THE SUMMIT GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

OFFICE SPACE FOR LEASE

363 PIERCE AVENUE
MACON, GA 31204
BIBB COUNTY

LEASE RATE:
$425/MO

KEVIN HARKINS C: 478.338.0623
KHARKINS@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM

- +/- 4,310 SF office building situated on .34 acre

- Full-service office spaces available

- Zoned HR-3

- High traffic location near the intersection of Pierce Avenue and Vineville Avenue

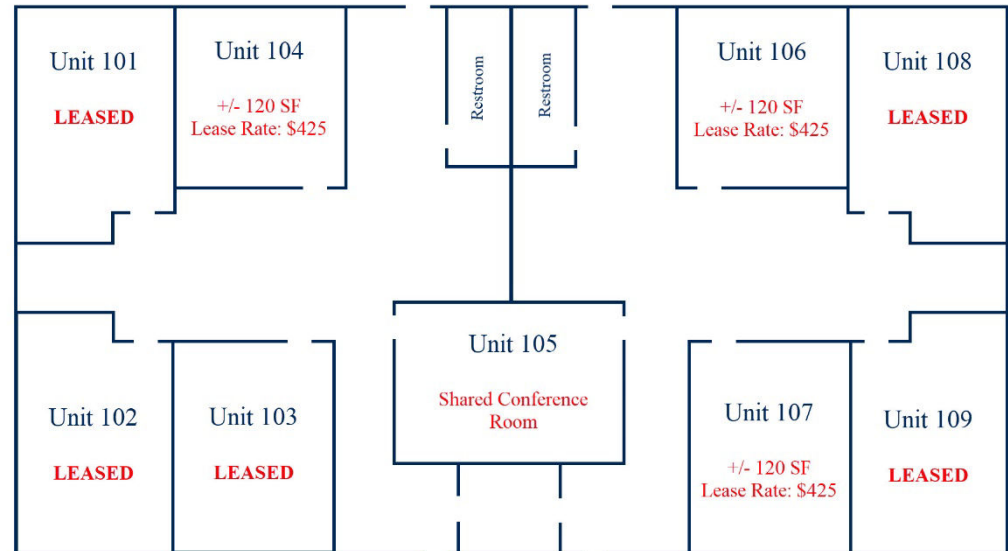- Convenient to Interstate 16, Interstate 75 and downtown Macon

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PROPERTY INFORMATION

- Ground floor available; second floor occupied by Kornegay Engineering

- Newly renovated (paint, carpet, lighting, etc.)

- Includes Wi-Fi, utilities and janitorial

- On site parking with additional street parking

363 Pierce Avenue

Floor Plan NOT to Scale

| Unit 101 | Unit 104 | | | Unit 106 | Unit 108 |
| LEASED | +/- 120 SF Lease Rate: $425 | Restroom | Restroom | +/- 120 SF Lease Rate: $425 | LEASED |

Unit 105
Shared Conference Room

| Unit 102 | Unit 103 | | Unit 107 | Unit 109 |
| LEASED | LEASED | | +/- 120 SF Lease Rate: $425 | LEASED |

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DEMOGRAPHICS

Traffic Counts: (GDOT 2021 Published Data estimate)
Pierce Avenue– 9,570 vpd
Vineville Avenue– 18,000 vpd

Demographics

	1 Mile	3 Miles	5 Miles
2022 Population:	7,442	51,859	94,840
2027 Population Estimate:	7,353	51,658	94,256
2022 Households:	3,599	21,747	38,800
2027 Households Estimate:	3,573	21,775	38,780
2022 Average HH Income:	$76,405	$62,758	$64,200
2027 Average HH Income Estimate:	$101,178	$77,839	$78,714

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