THE SUMMIT GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

Multi-Tenant Building For Lease

277 Martin Luther King, Jr. Blvd. Macon, GA 31201



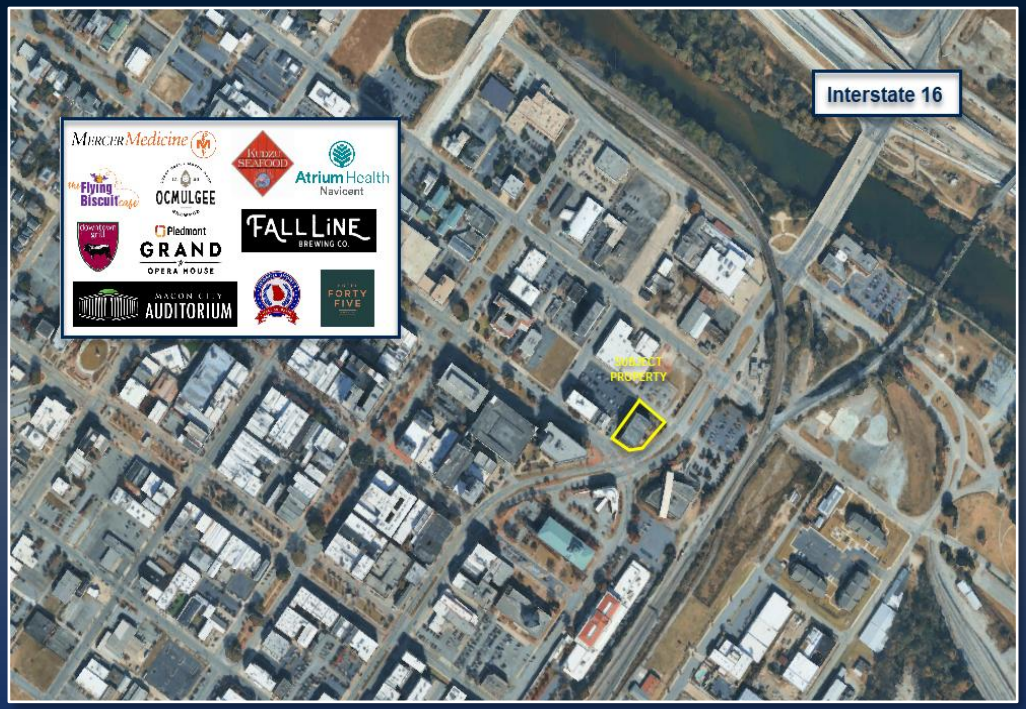
Two Suites Available

Lease Rate: $18.50/SF, Full Service

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Property Information

- Two (2) office spaces for lease:
  - Suite 101: ±680 SF
    Two (2) offices, reception area and storage closet
  - Suite 104: ±812 SF
    Four (4) offices, large reception area, lobby, small break area and storage
- Zoned CBD-1 (Central Business District)
- Located in the heart of Downtown Macon in the highly visible and established Peyton Anderson Building at the corner of Martin Luther King, Jr. Boulevard and Mulberry Street
- Positioned within close proximity to Atrium Health, the Bibb County Courthouse, Mercer University Medicine and other key government offices and approximately 2.5 miles from the Interstate 16/ Interstate 75 interchange (Exit 2)



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Traffic & Demographics

Traffic Counts (GDOT 2024 Estimates)
MLK Jr. Blvd – 13,900 VPD
Interstate 16 (Exit 2) – 52,100 VPD

Within walking distance to Macon's authentic city experience:

- 700 Lofts & 1,000+ Residents
- 53 Restaurants
- 41 Retailers
- 30 Entertainment Venues

Since 2015, downtown Macon has witnessed over $260 million in public-private investment resulting in:

