

OFFICE/RETAIL SPACE FOR LEASE

4226 HARTLEY BRIDGE ROAD
MACON, GA 31216
BIBB COUNTY

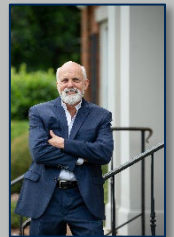
±3,000 SF
±3.12 AC

ASKING PRICE:
\$12.50/SF, NNN



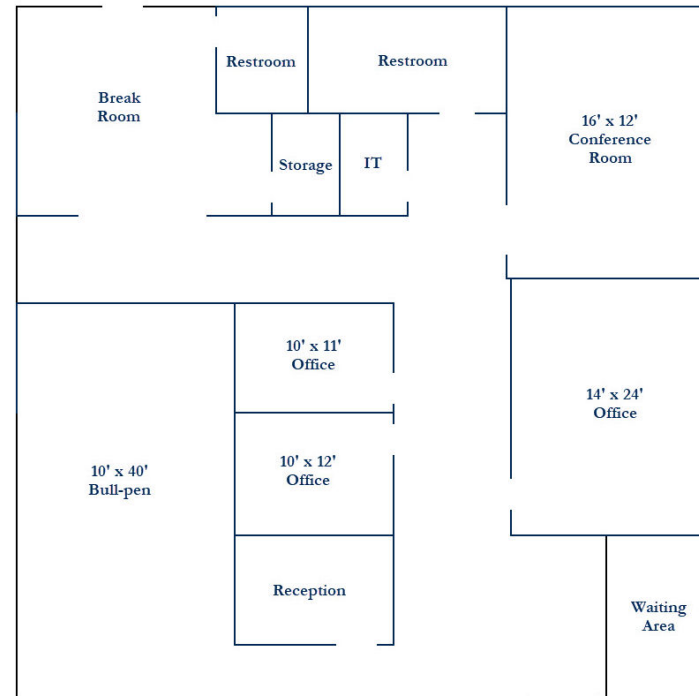
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PROPERTY INFORMATION

- $\pm 3,000$ SF of office space within the $\pm 13,000$ SF Suburban Center
- Features three (3) offices, conference room, two (2) restrooms, large bullpen area, break area, storage closet, reception and waiting area, and IT closet
- Situated on ± 3.12 acres
- Zoned C-4 (Commercial)
- Built in 2001
- Ample parking
- Adjacent tenants include Hartley Bridge Family Dentistry and FitCo Health Club
- Easy access to Interstate 75 (Exit 155) and Interstate 475 (Exit 1)



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AERIAL MAP & TRAFFIC COUNTS

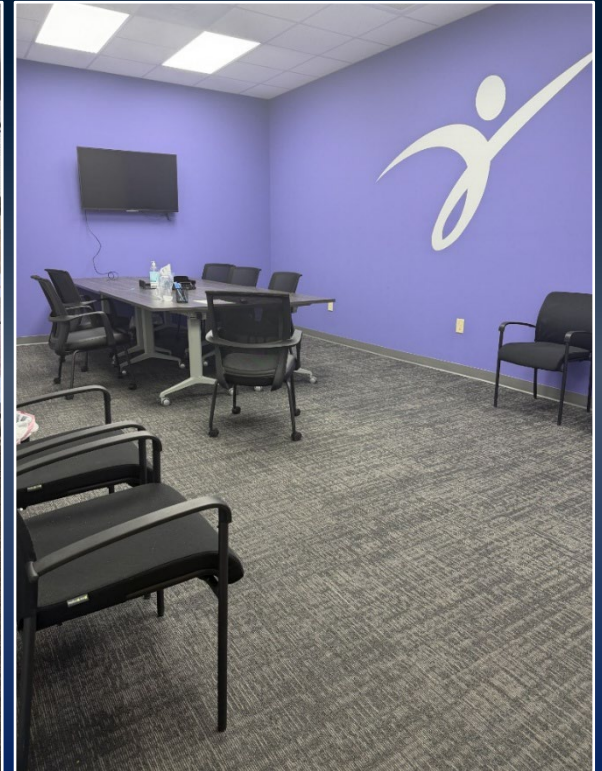
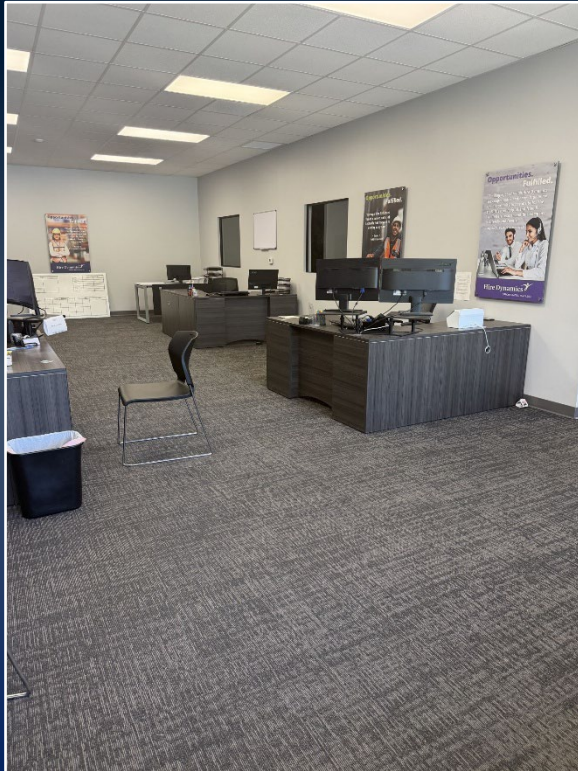
Traffic Counts (GDOT 2025 Estimates)
Interstate 75 – 93,300 VPD
Hartley Bridge Road – 11,400 VPD



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ADDITIONAL PHOTOS



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