

Mission Square | Multi-Tenant Building For Lease

3706 Mercer University Drive
Macon, GA 31204



Summary

Area Info

Floor Plans & Photos

Aerial

Site Map

PROPERTY INFORMATION

BUILDING

Property Address: 3706 Mercer University Drive
Macon, GA 31204

County: Bibb

Total Size: 25,000 SF

Available: Suite 14 - 800 SF
Suite 15 - 800 SF
Suite 35 - 800 SF
Suite 37 - 1,550 SF
Suite 42 - 800 SF

Utilities: All Available

Parking: Ample, Paved, Shared

Traffic Count: Mercer University Dr - 26,600 VPD

SITE

Site Size: 2.82± Acres

Parcel ID: M084-0267

Zoning: C-2/R-1A

LEASE PRICE: \$12.00 - \$18.00/SF

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	4,581	48,871	91,617
Avg HH Income	\$44,181	\$58,188	\$77,084
Median Age	34.2	33.7	35.2

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- **Destination-driven traffic nearby** (Atrium Health Amphitheater, Rhythm & Rally Sports & Events, Government services) supports strong daytime & evening activity
- **High daily vehicle exposure** - 26,600 VPD on Mercer University Drive
- **Flexible suite sizes** for startups through established operators (800 - 2,700 SF)
- **Signage opportunities** to capture corridor traffic
- **Simpler expense structure** - Landlord covers taxes, insurance, garbage, landscaping
- **C-2 zoning** offers wide commercial use flexibility
- **Perfect opportunity** for medical, chiropractic, med-spa, hearing, home health admin, tutoring, music lessons, insurance, and legal uses.

LOCATION

Neighbors in the area include the Macon Mall, Atrium Health Amphitheater, Rhythm & Rally Sports & Events, Home Depot, Lowe's, Best Buy, Kroger, Aldi, and many other retail and restaurant establishments.



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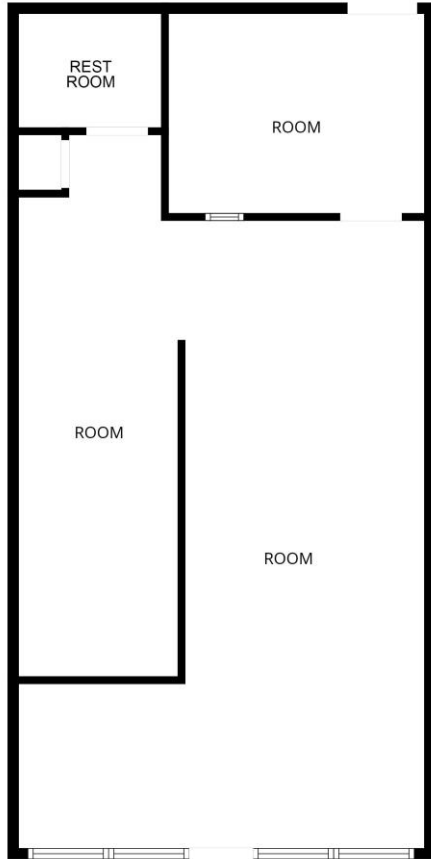
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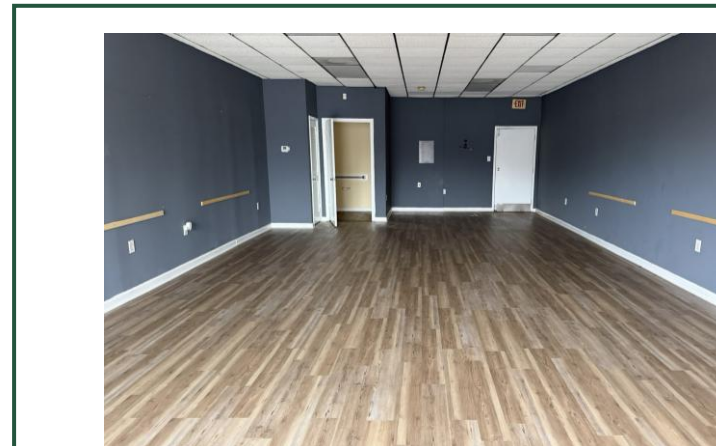
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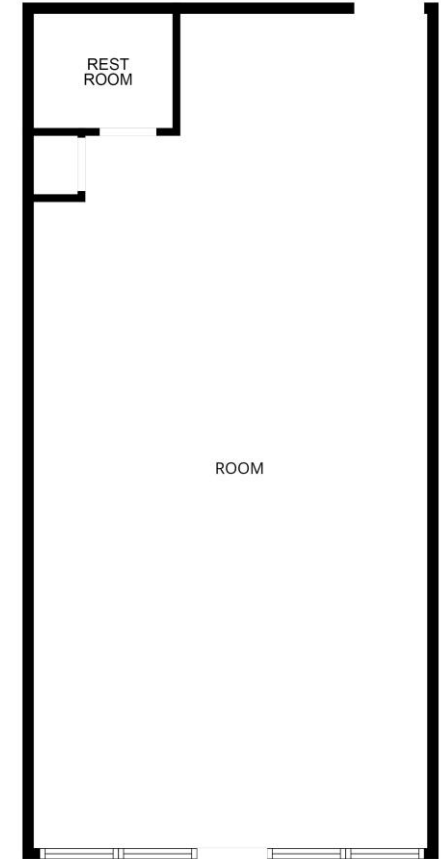
Site Map



