

# LEASE SPACE AVAILABLE | RUTLAND PLAZA

3045 HARTLEY BRIDGE ROAD  
MACON, GA 31216  
BIBB COUNTY

SUITE A:  $\pm 1,750$  SF  
SUITES F-G:  $\pm 3,000$  SF

**LEASE RATE: \$12/SF, NNN**  
(3-YEAR MINIMUM LEASE; NNN ESTIMATE \$3.00/SF)



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



## PROPERTY INFORMATION

- Suite A - ±1,750 SF endcap space with drive-thru capability
- Suites F-G - ±3,000 SF former Designer Tan (can be subdivided into two (2) ±1,500 SF spaces)
- Adjacent tenants include Hong Kong Garden, Mr. E's Bar & Grill, and Subway
- Features a spacious, well-maintained lot with ample parking
- Surrounded by daily-use retailers including grocery, restaurants, and service-oriented businesses
- Situated in a high traffic location near the signalized intersection of Hartley Bridge Road and Houston Road
- This location benefits from high visibility, strong daily traffic counts, and excellent signage



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## AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)  
Hartley Bridge Road - 11,200 VPD  
Houston Road - 10,100 VPD



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