

PREMIER DOWNTOWN MACON LOCATION
804 Cherry Street
Macon, GA 31201



Available Space: 5,000 SF

Building Size: 5,800 SF

Lot Size: 0.179 Acres

Utilities: Water, Sewer, Power, Gas

Year Built: 1980

Ceiling Height: 10' (est.)

Zoning: HR-3

Location: Located on the edge of Macon's Central Business District. Convenient to I-75, I-16, Riverside Drive and multiple secondary roadways.

Notes: Beautiful building in downtown historic district, perfect for professional or medical use. Available furnished or unfurnished.

Nearby

Businesses: Harvey's Insurance Agency, AT&T, Macon City Auditorium, The Medical Center Navicent Health, as well as many restaurants & entertainment venues.

Lease Price: \$10.00/psf NNN

Taxes, CAM, Insurance estimated at \$2.50 psf

**FOR MORE
INFORMATION
CONTACT**

Lan Heath, Commercial Sales & Leasing
478-746-9421 (O)
478-731-5899 (C)
lheath@fickling.com



commercial.fickling.com

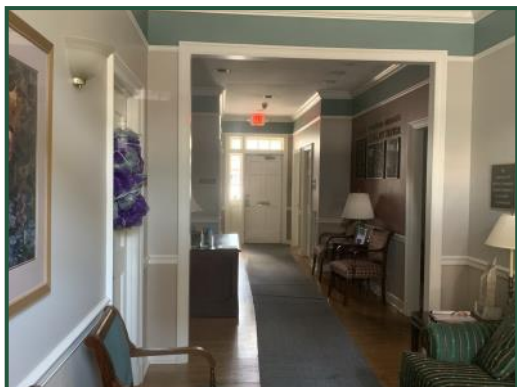
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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Photos



