

MEDICAL SPACE FOR SALE OR LEASE

1867 FORSYTH STREET
MACON, GA 31201
BIBB COUNTY

±4,100 SF
±0.31 ACRE

ASKING PRICE: \$349,000
LEASE RATE: \$13/SF



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PROPERTY INFORMATION

- ±4,100 SF medical office situated on ±0.31 acre
- This building features a reception area, three (3) waiting areas, seven (7) private offices, four (4) exam rooms, break room/kitchen, three (3) restrooms, and four (4) storage closets
- Built in 1985
- Zoned C-2 (Commercial)
- 20 asphalt paved parking spaces
- Central heating & air (installed October of 2005)
- Curb cuts on Forsyth Street & Hardeman Avenue
- Conveniently located off Interstate 75, with easy access to downtown Macon's many retails and restaurants such as The Brick, The Rookery, Ocmulgee Brewpub, Yollah, Subway, Mercer Music at Capricorn, Truist Bank, Five Star Credit Union, Bike Tech and more.



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AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2024)

Forsyth Street – 10,200 VPD

Vineville Avenue – 21,800 VPD

I-75 North – 81,400 VPD



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