

FOR LEASE - 1,400 to 7,000 sf
Shoppes at Ansley Village
6443 Zebulon Road
Macon, GA 31220

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com



Located: Located in North Macon

Available: 1,400 SF – 2,800 SF and 7,000 SF space (can be divided)

Parking: Easy and ample parking

Utilities: All available

Traffic: 26,800 VPD

Notes: Ansley Village is located in

North Macon at Zebulon Road & I-475. Excellent access and tenant mix.

Signalized entry. Tenants include: Bass Cleaners, Lee Nails, Hair Studio, with a mix of Medical including a dental clinic and Life Line Home Health Care.

Neighbors: Advanced Auto, CVS, Zaxby's, Ansley Village Apartments (300 units), Lowe's, Wal-Mart, Kroger, Kohl's, McDonald's, Amstar Cinemas, and Walgreens.

*Tenant pays utilities. Trash and water included in CAM.

Lease Rate: \$14.00/psf NNN

NNN estimated at \$3.93/psf

**FOR MORE
INFORMATION
CONTACT**

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

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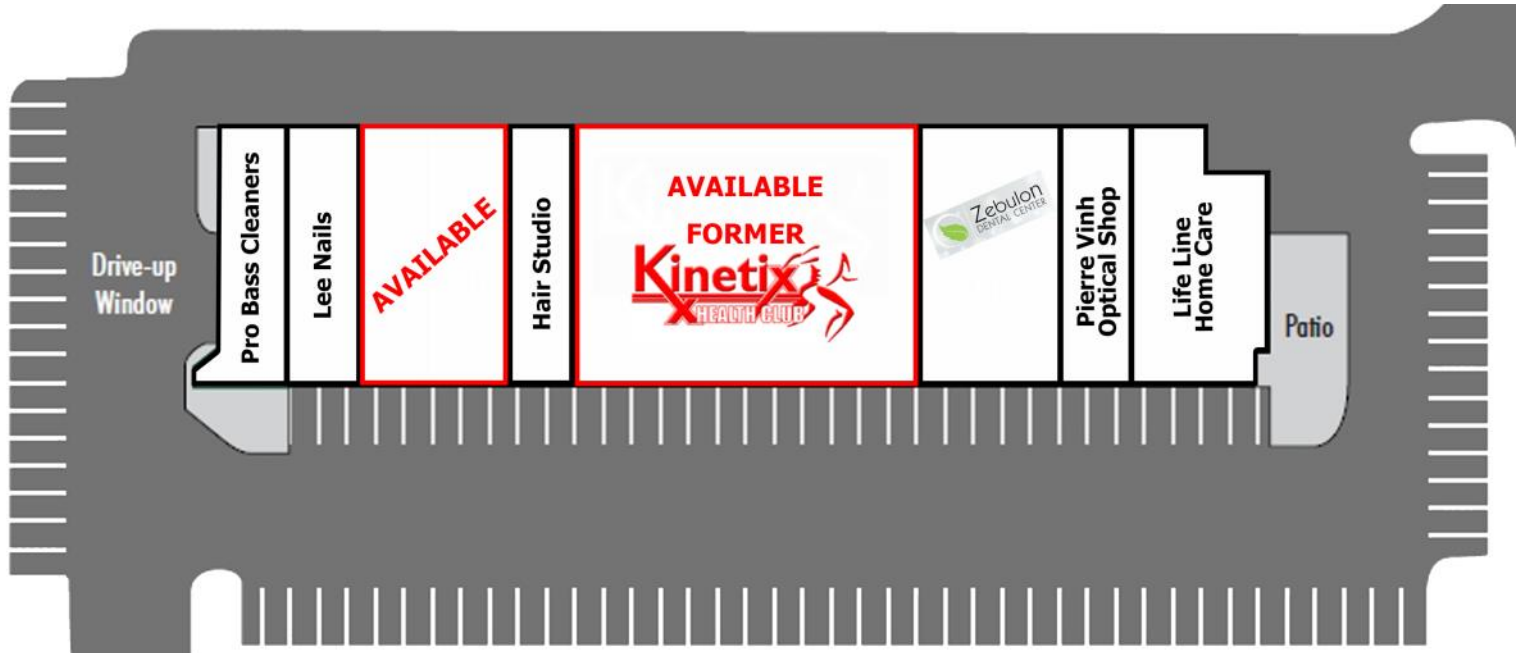
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SITE PLAN



2019 Demographics	1 Mile	3 Miles	5 Miles
Population	3,795	15,953	44,395
Median Age	37.3	39.0	37.8
Average HH Income	\$86,860	\$95,726	\$100,284
Households	1,615	6,919	19,283

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