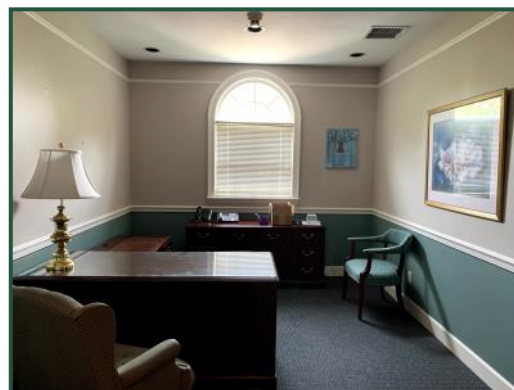
Reception Area



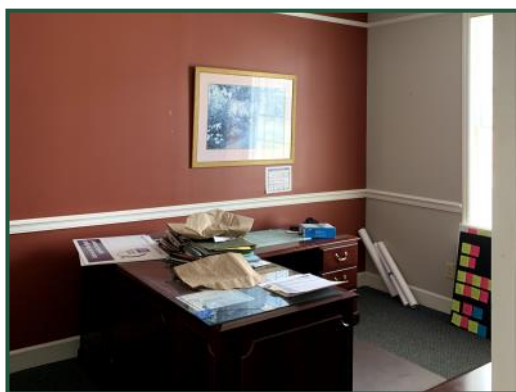
Lower Conference Area



Upper Conference Area



Office



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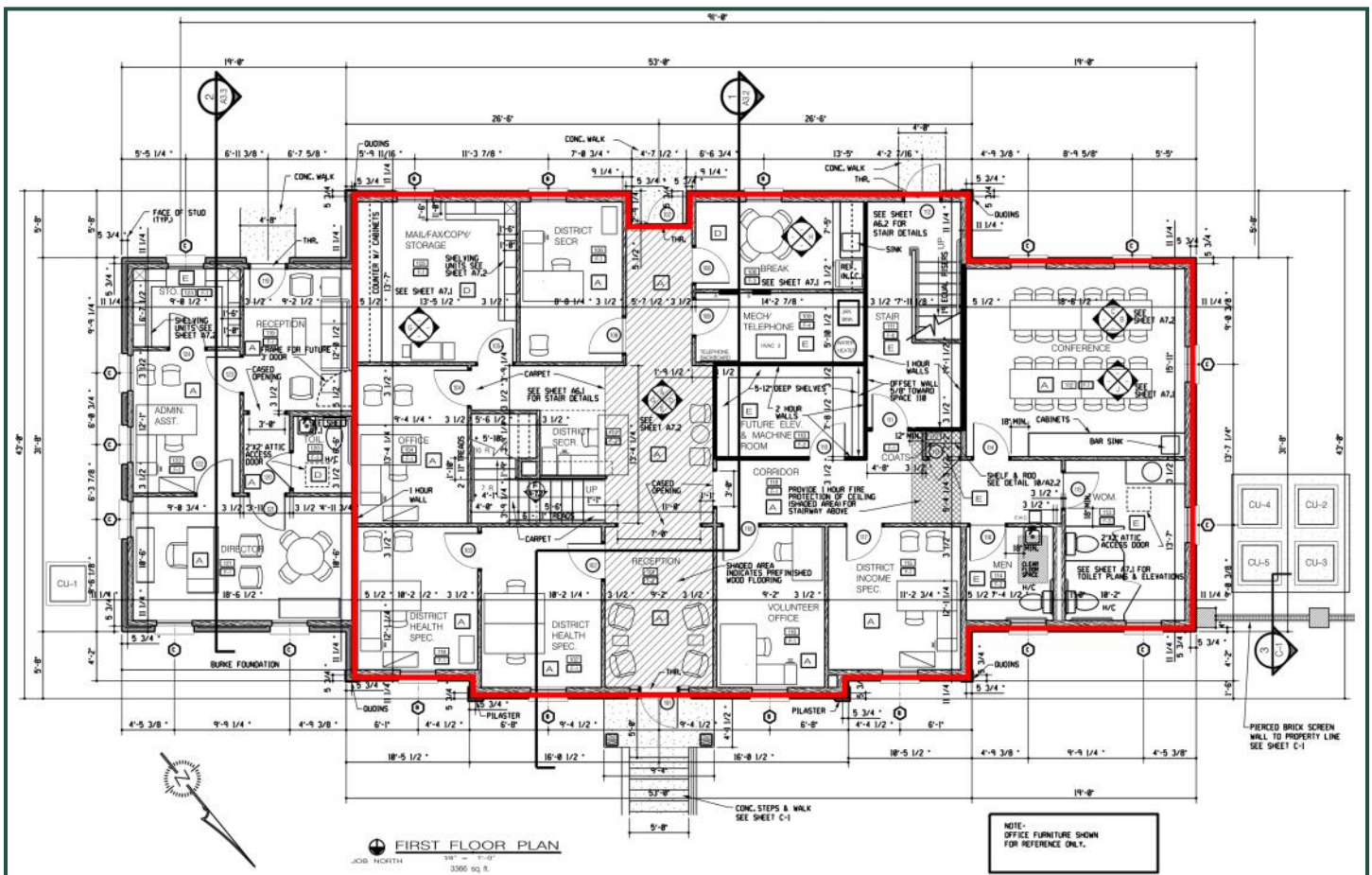
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Floor Plan - First Floor



*Available space outlined in red above

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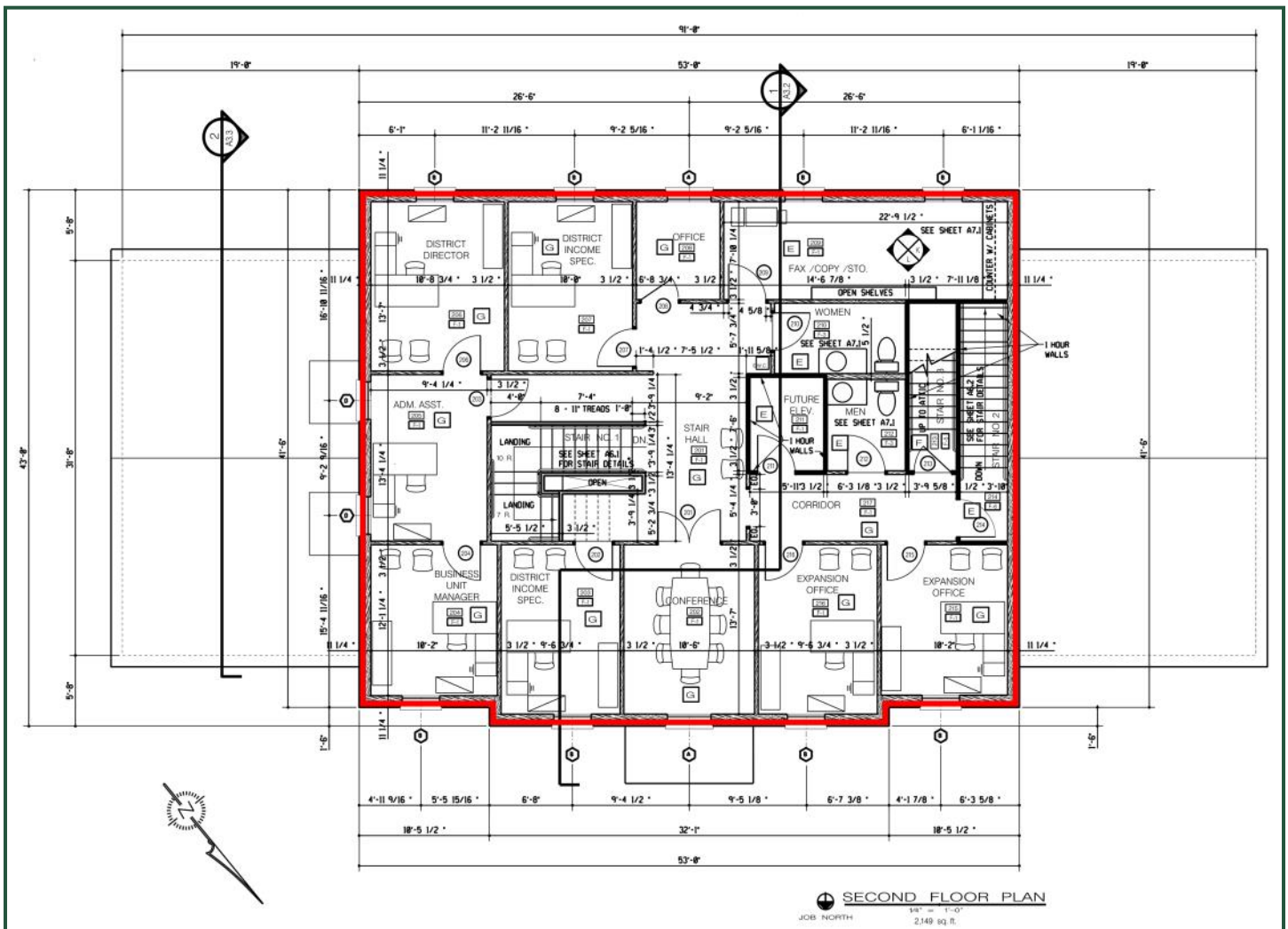
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Floor Plan - Second Floor



