

End Cap Space For Lease | Lofts at College Hill

1305 Hardeman Avenue, Suite 700
Macon, GA 31201



Summary

Area Info

Photos

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 1305 Hardeman Avenue
Suite 700
Macon, GA 31201

County: Bibb

Total Size: 127,536 SF

Available: 1,800 SF

Parking: Private and public available

Traffic Count: 82,900 VPD - I-75

Frontage: 547' - Hardeman Ave
632' - Georgia Ave

SITE

Parcel ID: Q073-0605

Zoning: PDE

Year Built: 2015

Demographics 2025	1 Mile	3 Miles	5 Miles	7 Miles
Population	10,086	44,249	87,774	121,064
Avg HH Income	\$61,574	\$57,251	\$65,893	\$73,753
Median Age	32.6	34.7	34.8	35.4

LEASE PRICE: \$15/SF NNN

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AREA INFORMATION

NOTES

This 1,800 square foot end cap space is available for lease. Ideal for boutique retail, coffee shop, fast casual restaurant, shipping/pack-and-ship store (e.g. The UPS Store), or service-oriented business seeking exposure in a vibrant mixed-use environment.

Great visibility and foot traffic driven by:

- 146 loft apartments (194 beds) directly above the retail space
- Excellent mix of residential & retail establishments
- Directly across from Macon's main U.S. Post Office.

LOCATION

Conveniently located off I-75 between Georgia Avenue and Hardeman Avenue. High visibility in walkable neighborhood with proximity to major institutions. Co-tenants include The Brick, a well-established pizza restaurant, and The Office @ College Hill, a coworking space with over 5,000 SF.

Close proximity to:

- Atrium Health Navicent (6,000+ employees)- less than 0.5 miles
- Mercer University School of Law- less than 0.2 miles
- Mercer University Main Campus- less than 1 mile

