

Office Space in Downtown Macon for Lease

844 Second St
Macon, GA 31201



Summary

Area Info

Photos

Aerial

Site Map



LEASE: \$12.00 PSF NNN

CONTACT

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PROPERTY INFORMATION

BUILDING	
Property Address:	844 Second St Macon, GA 31201
County:	Bibb
Total Size:	8,500 SF
Available:	4,250 SF
Utilities:	All Available
Parking:	Available
Traffic Count:	8,090 VPD – Second St

SITE			
Site Size:	0.34 AC		
Parcel ID:	Q082-0154		
Zoning:	CBD-2		
Demographics 2026	1 Mile	3 Miles	5 Miles
Population	8,079	41,885	84,236
Avg HH Income	\$83,309	\$55,563	\$65,797
Median Age	31.4	34.7	35.2

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SITE

Ground-floor office space for lease at 844 Second St in downtown Macon, Ga, offering direct street frontage and walk-in accessibility to one of Middle Georgia's fastest-growing urban business districts. This 4,250 SF commercial office includes 2,750 SF of contiguous space along with an additional 1,500 SF suite, providing flexibility for single or multi-tenant occupancy.

LOCATION

Positioned within Macon's central business district near key corridors including Poplar St, Mulberry St, and Martin Luther King Jr. Blvd. Downtown Macon continues to experience reinvestment through adaptive reuse projects, small business expansion, and increasing residential density. Neighbors include Starbucks, Subway, The Rookery, H&H Soul Food, Chick-Fil-La, Macon Water Authority, Mercer University, Atrium Health Navicent Medical Center, Piedmont Macon, and many more.

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HIGHLIGHTS

- Existing suites include multiple exam rooms, ideal for medical or wellness users
- Ground-floor office space with private parking and direct street access
- Walkable location with access to restaurants, retail, and services
- Strong daytime population from government, health care, and education sectors
- Close proximity to Atrium Health and Mercer University
- Convenient access to Interstate 75 and Interstate 16
- Located within Macon's active redevelopment and investment corridor



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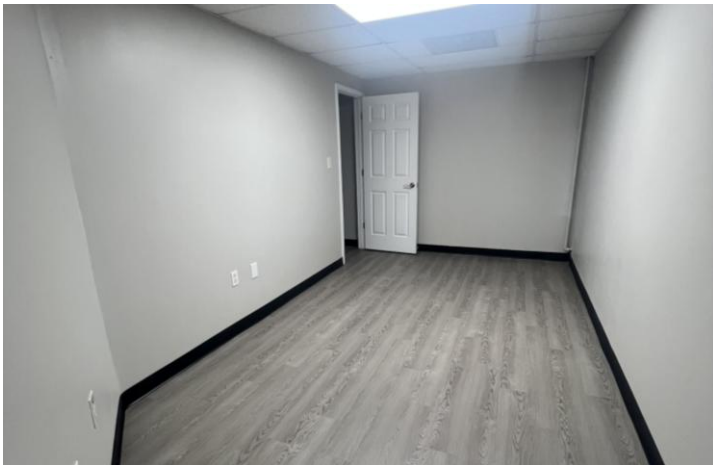
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Suite C



