

SALE

THE WOODWARD HOTEL 350 SECOND STREET DOWNTOWN HISTORIC MACON, BIBB COUNTY, GA 31201

PROPERTY VIDEO: [HTTPS://YOUTU.BE/2FPXARCLRWS](https://youtu.be/2FPXARCLRWS)



[HTTPS://WWW.THEWOODWARDHOTEL.COM/](https://www.thewoodwardhotel.com/)



SALES PRICE: \$2,250,000

STEPHANIE FOLSOM, CCIM
EXCLUSIVE AGENT

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Revised 12/12/24

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LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District
- Corner of Second Street and Mulberry Street Lane
- Atrium Health Medical Center blocks away with 4,600± employees
- Convenient to Bibb & Federal Courthouses, government offices, financial institutions, shopping and entertainment
- Two major highways - Interstate 75 & 16

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PROPERTY SUMMARY

Sales Price	\$2,250,000 (\$250,000/Per Door)
Location	350 Second Street
Building	4,864± SF
Outdoor Patio	1,024± SF
Year Built / Renovated	1890 / 2021
Levels	2
Zoning	CBD-1
Parcel	R073-0251

EXPANSION OPTION-PAGE 5

Sales Price	\$2,000,000
Location	362-378 Second Street
Building	13,721± SF
Year Built / Renovated	1900 / 2023
Levels	2

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EXECUTIVE SUMMARY

The Woodward Hotel, a beautiful, locally owned boutique hotel offering nine one-of-a-kind rooms and Quill cocktail bar, was created to strengthen our community, honor the arts and history, and share our incredible hometown.

The Woodward is named after Dr. Benjamin Woodward Griffith, Jr., a celebrated professor of English, folklorist and WWII Navy veteran and writer. In every room and in the Quill cocktail bar, you will find Southern literature and great books.

Situated among avenues lined with cherry blossom trees and church spires, steps from 53 restaurants, 31 bars and venues, 35 retailers, 7 art galleries, 9 museums and attractions in addition to 30 annual festivals.

Each of the nine rooms is a one-of-a-kind gem with luxe linens, plush mattresses, designer-tiled ensuite bathrooms, custom upholstery and cozy reading chairs.

Don't pass up the opportunity to own a piece of Macon's hospitality.



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BUILDING INFORMATION

Sales Price **\$2,250,000**

Location **350 Second Street**

Building Size **4,864± SF**

Outdoor Patio **1,024± SF**

Year Built / Renovated **1890 / 2021**

Levels **2**

Hotel

- 9 Rooms
 - 5 King
 - 2 Junior Queens
 - 1 ADA King
 - 1 Double Queen

Commercial Area

- Quill cocktail bar
- Indoor lounge & rooftop patio
- Open to the public
- Literature-inspired craft cocktails

Parking **On-Street**

PROPERTY HIGHLIGHTS

- Historic downtown location
- Beautiful boutique hotel & craft cocktail bar
- Contactless check-in and check-out
- Steps away from restaurants, live music and entertainment



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EXPANSION OPTION INFORMATION

Sales Price \$2,000,000

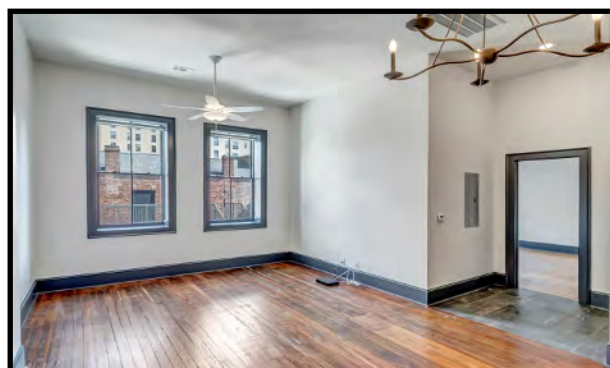
Not For Sale Independently - Sold w/350 Second Street



Location 362-378 Second Street

Building Size 13,721± SF

Year Built / Renovated 1900 / 2023



Levels 2

First Floor Five (5) Retail Suites;
Three (3) leased



Second Floor Eight Loft Units:
Six 1-Bedroom
Two 2-Bedroom

PROPERTY HIGHLIGHTS

- Eight (8) loft units easily converted to hotel rooms
- Two (2) vacant retail suites for a future restaurant
- Income produced from three (3) retail suites and seven (7) loft units