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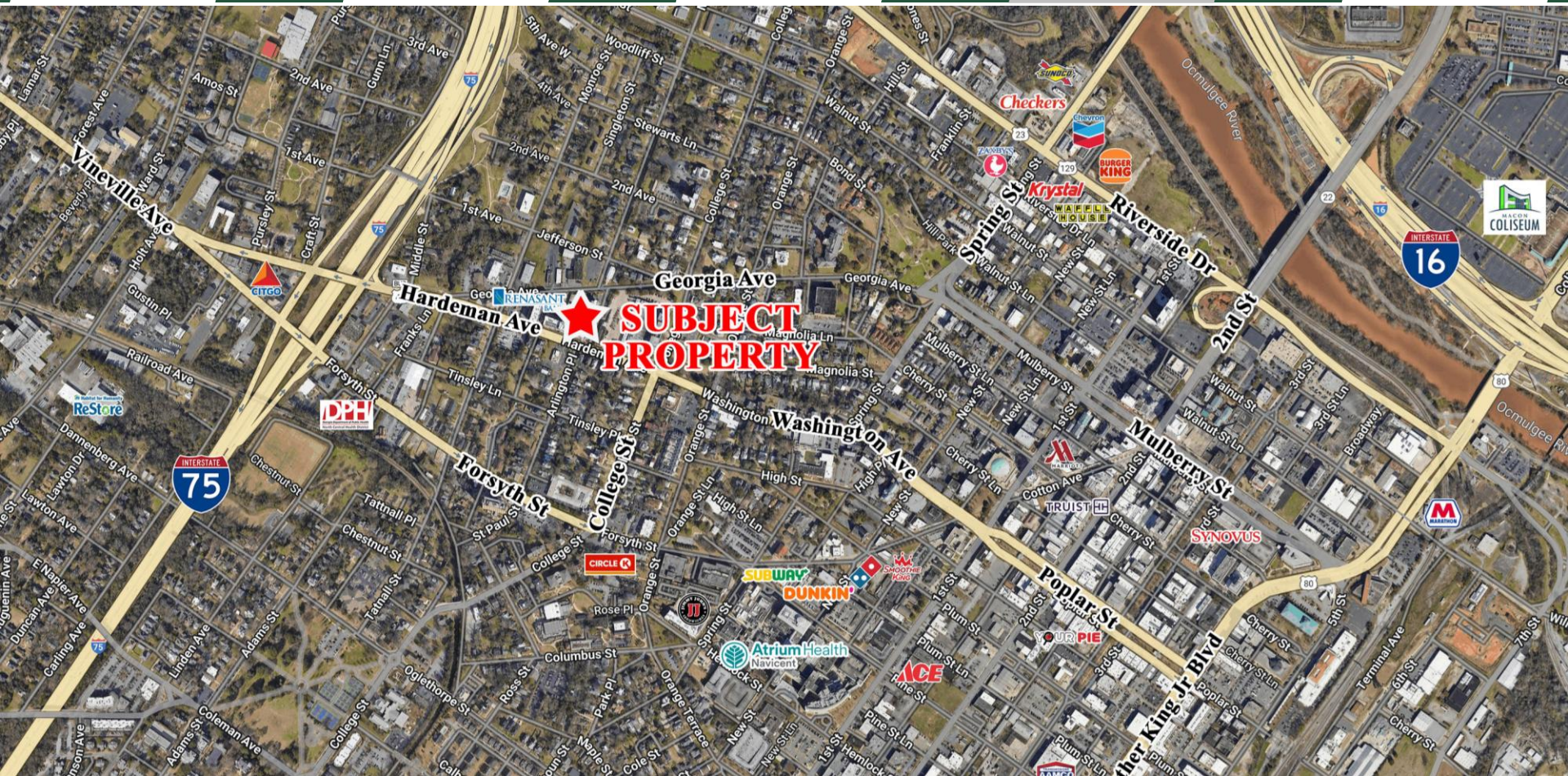
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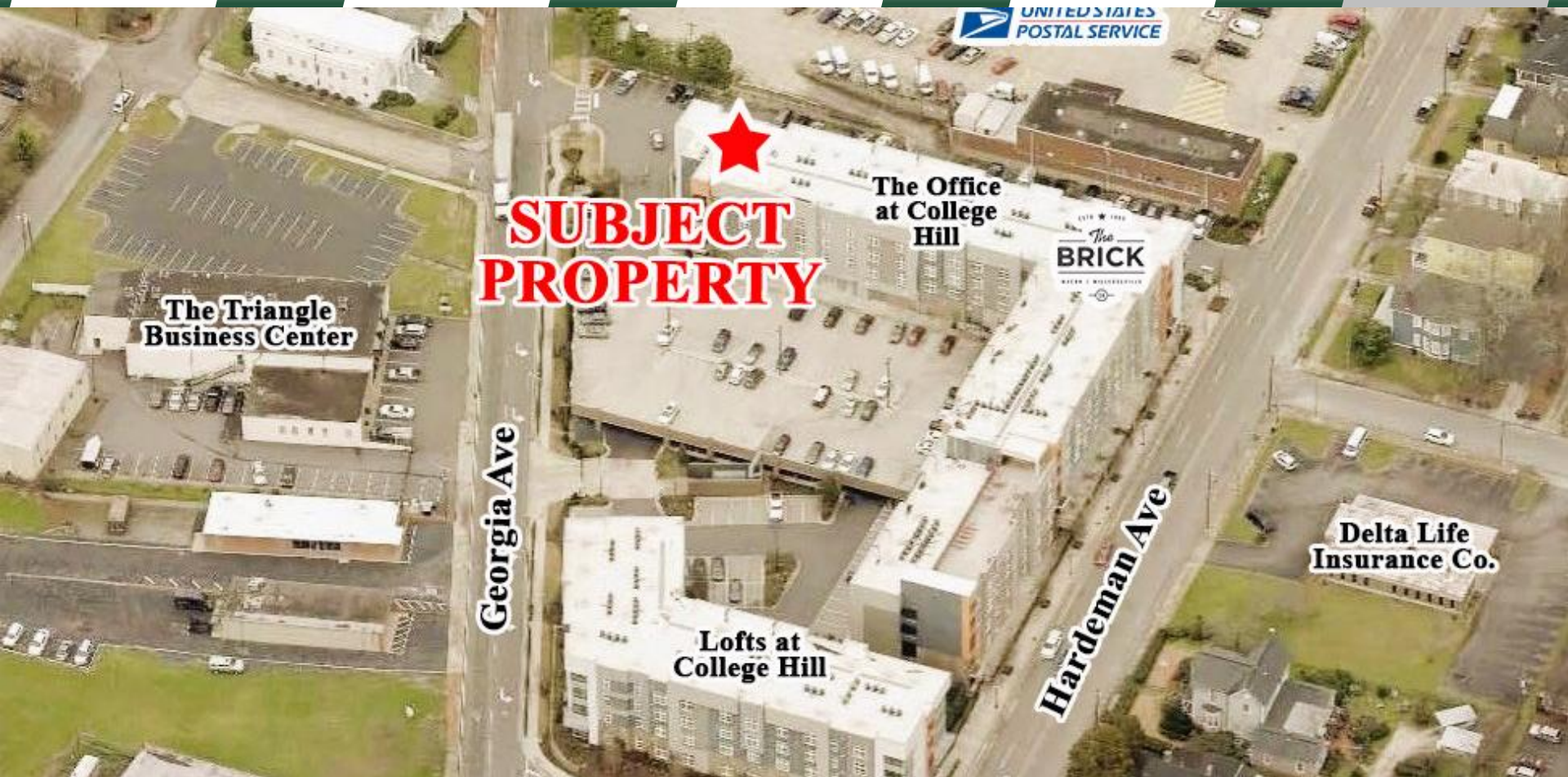
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