



Downtown Macon



±46,000 VPD

Gray Hwy

Subject Property



±2,000-±24,000 SF Retail/Office Space

FOR LEASE

1040 Gray Hwy
Macon, GA 31211

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Property Overview

1040 Gray Hwy, Macon, GA 31211

- ±2,000 - ±24,000 SF available for lease
- Currently divided into three (3) available suites at ±2,000 SF, ±6,000 SF and ±16,500 SF
- Town & Creek Shopping Center is located less than a mile from I-16 & Downtown Macon
- Anchor tenant Cash America, Dunkin Donuts is an out parcel to the center
- Large pylon signage available for tenants providing excellent visibility to the ±46,000 VPD on Gray Hwy
- Dedicated turn lanes into the center with 3 curb cuts on Gray Hwy
- Abundant surface parking (99 spaces)
- Center sits in close proximity to numerous QSR's, retailers and auto-body shops

GENERAL:

ADDRESS:	1040 Gray Hwy Macon, GA 31211
COUNTY:	Bibb

SITE/BUILDING:

BUILDING SIZE:	±27,500 SF
AVAILABLE SPACE:	±2,000 - ±24,000 SF
YEAR BUILT:	1960
NUMBER OF SUITES:	3
ZONING:	C-4 (Highway Commercial District)
SITE SIZE:	±2.2 Acres
PARCEL ID:	R064-0251
TRAFFIC COUNTS:	±46,000 VPD on Gray Hwy ±5,200 VPD on Clinton Rd
FRONTAGE:	±476' on Gray Hwy
PARKING SPACES:	99

FINANCIAL:

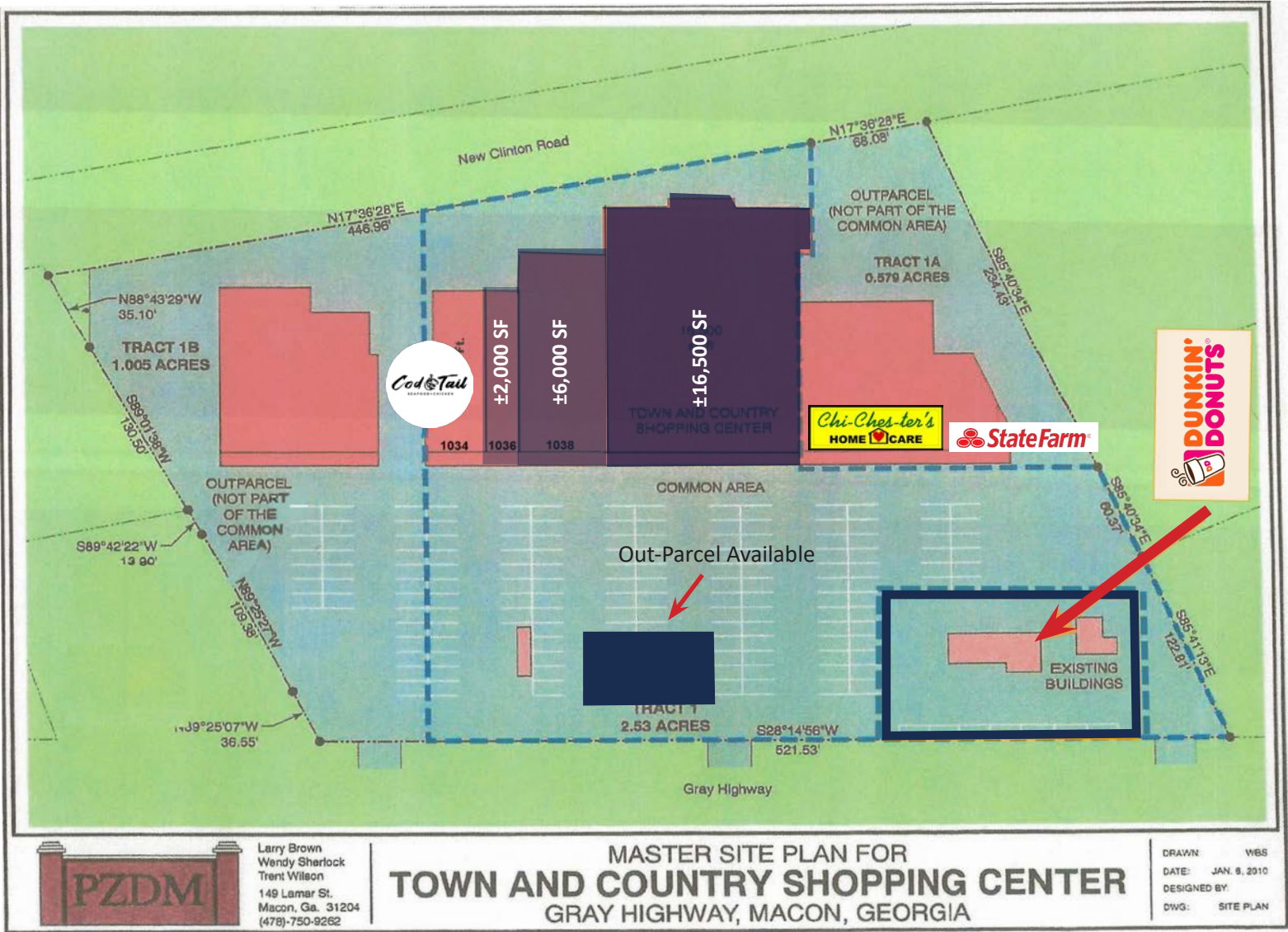
LEASE RATE:	\$9-12/SF NNN
OUT-PARCEL:	Contact Agent





