

LEASE

“ZEBULON PLAZA” RETAIL CENTER
6394 ZEBULON ROAD
MACON, BIBB COUNTY, GEORGIA 31210



LEASE RATE: \$12.50/PSF
(CAM, T & I: \$4.00/PSF)
TOTAL MONTHLY RENT: \$5,667.75

LOCATION HIGHLIGHTS

- **Prime North Macon location** along one of the area's busiest retail corridors
- **Excellent visibility** with strong daily traffic counts, 28,500± VPD (2024 GDOT)
- **Affluent trade area** - Average household income \$111,200
- **Convenient ingress/egress** and ample on-site parking
- **Ideal for retail or service tenants** seeking high exposure
- **Zoned PDE** which allows for a number of mixed uses

PROPERTY OVERVIEW

Zebulon Plaza | Suite 101 | End-Cap

- **4,122± SF | Storefront Retail**
 - End-cap location with excellent visibility
 - Reception / lobby area
 - Large open retail floor plan
 - Two (2) private offices
 - Two (2) restrooms
 - Rear warehouse with roll-up door
- **Parking:** Shared lot with 63 spaces
- **Current Tenants**
 - Marco's Pizza
 - Luxury Nails
 - Applied Measurement Professionals
 - Miracle Ear
 - Genie Smoke Shop
 - Vapor Trail

