

CONVENIENCE STORE SHADOW SPACES FOR LEASE

Subject Property



1436 FORSYTH STREET, MACON GA 31201

±1,500 – ±3,000 SF | \$24/SF, NNN



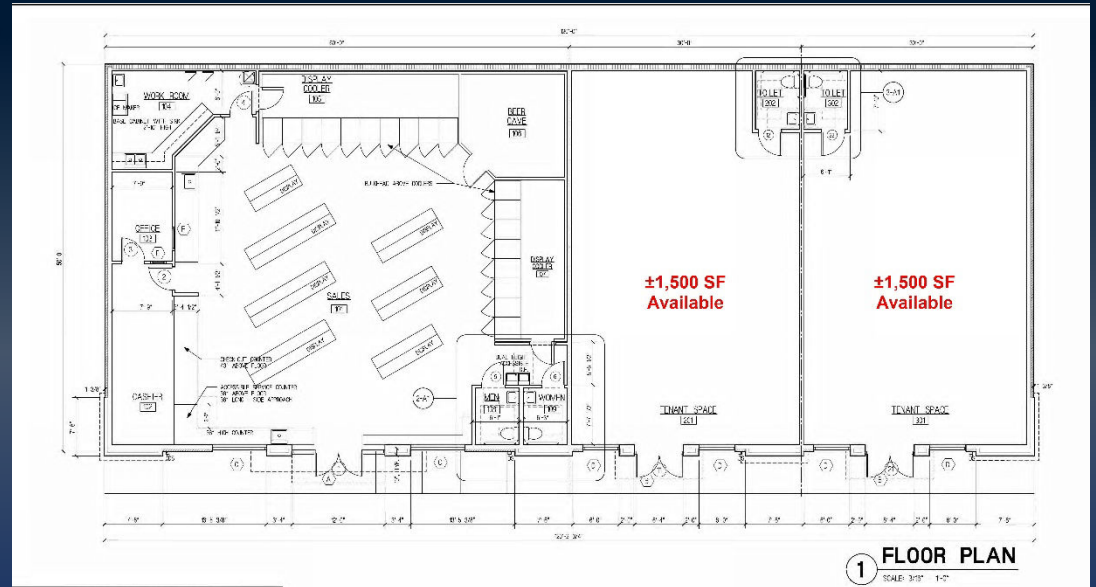
JIM ROLLINS C: 478.361.4400 | BO ELLIOTT C: 478.718.2049
JROLLINS@THESUMMITGROUPMACON.COM | BELLIOTT@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Two (2) $\pm 1,500$ SF spaces adjacent to a newly constructed convenience store
 - One endcap and one in-line space (may be combined)
- Situated on ± 0.82 acre
- Tenant pays property taxes and property insurance
- Units with excellent visibility and signage opportunities
- Zoned C-3 (Commercial)
- Surrounded by active convenience retail
- Strong accessibility and visibility
- Approximately 0.2 mile from I-75 (Exit 164) and 1.5 miles from downtown Macon



1436 FORSYTH STREET
MACON, GA 31201
BIBB COUNTY



AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT Estimates)
Forsyth Street - 11,300 VPD
Interstate 75 - 81,400 VPD



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