Suite 14
800 SF



Suite 15
800 SF



*All measurements and all calculations of area are approximate and not guaranteed

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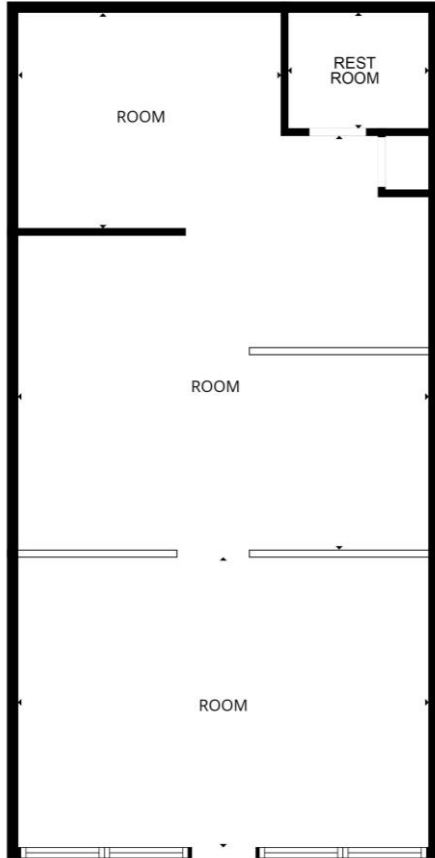
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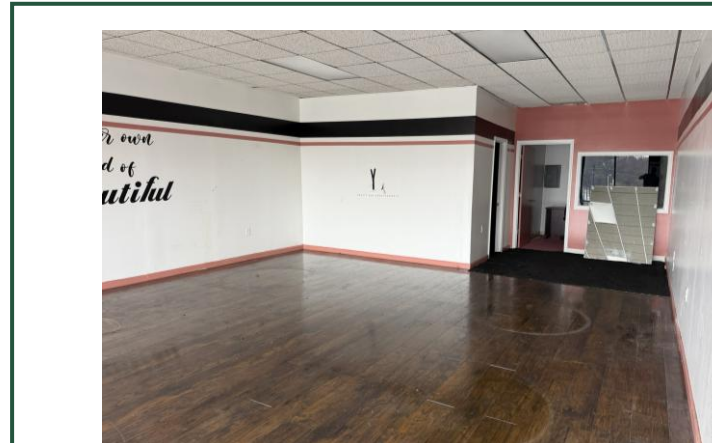
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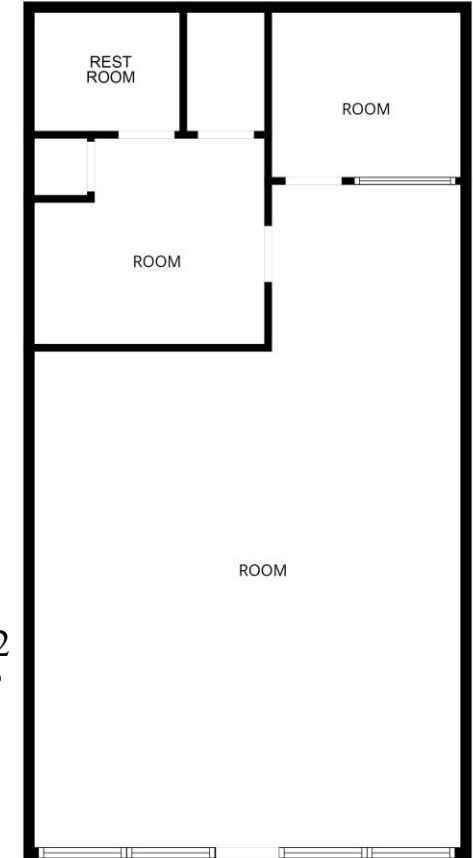
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Suite 35
800 SF



