

The Crescent Building

543 Second Street

Macon, GA 31201



Building Size: ±19,000 SF
Year Built: 1895
Utilities: All Available
Zoning: CBD-1
Ceiling Height: 8' for 9,000 SF, 20' for 10,000 SF
Parking: Available but not provided
Traffic Counts: 4,830 VPD - 2nd St. & Poplar St.
Daytime Employees: 16,409 employees within 1 mile.

Description: Beautifully restored historical office building. Convenient to all infrastructure needs, shopping, dining, medical, government, and entertainment. Ideal for office or medical.
Location: Situated on 2nd Street, between Poplar Street and Plum Street. Owner will build to suit.
Neighbors: City Hall, Macon City Auditorium, The Medical Center Navicent Health, Just Tapp'd, The Crazy Bull, Ocmulgee Brewpub, Taste & See Coffee Shop, Kudzu Seafood, and many other restaurants and night life areas.

2021 Demographics	1 Mile	3 Mile	5 Mile
Population	6,318	41,630	83,375
Median Age	41.5	36.3	35.8
Average HHI	\$48,979	\$41,802	\$50,127

Lease Price: \$16.00/psf

**FOR MORE
INFORMATION
CONTACT**

Lan Heath, Commercial Sales & Leasing
478-731-5899 (C)
478-746-9421 (O)
lheath@fickling.com

commercial.fickling.com

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

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

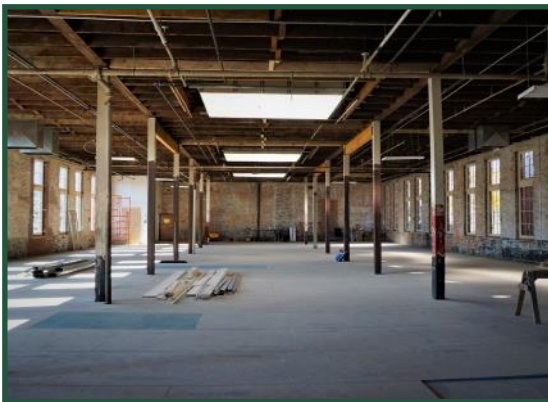
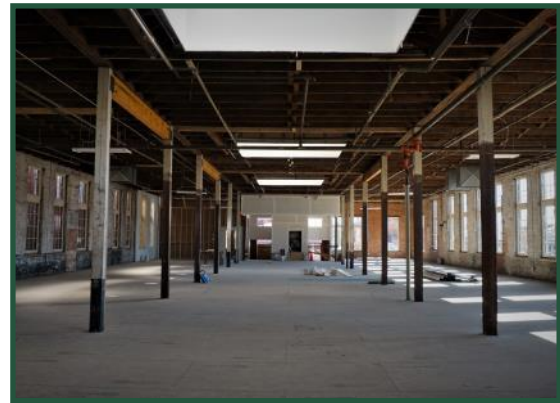
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Photos



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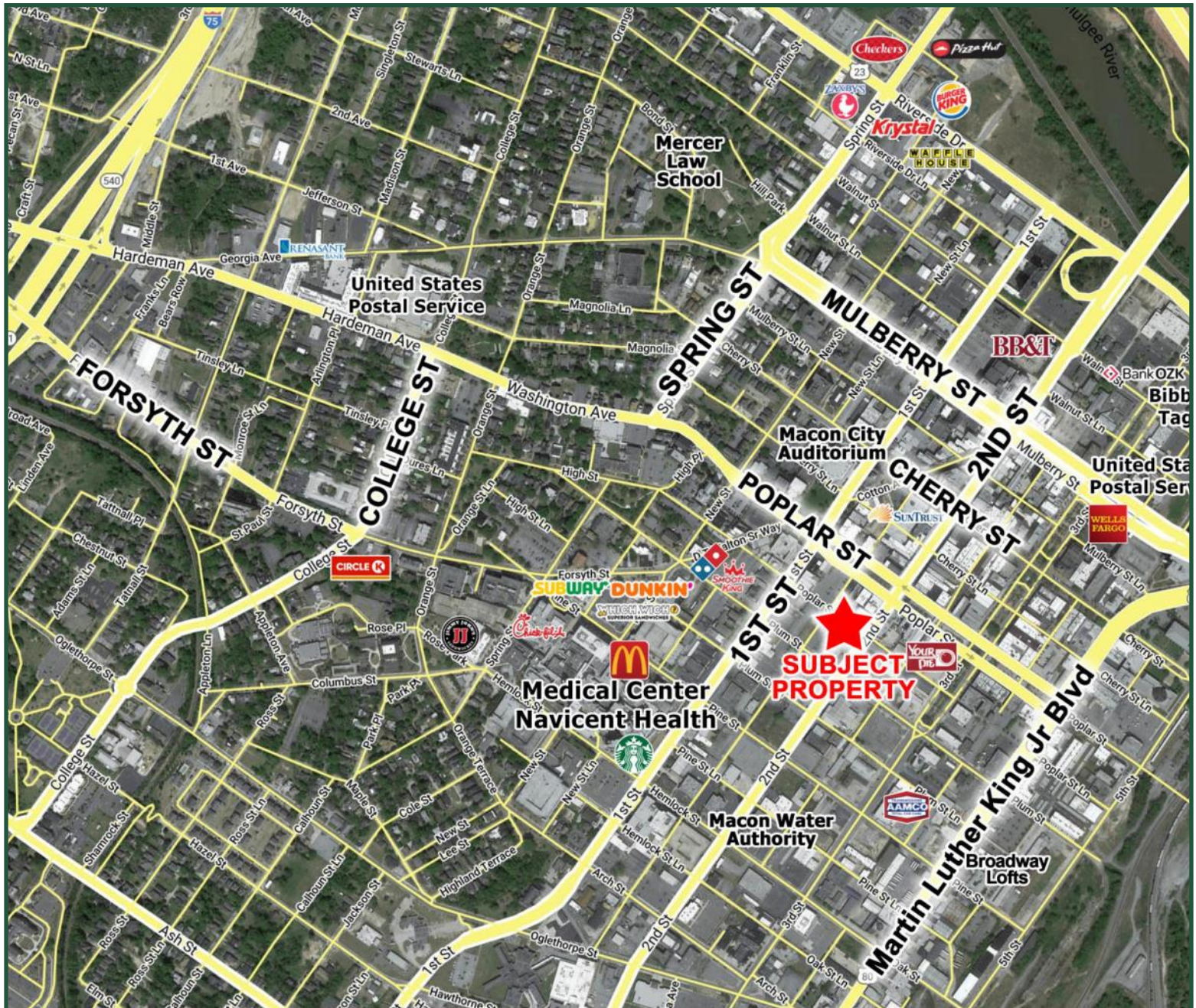
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Aerial - Downtown Macon



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