Suite #1040 ±16,500 SF

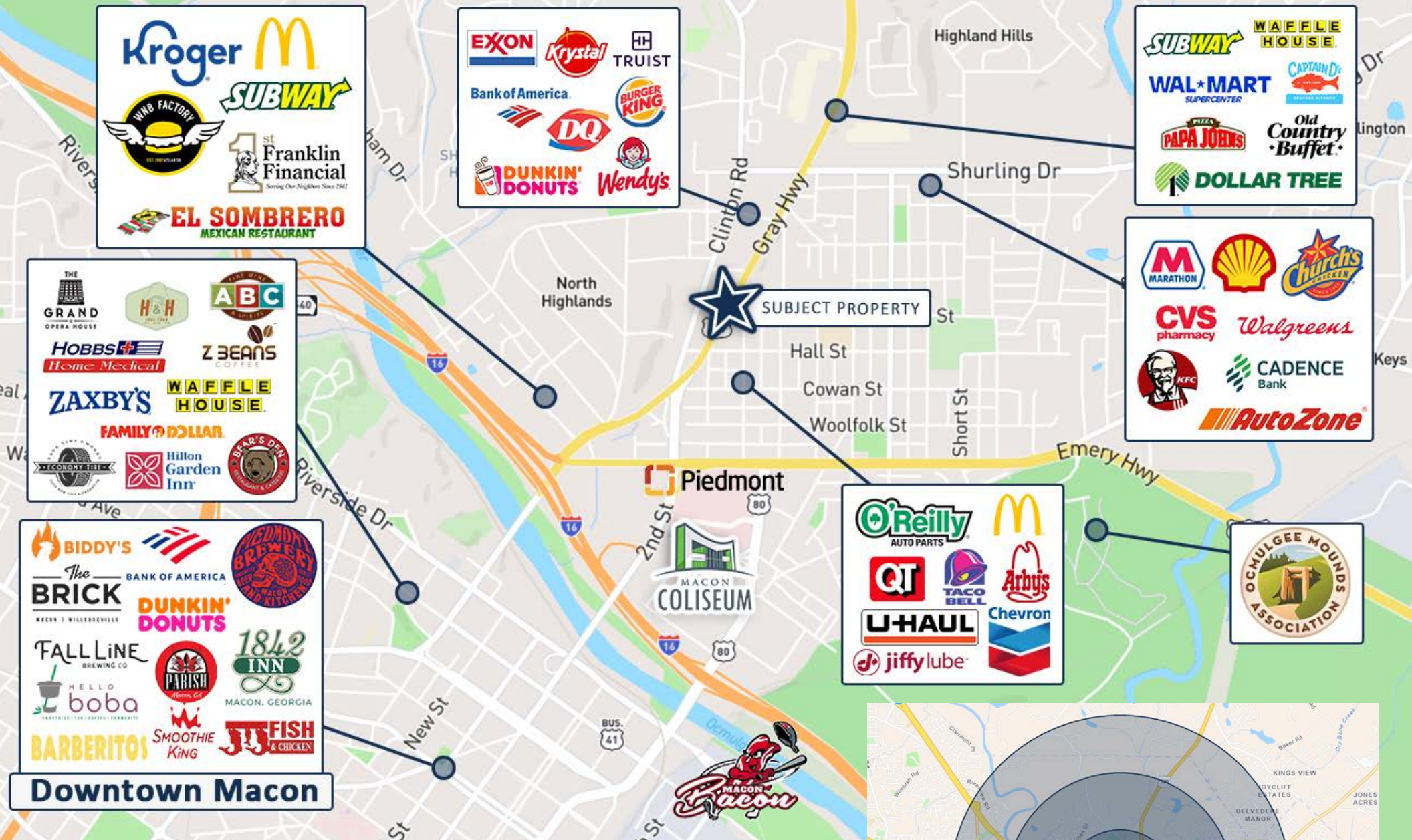
Site Plan



Current Availability

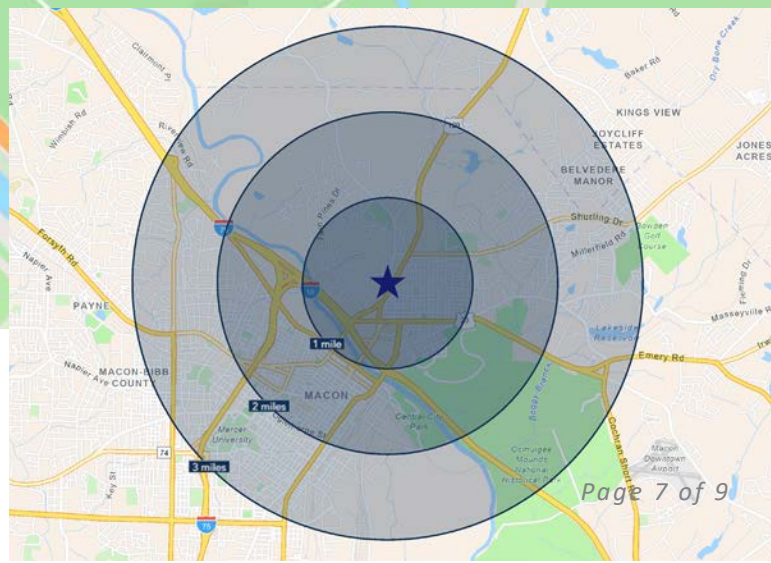
Suite #	Available SF	Lease Rate	Availability
1036	±2,000 SF	\$9-12/SF NNN	Immediate
1038	±6,000 SF	\$9-12/SF NNN	1/1/2025
1040	±16,500 SF	\$9-12/SF NNN	1/1/2025





DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION	5,325	16,731	34,032
HOUSEHOLDS	2,419	7,767	14,499
AVERAGE HOUSEHOLD	\$37,867	\$50,082	\$56,124

ESRI 2024



Broker Profile



BRICE BURNS

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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region. Brice specializes in tenant and landlord representation for office, retail, and industrial clients, as well as the disposition of investment properties and raw land sales.

Prior to joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

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BUSINESS



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