Suite 42
800 SF



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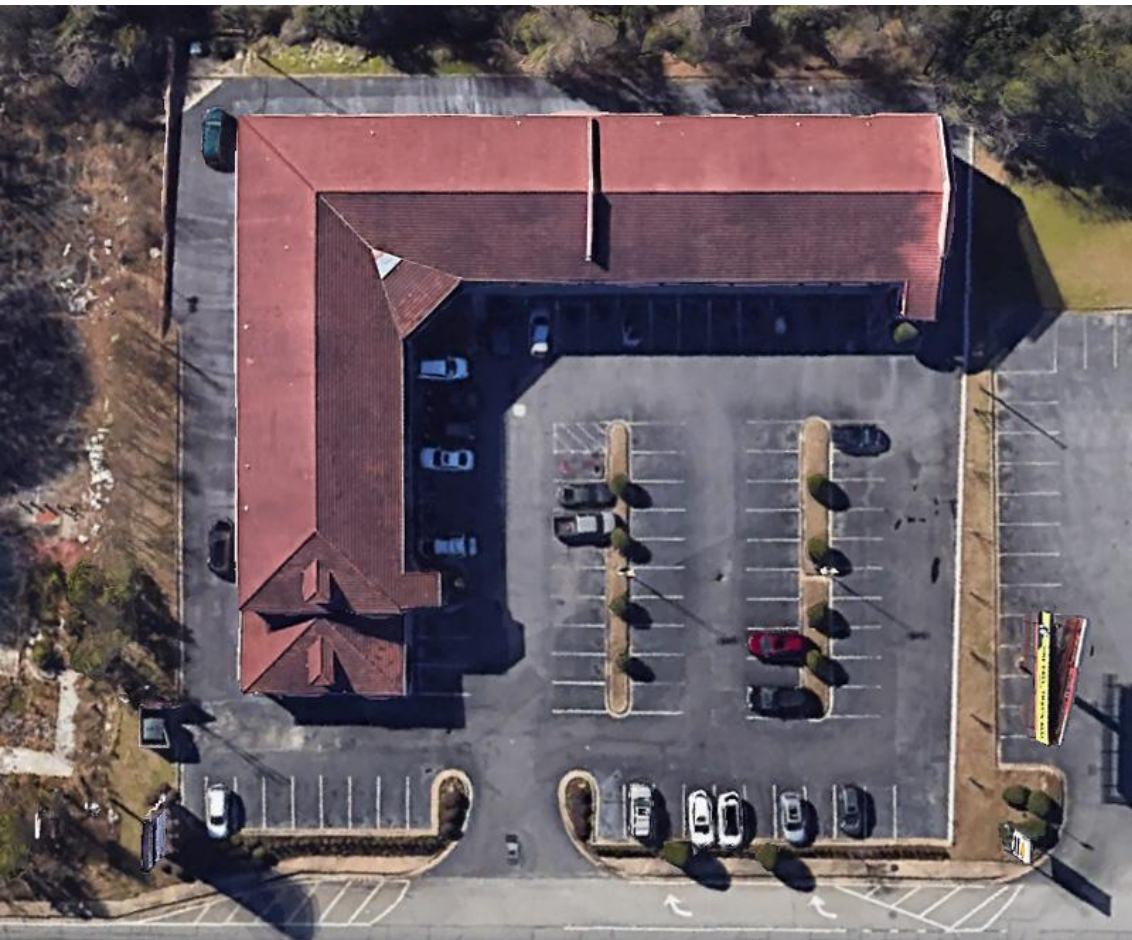
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Tenant	Unit	Unit SF
Gentlemen's Barbershop Lounge	1	800
Liberty Tax	2	800
Kiation Creations	3	800
Doll House Boutique	4	800
All Access Computers	5	950
Office	6	650
J and M Watch and Jewelry	7 & 8	2,700
Q-Mobile Wireless	9	600
Acceptance Insurance	10	800
Lee Valet Dry Cleaner	11	800
Motique Boutique	12	800
Klothing Kafe	13	800
AVAILABLE	14	800
AVAILABLE	15	800
Agape Medical Transport	32	800
Soul Sistas Beauty Supply	33	800
Shooties Photography	34	800
AVAILABLE	35	800
Klean Kut Barber Shop	36	900
AVAILABLE	37	1,550
Tattoo & Piercings	38	900
Luxor Tobacco and Vape	39	800
Nine28 Beauty Parlor	40	800
Office	41	800
AVAILABLE	42	800
Upper Room Tailoring and Alterations	43	755
Express Home Care	44	755
Draft Day Unlimited Barber Shop	45	800

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