

# Professional Office With Private Parking For Lease

737 Walnut Street  
Macon, GA 31202



Summary

Area Info

Photos

Floor Plans

Aerial

Agent Info



## CONTACT

**Lan Heath**

478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com



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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 737 Walnut Street  
Macon, GA 31202

**County:** Bibb

**Total Size:** 2,080 SF

**Utilities:** All Available

**Parking:** 5 Private Parking Spaces

**Traffic Count:** 1<sup>st</sup> Street: 3,840 VPD  
Walnut Street: 3,020 VPD  
2<sup>nd</sup> Street: 7,780 VPD

### SITE

**Site Size:** 0.22 Acres

**Parcel ID:** R073-0057

**Zoning:** CBD-2

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	6,969	38,714	82,152
Avg HH Income	\$65,043	\$56,636	\$64,231
Median Age	34.5	34.9	35.3

**LEASE PRICE: \$3,200/Month Modified Gross**

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## PROPERTY

2,080 SF professional office space for lease in Downtown Macon, GA is ready for immediate move-in. Located in the CBD-2 district at 737 Walnut Street, this recently renovated office suite includes 8 private offices, conference room, reception area, 2 restrooms, and 5 private on-site parking spaces. Space is divisible.

Ideal for multiple professional office uses, including law firm, CPA, financial advisor, therapist, architect, consulting firm, marketing, and digital media firms.

## LOCATION

Located on Walnut Street, in the heart of the Downtown Macon core. Easy access to I-75 and I-16, each less than ½ mile away. Walking distance to nearby restaurant, convenience, and office businesses, including Lisenby & Associates, Cadence Bank, A Plus Print Shop, North Central Health District, Satterfields BBQ, the Bibb County Sheriff's Office, Barks N Brews, the former site of the Ramada Hotel, and coming soon to the area is a new development for the Mercer School of Medicine. Close proximity to the County, State, and Federal Courthouses.