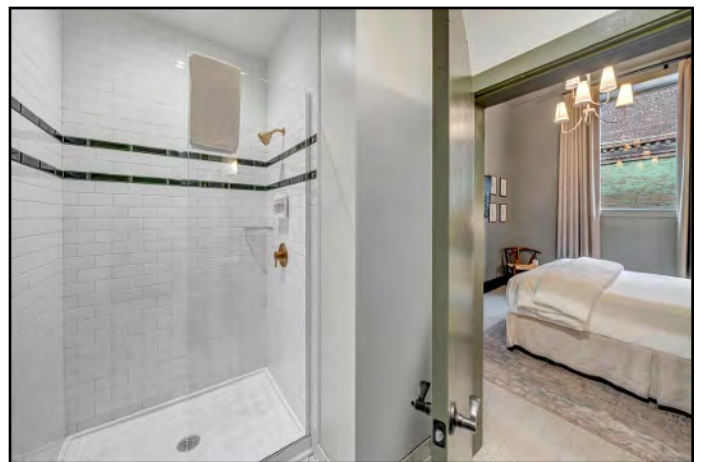
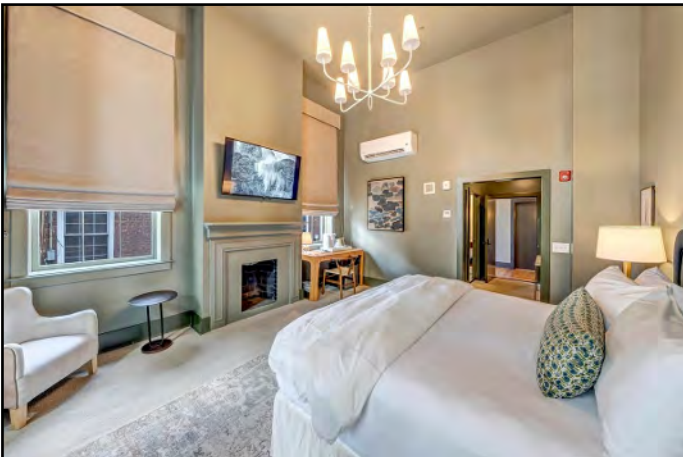
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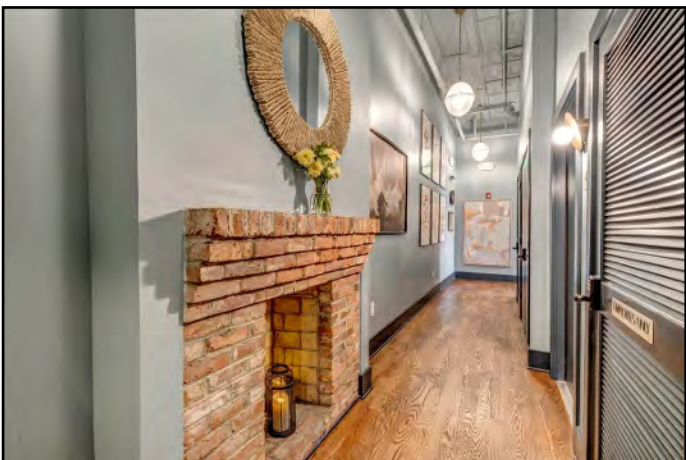
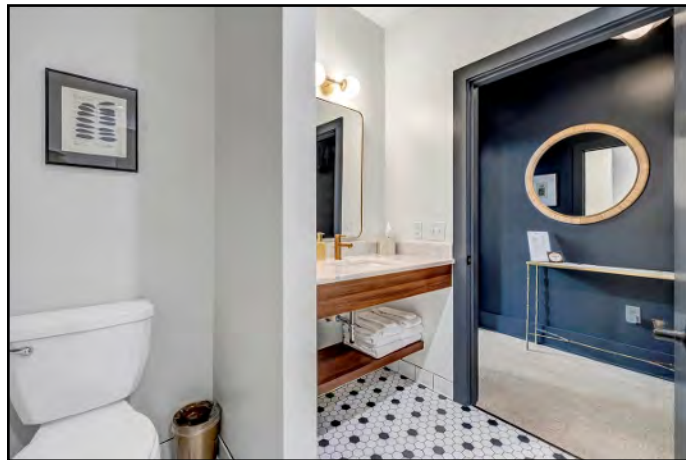
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Seven Southern Hotel Bars Worth a Stay

Thanks to the friendly bartenders and patrons of Quill, a little literary-themed bar tucked into the Woodward Hotel, guests feel like they've stepped into a house party. "We have people walk in on weekends, and we know their name and their drink and we pick up on the chat from last week," says general manager Ashley Glassman. "We encourage out-of-towners to jump in the conversation." The space is welcoming but also slightly secretive, with no sign marking its entrance off an alleyway. But once you find it, you're invited to savor such cocktails as the bourbon, black tea, and blueberry "The Heart Is a Lonely Hunter" (named for Georgia author Carson McCullers's novel). Sip in the dimly lit nook, or head to the side patio or roof deck to hang with larger-than-life murals of Peach State writers Flannery O'Connor, John Oliver Killens, and Alice Walker.



