



CLASS A MEDICAL SPACE FOR SALE OR LEASE

265 SHERATON BOULEVARD, MACON, GA 31210

±17,737 SF | ±3.03 ACRES

ASKING PRICE: \$2,999,000 | LEASE RATE: \$13 - \$18/SF, NNN



BO ELLIOTT C: 478.718.2049 | KING KEMPER C: 478.957.1920
BELLIOTT@THESUMMITGROUPMACON.COM | KKEMPER@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±17,737 SF of medical office space situated on ±3.03 acres
- Zoned C-2 (Commercial)
- Built in 2006
- Can be divided for multiple tenants
- Lease rate is dependent on leasable area and tenant requirements
- 102 parking spaces with three (3) ADA spaces
- Prominent building signage opportunities
- Located within a strong healthcare-oriented corridor with convenient access to Sheraton Boulevard, Northside Drive, and Interstate 75
- Drone Video:
<https://www.youtube.com/watch?v=NeQB7SY1-Rw>



265 SHERATON BOULEVARD
MACON, GA 31210
BIBB COUNTY



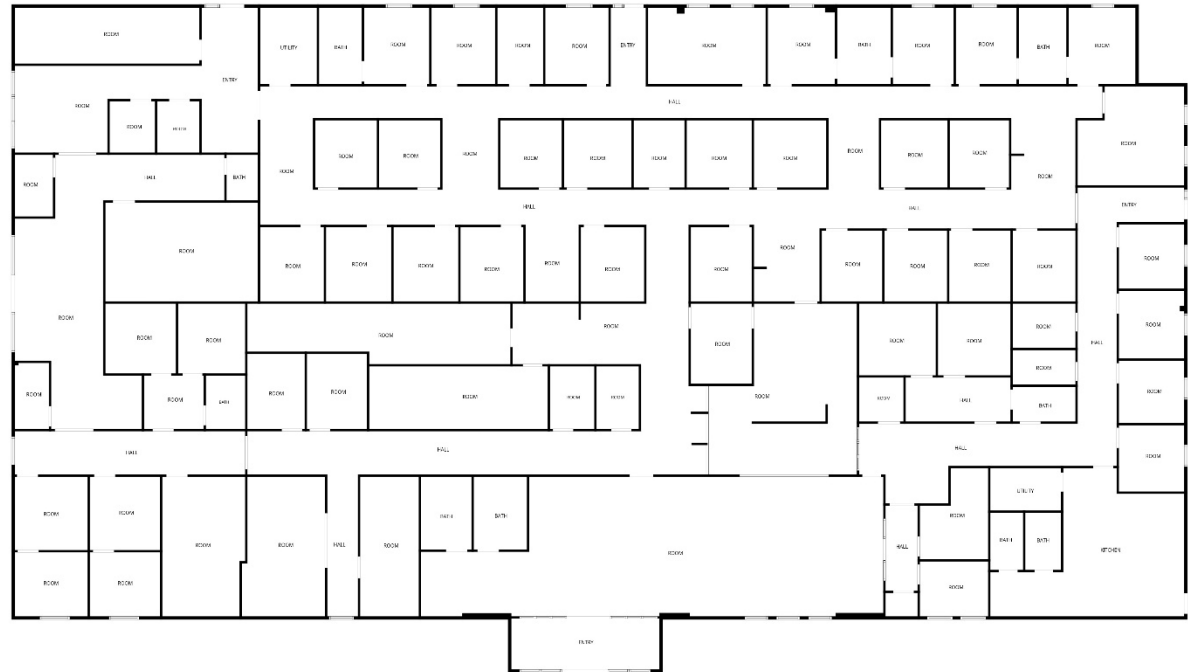
AERIAL MAP & TRAFFIC COUNTS



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FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

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