

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



Available Space
1,400 SF - 2,800 SF

Available Space
7,000 SF

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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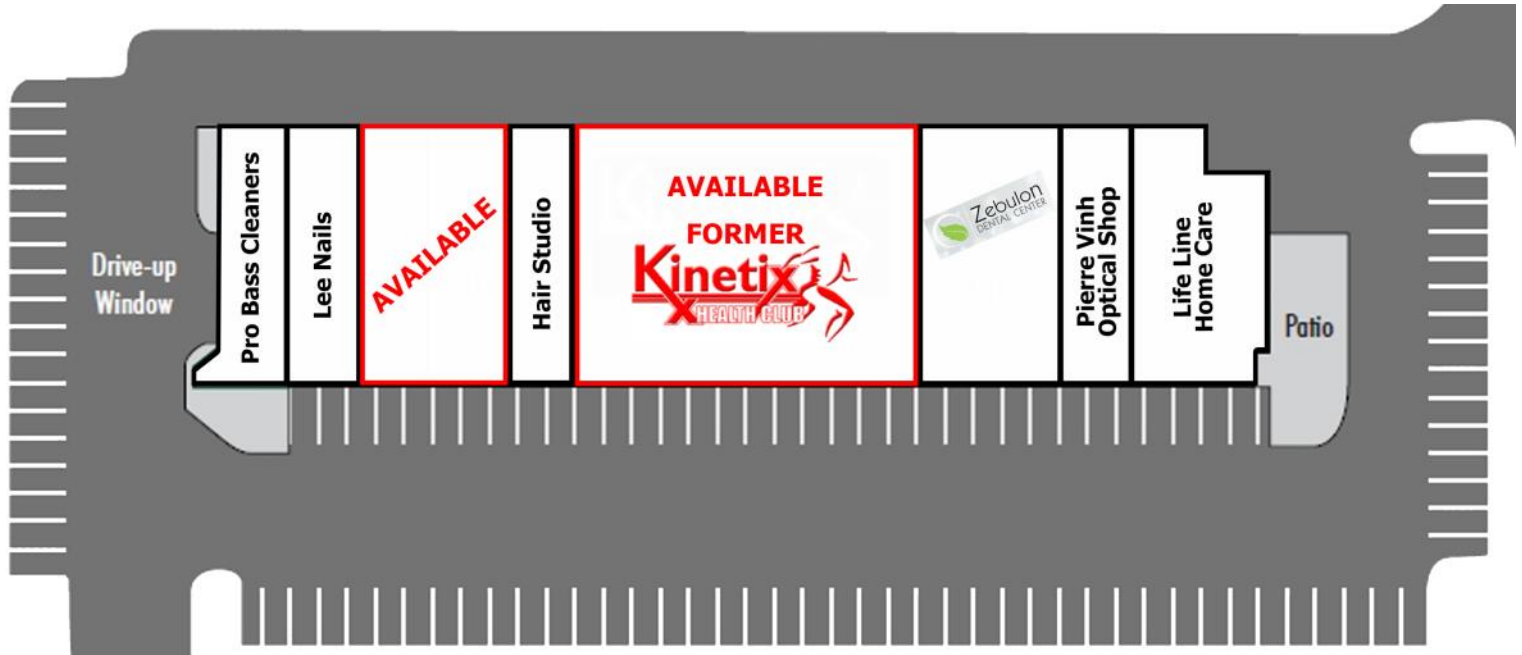
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SITE PLAN



2020 Demographics	1 Mile	3 Miles	5 Miles
Population	3,855	15,992	44,703
Median Age	37.2	38.9	37.8
Average HH Income	\$91,880	\$101,632	\$106,280
Households	1,556	6,584	18,444

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