

PROFESSIONAL OFFICE UNITS FOR LEASE

**363 PIERCE AVENUE
MACON, GA 31204
BIBB COUNTY**

**±4,310 SF
±0.34 ACRE**

**LEASE RATE:
\$425/MO/UNIT**

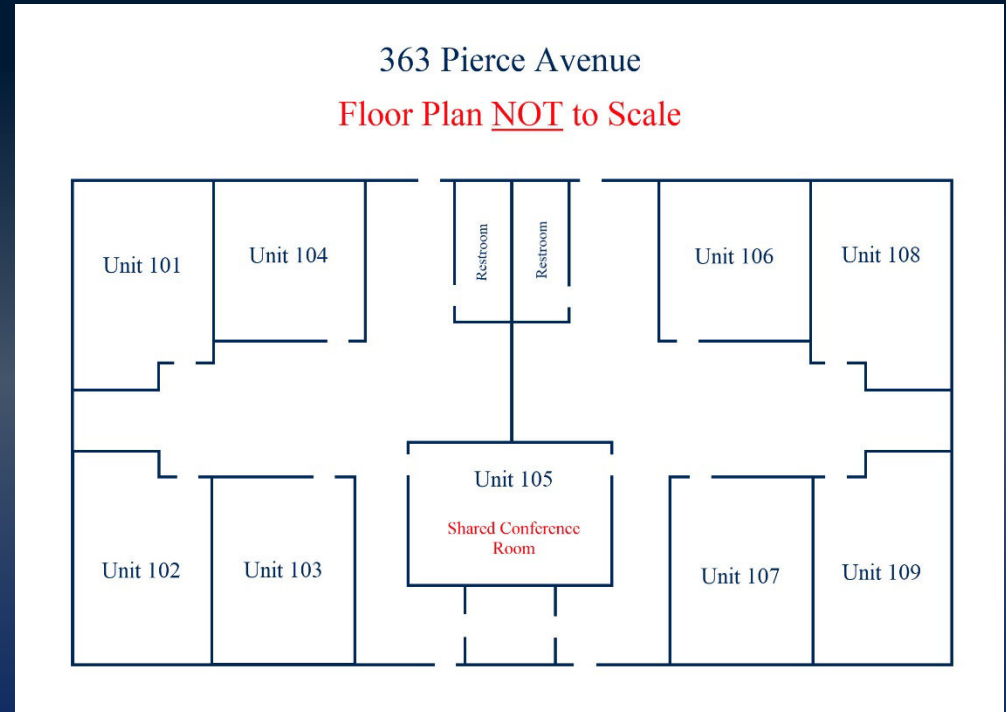


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PROPERTY INFORMATION

- ±4,310 SF office building situated on ±0.34 acre
- Zoned HR-3 (Historic Residential)
- Newly renovated (paint, carpet, lighting, etc.)
- Ground floor available; second floor occupied by Korengay Engineering
- Full-service office spaces including Wi-Fi, utilities, and janitorial in commons areas
- On site parking with additional street parking
- Surrounded by established residential neighborhoods and professional services
- Convenient location in an established residential corridor along Pierce and Vineville Avenue; benefiting from strong traffic counts

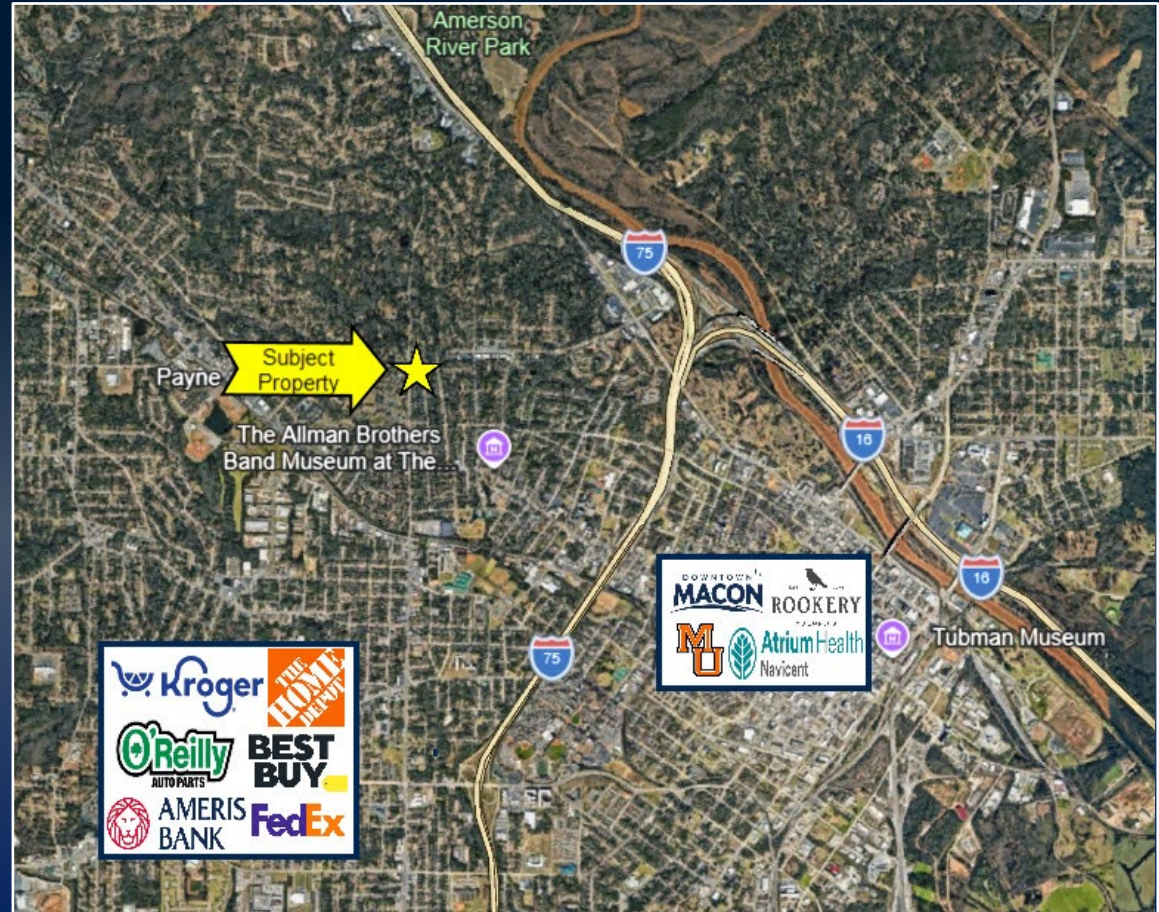


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AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT Estimates 2024)
Pierce Avenue – 9,070 VPD
Vineville Avenue – 21,800 VPD



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.



ADDITIONAL PHOTOS



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