[**CLICK TO VIEW ARTICLE**](#)

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.

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!

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.

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2024 TRAVEL GUIDE
CLICK HERE

macon
GEORGIA

TRAVELER'S
Best
PLACES TO TRAVEL
2024

Soul Lives Here
IN THE HEART OF GEORGIA

EXPLORE *sacred ground*
at Ocmulgee Mounds

[HTTPS://VISITMACON.ORG/](https://visitmacon.org/)

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MACON-BIBB COUNTY, GEORGIA

LEADING INDUSTRIES



[HTTPS://MBCIA.COM/DOING-BUSINESS/](https://MBCIA.COM/DOING-BUSINESS/)

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AERIAL MAP



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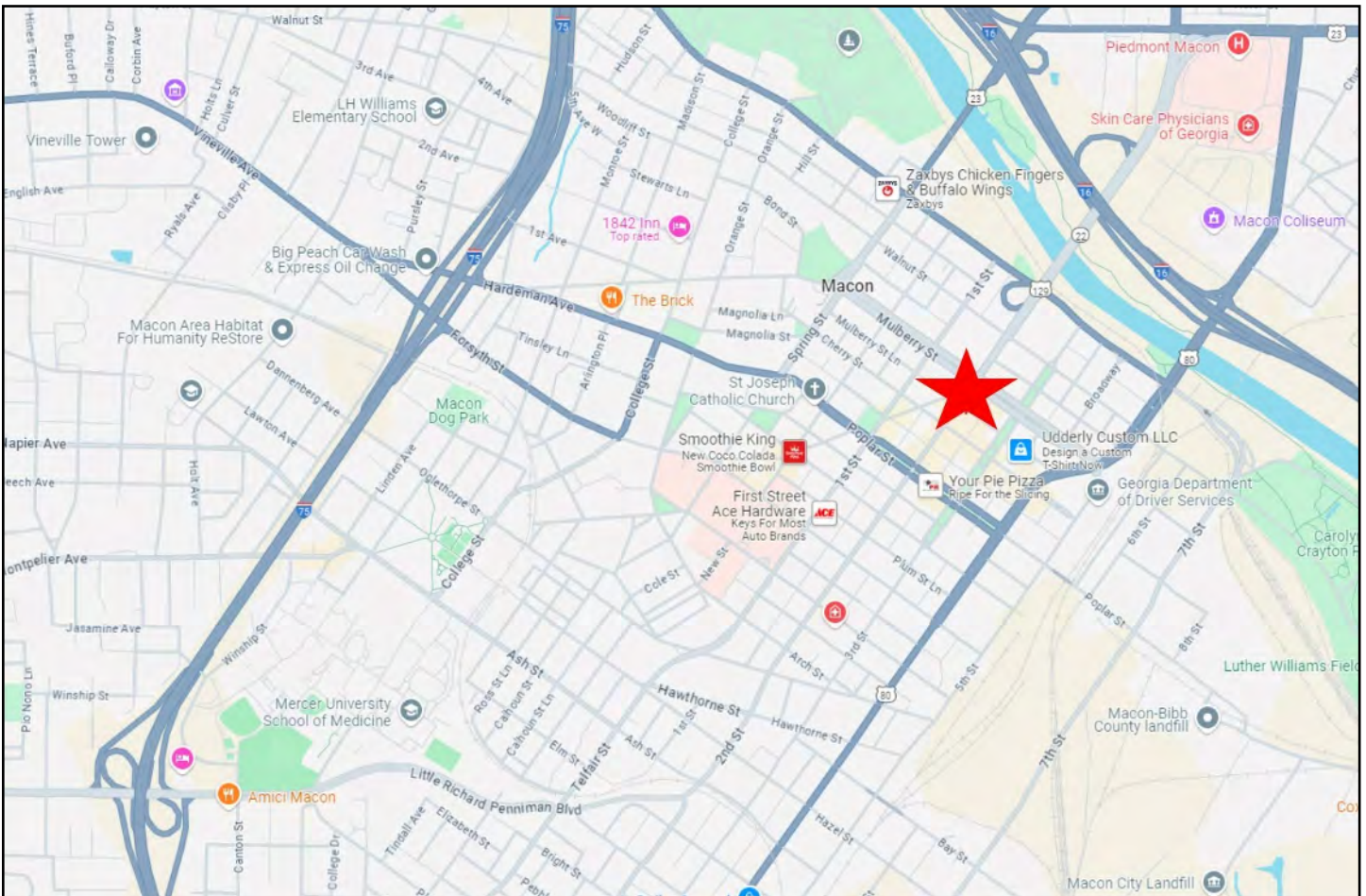


