - Two (2) private offices
  - Two (2) restrooms
  - Rear warehouse with roll-up door
- **Parking:** Shared lot with 63 spaces
- **Current Tenants**
  - Marco's Pizza
  - Luxury Nails
  - Applied Measurement Professionals
  - Miracle Ear
  - Genie Smoke Shop
  - Vapor Trail

**STEPHANIE FOLSOM, CCIM**  
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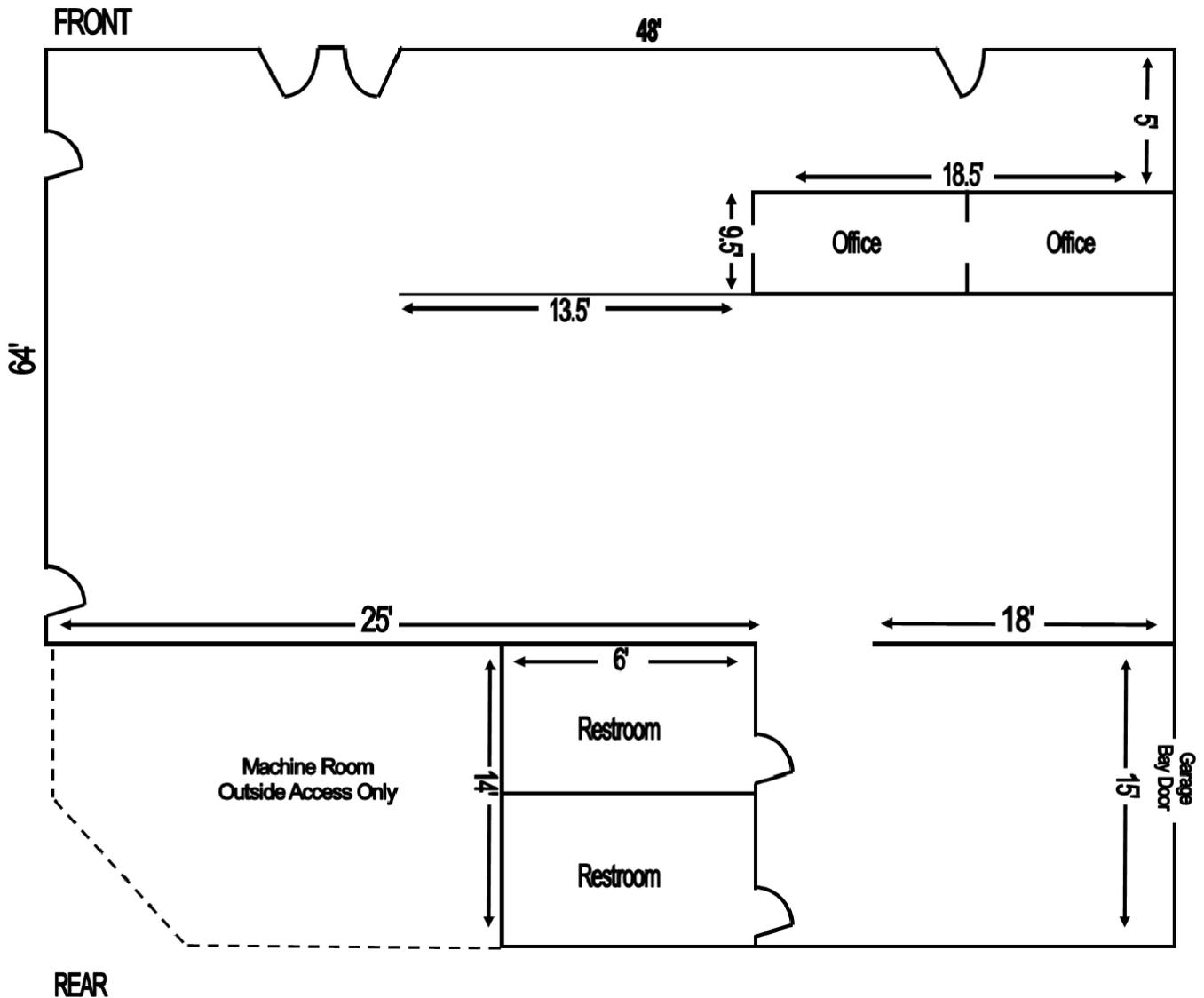
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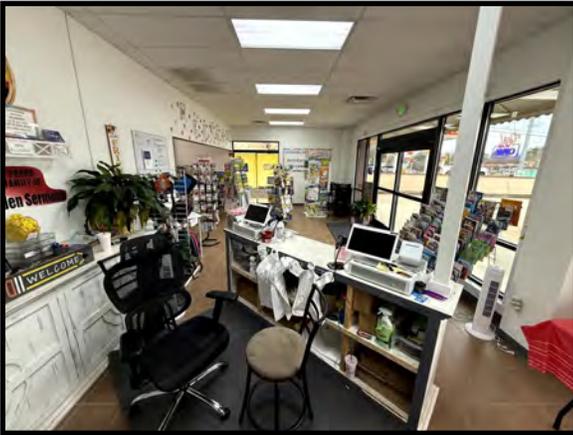
Created 2/28/26

## FLOOR PLAN - SUITE 101



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