

# OFFICE/WAREHOUSE SPACE FOR LEASE

6855 HAWKINSVILLE ROAD  
MACON, GA 31216  
BIBB COUNTY

±3,200 SF  
±0.5 ACRE

LEASE RATE:  
\$3,500/Mo



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## PROPERTY INFORMATION

- ±3,200 SF office/warehouse space
  - Office space: 1,600 SF
  - Warehouse space: 1,600 SF
- Zoned M-1 (light industrial)
- Water and sewer to site
- Includes a reception area, two (2) offices, a break room, restroom, and storage closet
- Building features alarm system, two (2) HVAC units, gas heat in warehouse, and drive-in door
- Hawkinsville Road is a busy corridor in the Macon area providing visibility and access for businesses located there
- Conveniently located between Macon and Warner Robins



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# MAP

- Traffic Count (GDOT 2024 estimate)
  - Hawkinsville Rd – 25,900 VPD

## 6855 Hawkinsville Road - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	450	10,647	20,346
2030 ESTIMATED POPULATION	452	10,838	20,605
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	168	4,130	7,854
2030 HOUSEHOLD ESTIMATES	170	4,238	8,016
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$61,388	\$95,035	\$86,068
2030 HH INCOME ESTIMATE	\$67,534	\$108,077	\$97,951

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$95,035**



**10,647**



**4,130**



**2.6%**



**4,931**

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