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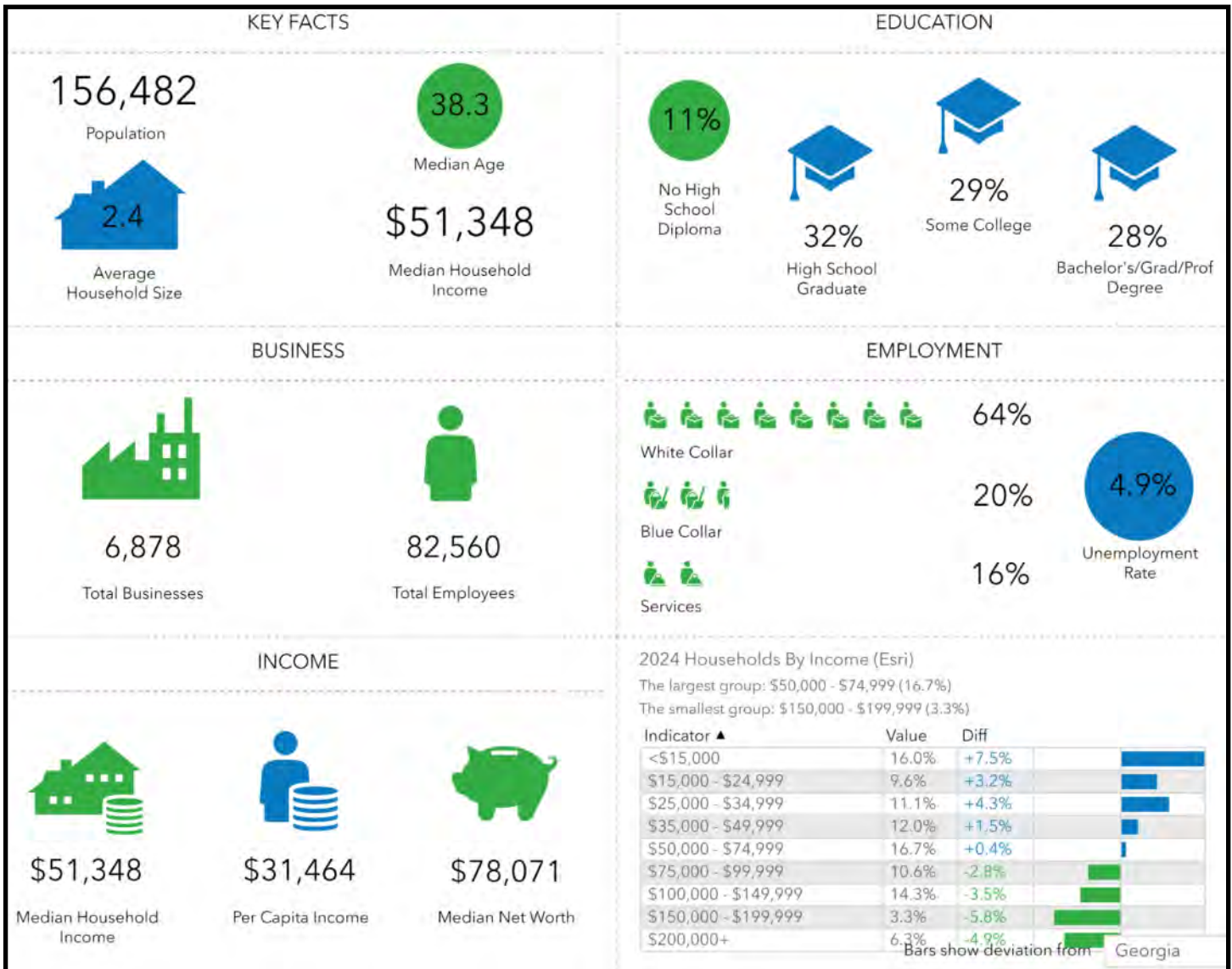


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DEMOGRAPHICS - BIBB COUNTY



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