

PRIME DOWNTOWN STOREFRONT RETAIL / OFFICE

FLEXIBLE, OPEN-CONCEPT DESIGN

"WHERE VISIBILITY MEETS OPPORTUNITY"



551 CHERRY STREET "A1"
MACON-BIBB COUNTY, GEORGIA 31201

STEPHANIE FOLSOM, CCIM
ASSOCIATE BROKER / PARTNER

478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM

990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171 OFFICE

SALES PRICE: \$240,000



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The information provided herein is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. The information herein should be independently verified before any person enters into a transaction based upon it.

Created 3/18/26



LOCATION OVERVIEW

- **Prime Location:** Heart of Macon's Central Business District
- **Vibrant Scene:** Steps from Cherry Street's shops, dining and entertainment
- **Dynamic Neighborhood:** Surrounded by residential lofts, financial institutions, professional offices, and boutique shops
- **Easy Access:** Convenient to Interstates 75 & 16
- **Nearby Anchors:** Minutes from Atrium Health Navicent Medical Center & Mercer University



STEPHANIE FOLSOM, CCIM
478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM

PROPERTY OVERVIEW

Property Features:

- 1,020± SF Storefront
- Move-in ready condition
- Open floor plan for flexible layout
- High ceilings enhancing natural light and spaciousness
- Kitchenette
- Private restroom and rear storage room
- Annual association dues: \$1,757.00 (includes water expense for the property)

Perfect For:

- Boutique Retail
- Professional Office
- Creative Studio / Gallery
- Salon or Wellness Space
- Startup or Co-Working Concept
- Event space or Pop-up Shops



SALES PRICE: \$240,000



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Here's why we Macon

Macon is ...

Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon – and growing!

Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

F U N F A C T S

Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

Business & Industry

More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.

551 CHERRY STREET "A1" MACON-BIBB COUNTY, GEORGIA 31201



STEPHANIE FOLSOM, CCIM
478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY