LEASE

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

LEASE RATE: $15.00/PSF/NNN
(CAM, T & I: $4.00/PSF)
TOTAL MONTHLY RENT: $1,629.25

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 PDM** which allows for a number of mixed uses

PROPERTY OVERVIEW

Storefront Retail | Suite 103 | 1,029± SF

- 1,029± SF Storefront Retail
  - Large open retail / showroom floor
  - Spacious rear storage room
  - One restroom
  - Flexible floor plan adjustable to a variety of business uses
  - Storefront entrance with customer-facing visibility
- **Parking:** Shared lot with 63 spaces
- Current Tenants
  - Marco's Pizza
  - Luxury Nails
  - Applied Measurement Professionals
  - Miracle Ear
  - Vapor Trail

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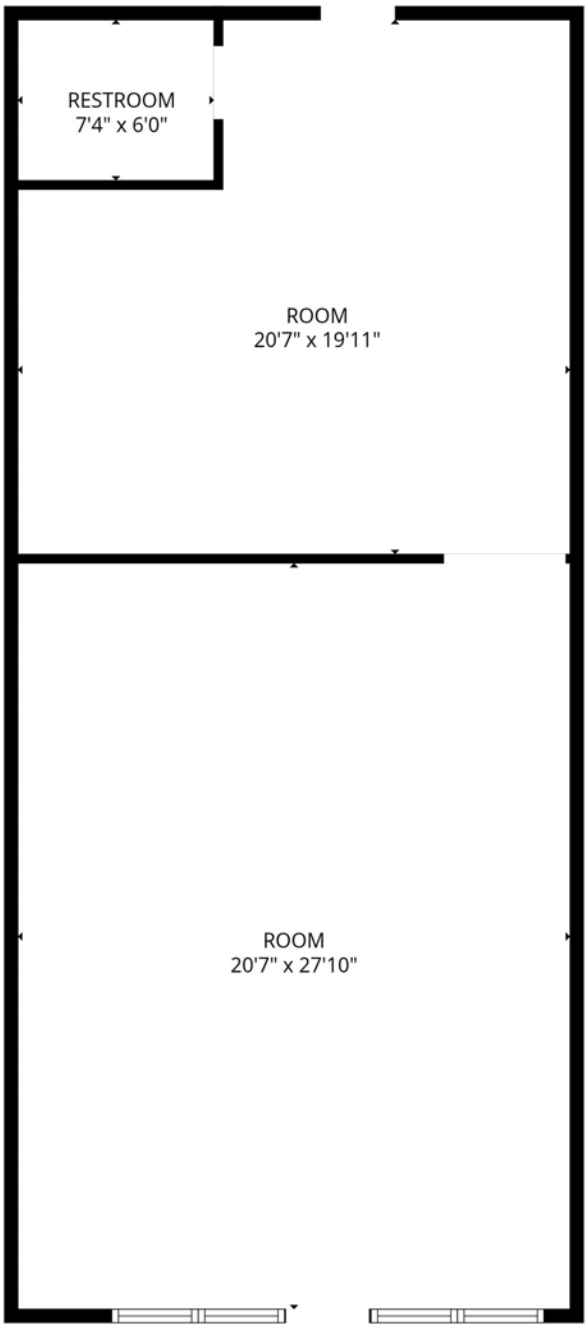
FLOOR PLAN - SUITE 103



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2026	ONE MILE	THREE MILE	FIVE MILE
HOUSEHOLDS	2,335	8,328	21,388
DAYTIME POPULATION	5,834	16,304	48,193
AVG HOUSEHOLD INCOME	$119,697	$140,908	$133,207