*Available space outlined in red above

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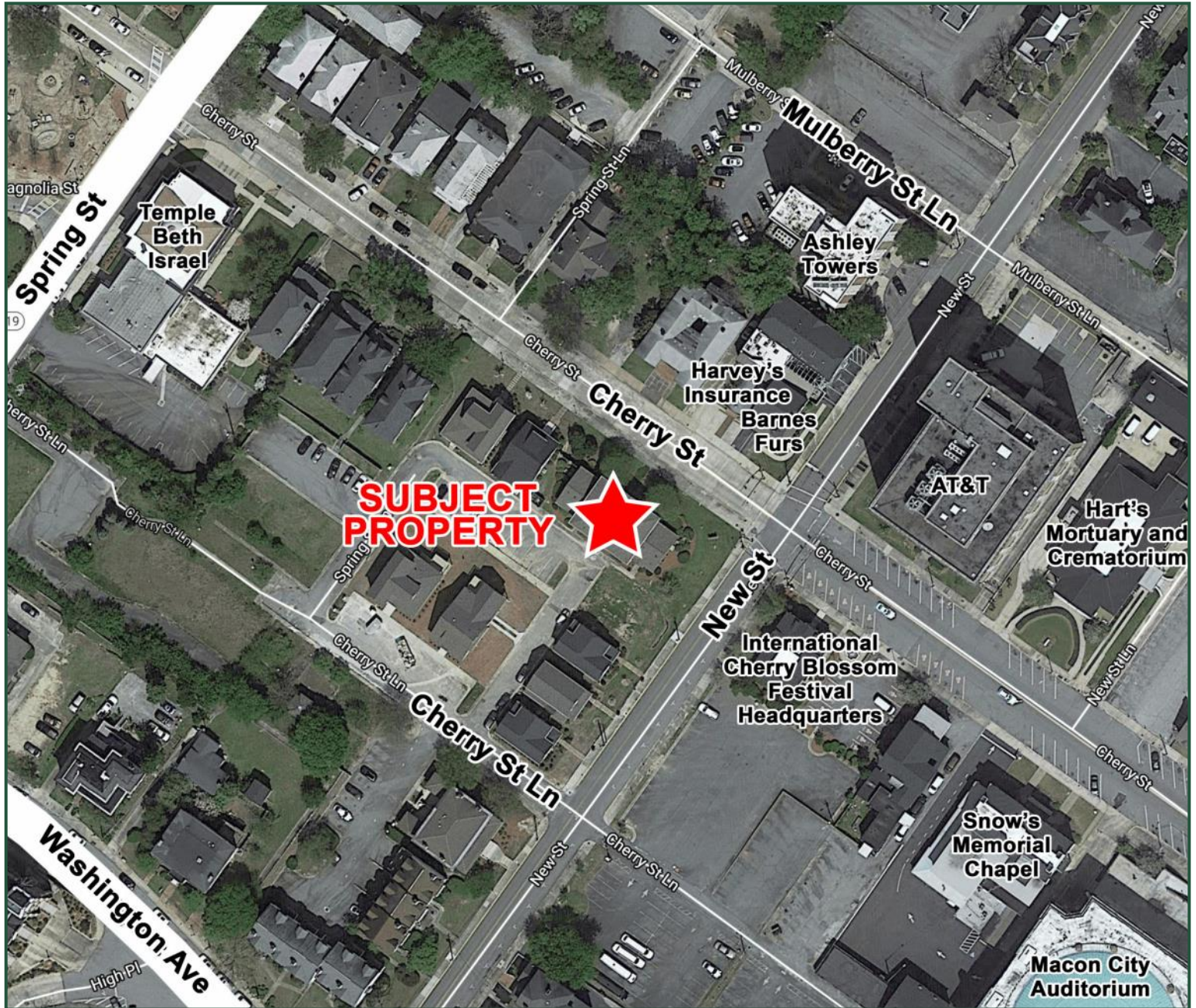


