

RETAIL SPACE FOR LEASE

4221 MERCER UNIVERSITY DRIVE, SUITE 2, MACON, GA 31204



LEASE RATE: \$2,450/MO | ±1,800 SF



PAYTON HORTON C: 478.733.7132
PHORTON@THESUMMITGROUPMACON.COM
1120 BALL STREET, PERRY, GA 31069
O: 478.313.5213
WWW.THESUMMITGROUPMACON.COM



Suite 2 - 1,800 SF

LAUNDROMAT

Tienda Latina Bernabe 4

Lucky China Restaurant

LEASED

LEASED

LEASED

LEASED

FLOOR PLAN

SCALE: 3/8" = 1'-0"

- ±1,800 SF retail space
- Zoned: C-1 (Commercial)
- 18 parking spaces
- Conveniently positioned on State Route 74 (Mercer University Drive,) a key east-west arterial feeding into the broader Macon-Bibb County market.
- Located in an excellent high traffic area convenient to Mercer University, Atrium Health Amphitheater and I-475 (Exit 5)



THE
SUMMIT GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

TRAFFIC COUNTS & DEMOGRAPHICS

- Traffic Count (GDOT 2024:)
Mercer University Drive -
24,500 VPD

4221 Mercer University Drive - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	6,246	40,905	95,026
2030 ESTIMATED POPULATION	6,136	40,532	94,441
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,557	16,160	38,248
2030 HOUSEHOLD ESTIMATES	2,529	16,117	38,302
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$49,052	\$61,170	\$76,489
2030 HH INCOME ESTIMATE	\$54,123	\$68,811	\$86,032

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$61,170



40,905



16,160



7.3%

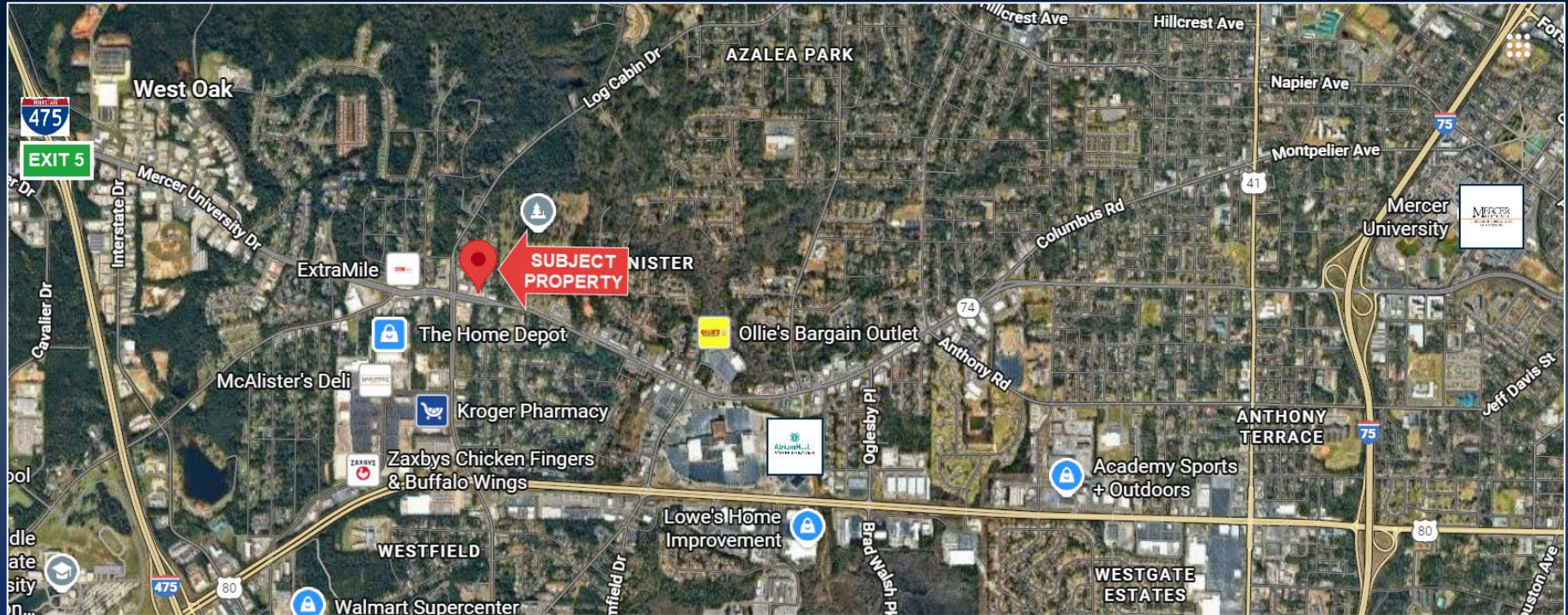


31,634

4221 MERCER UNIVERSITY DRIVE, SUITE 2
MACON, GA 31204
BIBB COUNTY



MAP



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