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Suite A/B



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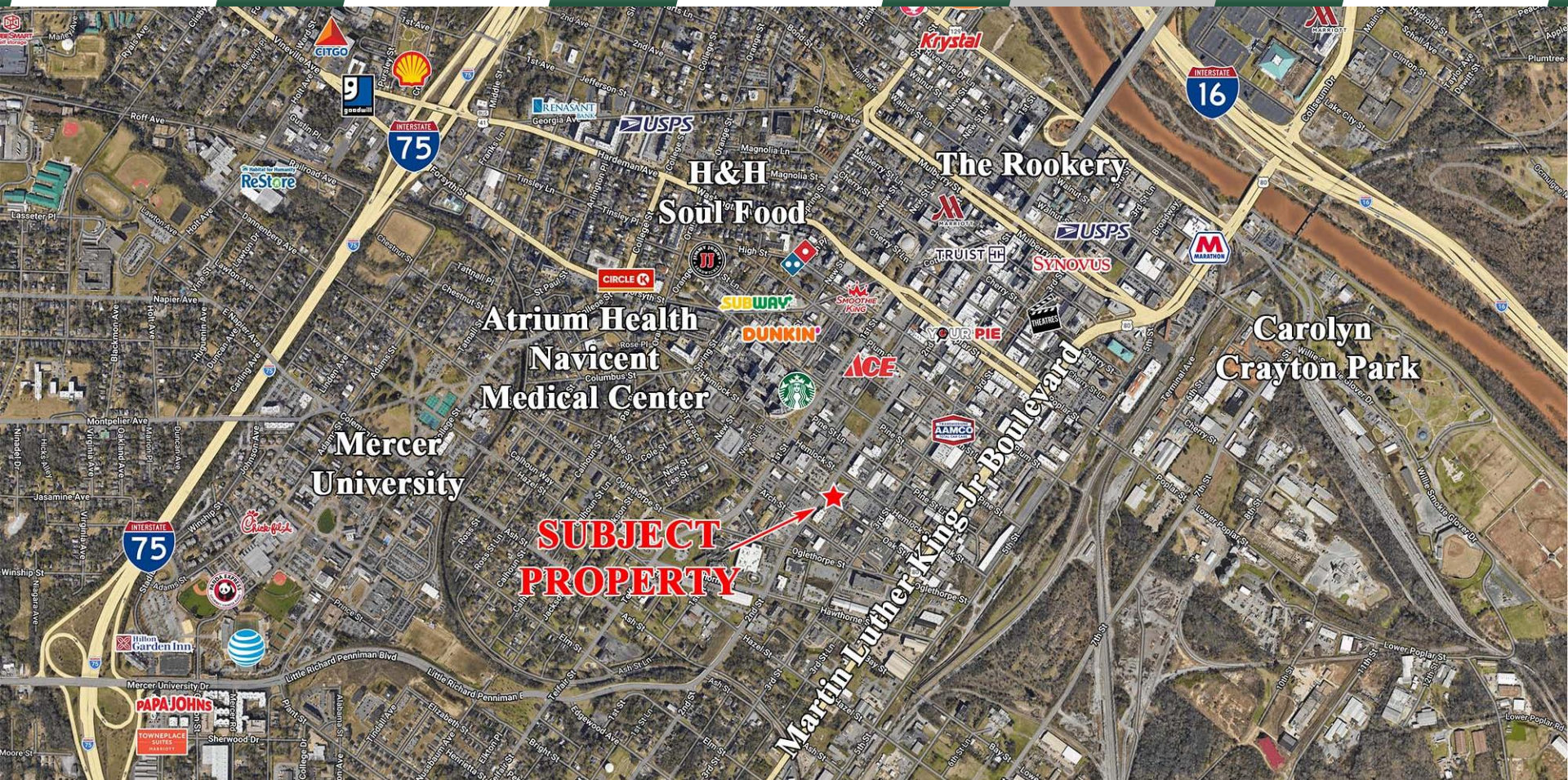
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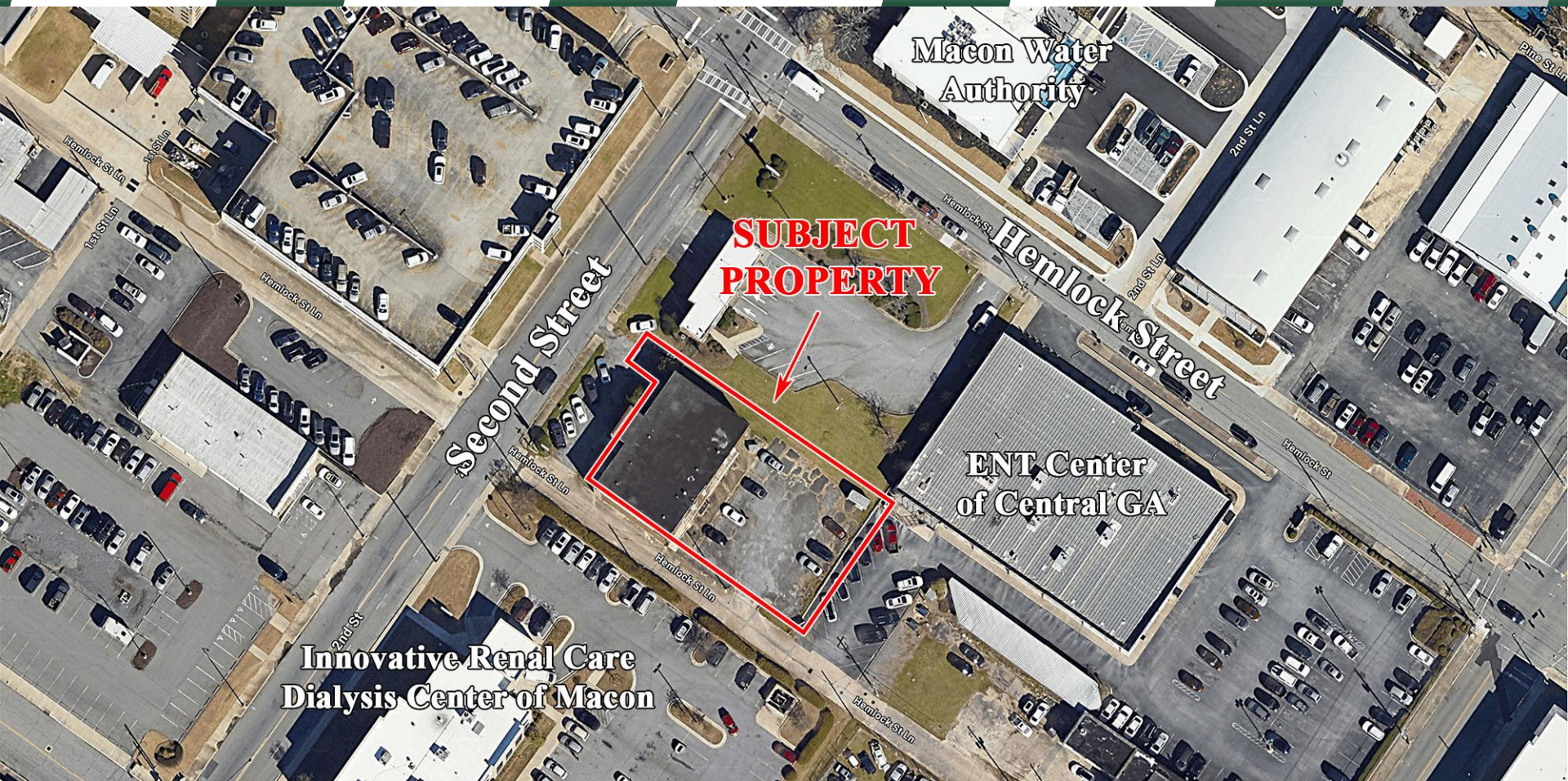
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