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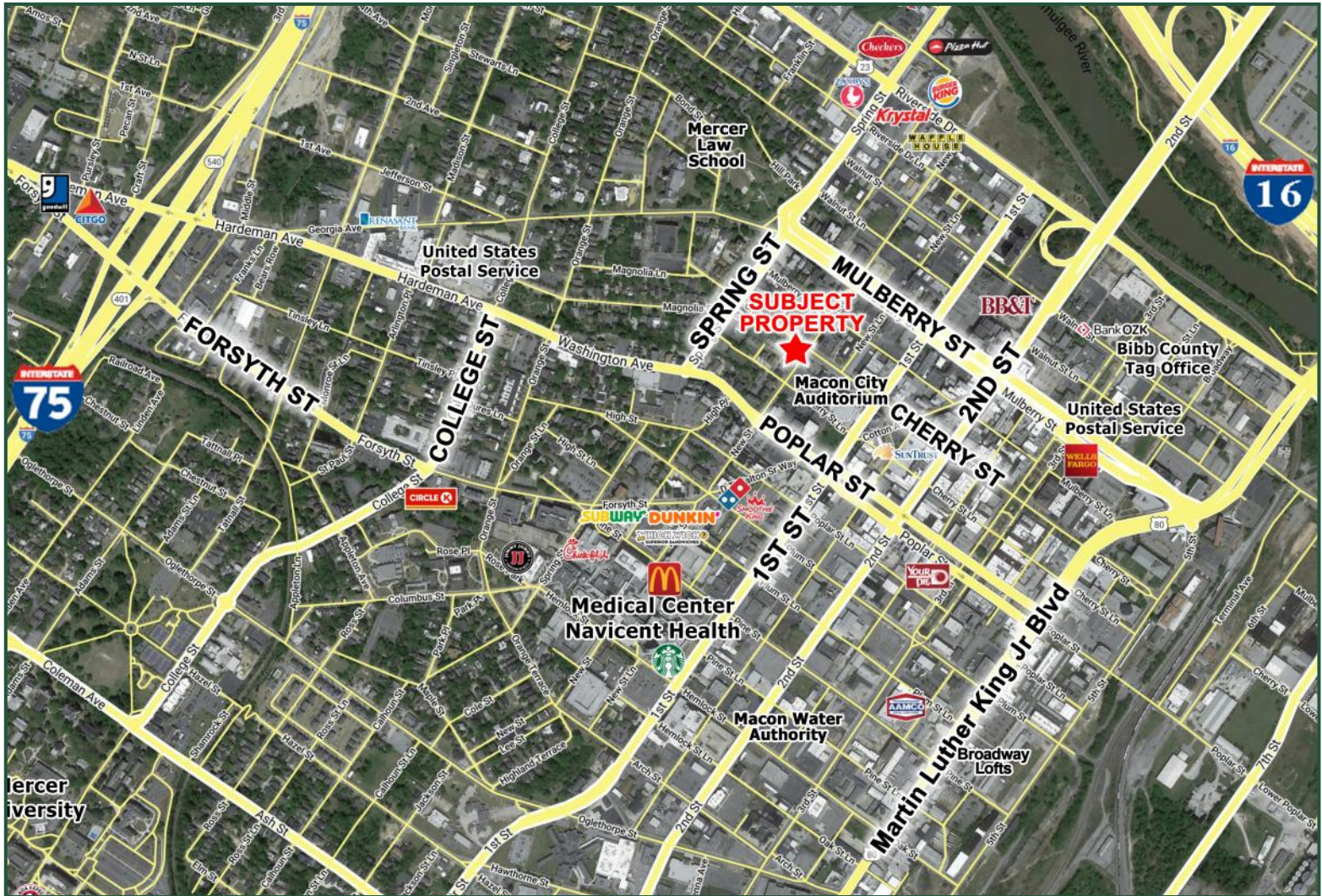


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DEMOGRAPHICS

2021	1 mile	3 mile	5 mile
Population	7,025	41,632	84,618
Median Age	40.9	36.5	35.7
Avg. HH Income	\$48,512	\$42,954	\$50,467

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