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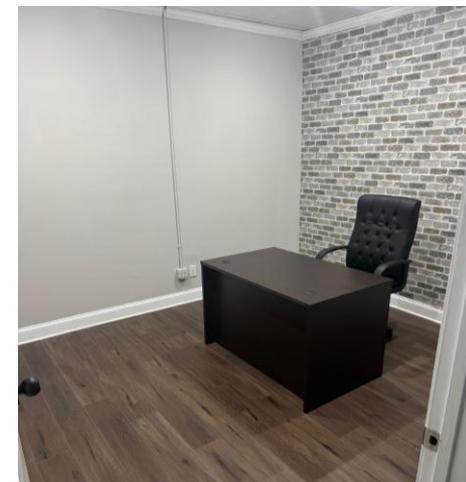
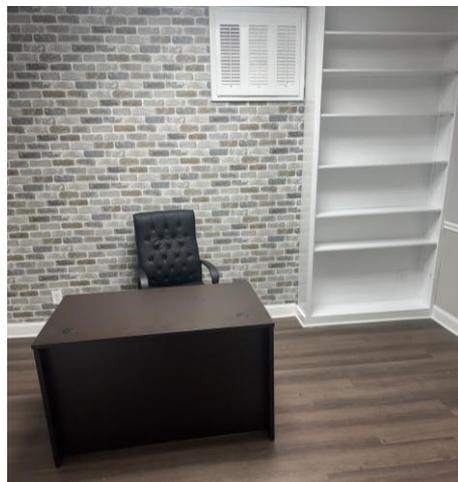
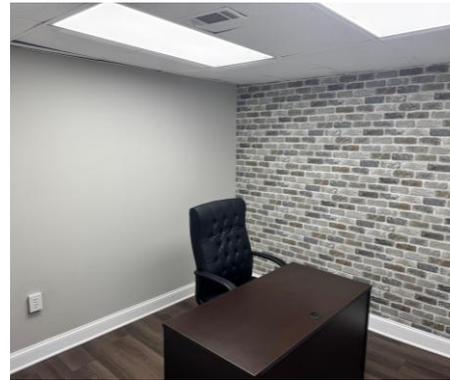
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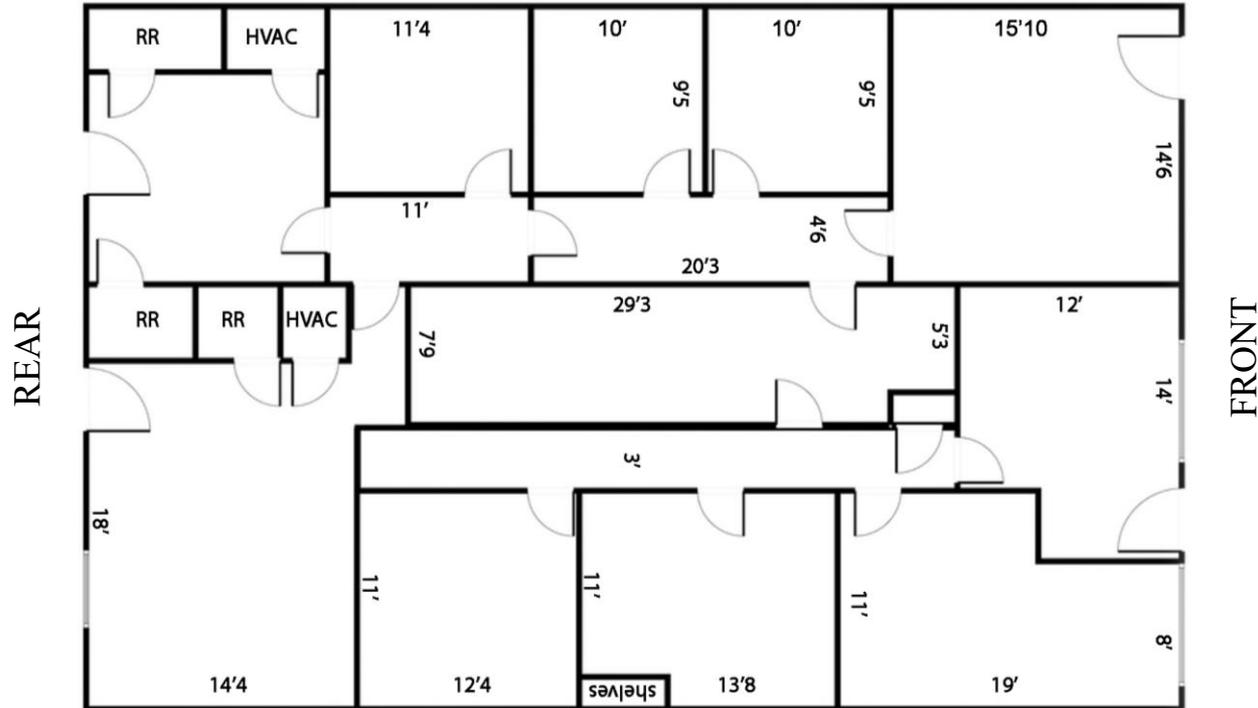
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\*All measurements and all calculations of area are approximate and not guaranteed