- 40 Rehabbed Buildings
- 98 Net New Businesses
- 651 New Jobs

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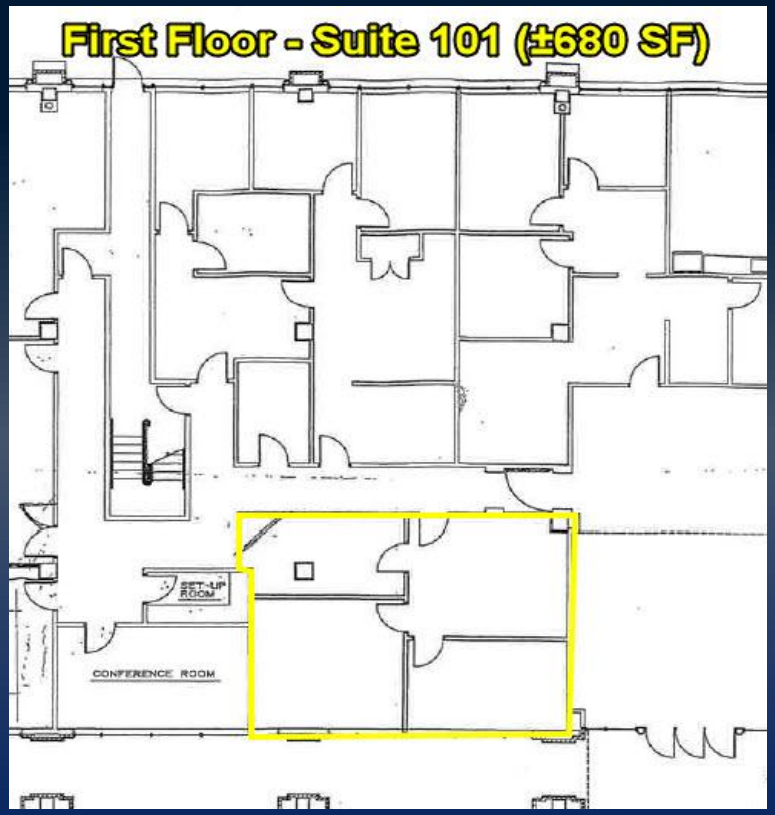
POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	35,914	79,290	162,391
2030 ESTIMATED POPULATION	36,033	78,862	162,391
HOUSEHOLDS	**3 MILE**	**5 MILE**	**10 MILE**
2025 HOUSEHOLDS	15,168	32,746	65,684
2030 HOUSEHOLD ESTIMATES	15,360	32,810	66,099
HOUSEHOLD INCOME	**3 MILE**	**5 MILE**	**10 MILE**
2025 HH INCOME	$54,260	$61,024	$80,039
2030 HH INCOME ESTIMATE	$60,434	$68,203	$89,847

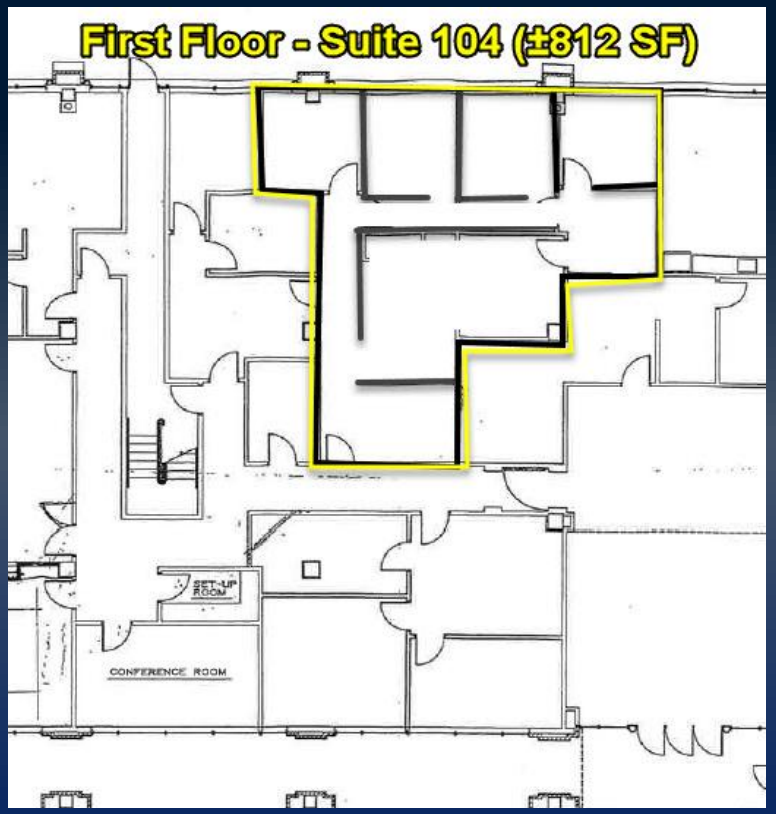
AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
61,024	79,290	32,746	7%	28,269

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Floor Plans





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Additional Photos

Suite 101





Suite 104





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