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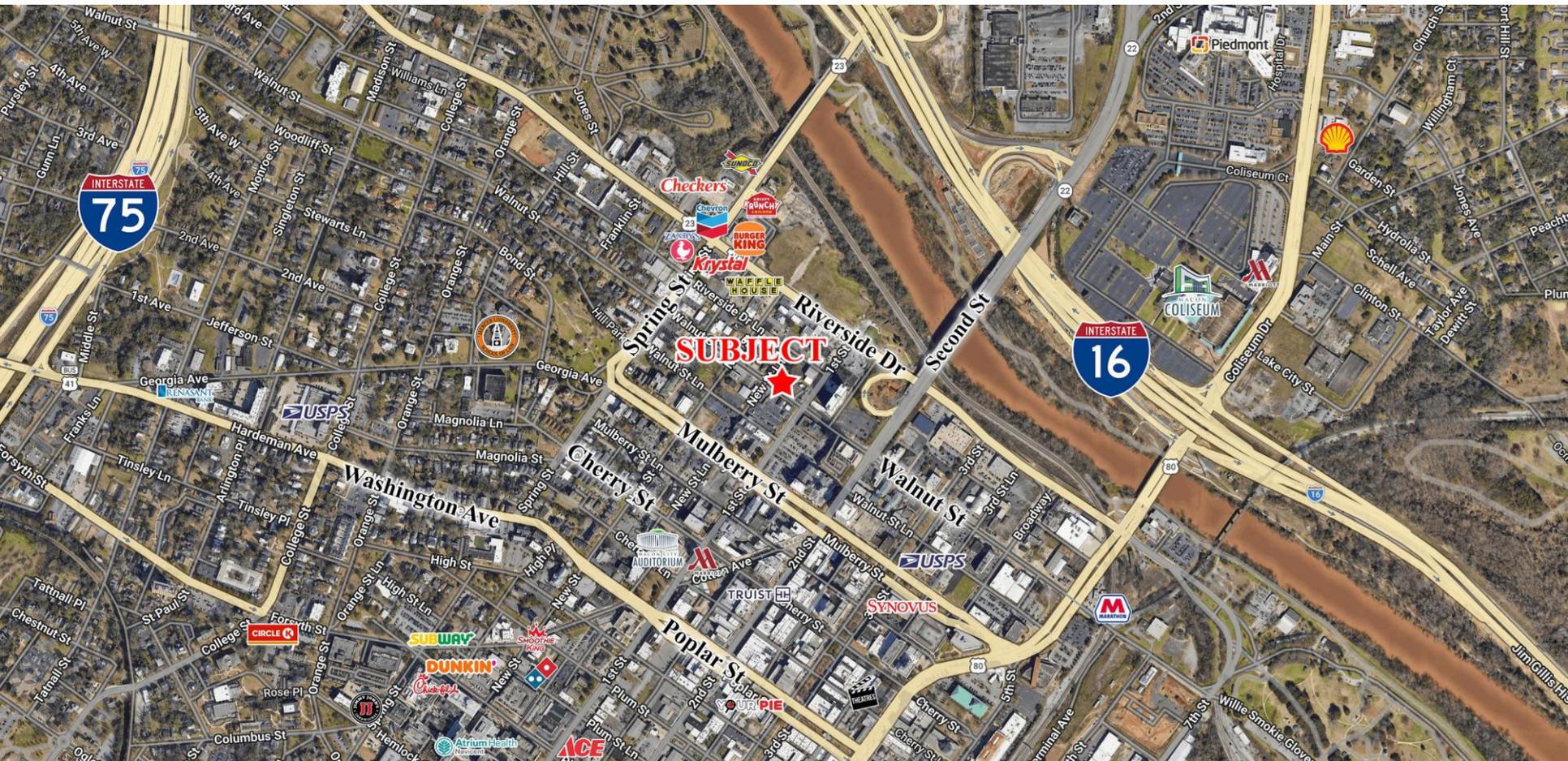
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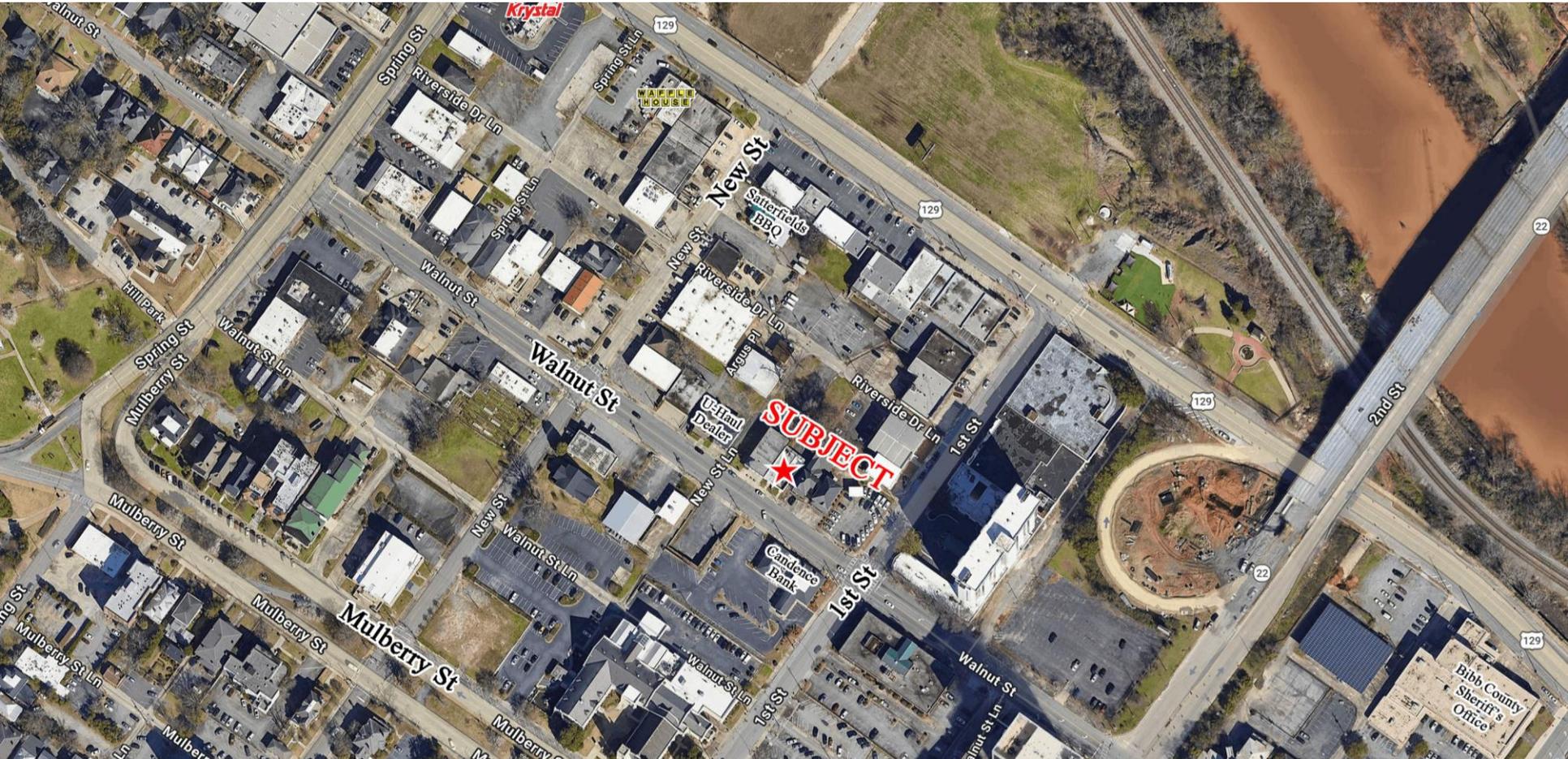
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Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. Fickling & Company, Inc. is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years of experience in the commercial real estate business.

## Presented by: Lan Heath

Lan has extensive experience in the commercial and multi-family development fields. He started in that industry as a founding principal with Heath & Associates, Inc. and MMI Capital, LLC. In October 1995. Those companies focused on development, investment, finance and management of multi-family market rate and tax credit properties (section 42), as well build-to-suit commercial investment properties leased to federal, state and county governmental agencies and Fortune 1000 corporate customers. He was responsible for the development, finance, and management of nearly 500,000 square feet of space in five southeastern states.

Since joining the Fickling Team in October of 2019 his focus has been in retail center, industrial, automotive, warehousing and distribution owner representation, sales, leasing and investment.

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