STEPHANIE FOLSOM, CCIM
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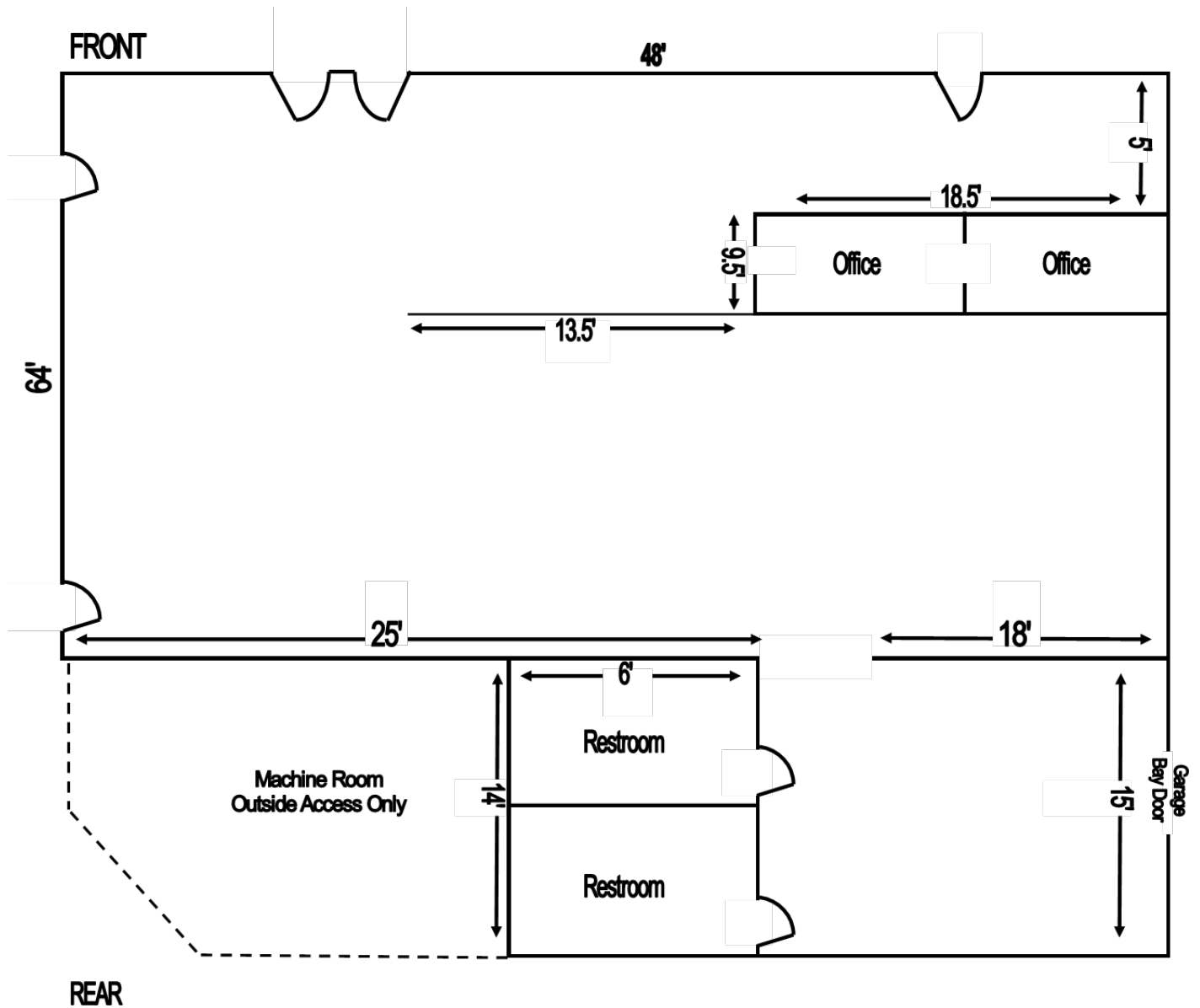
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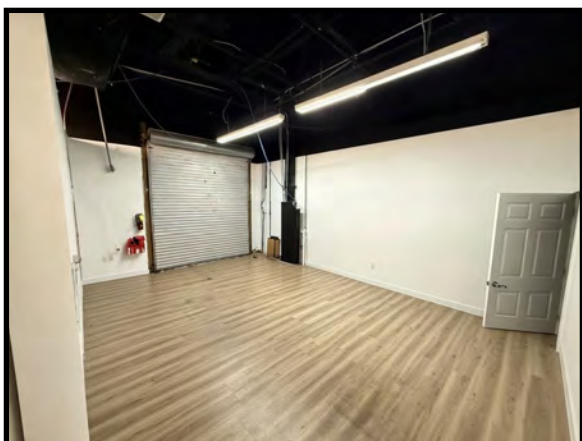
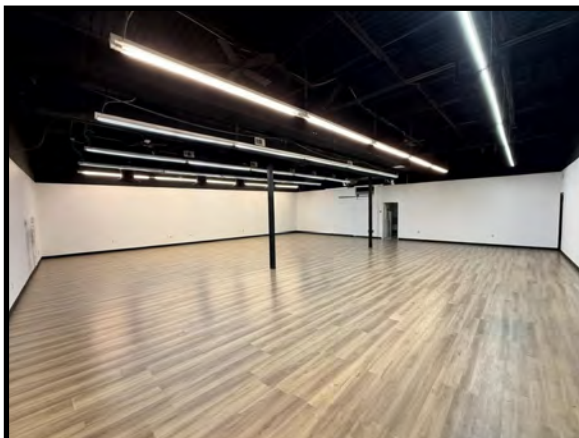
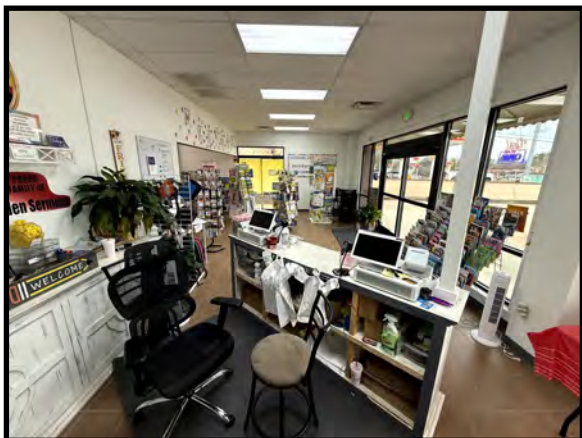
Revised 8/17/26

FLOOR PLAN - SUITE 101



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2026	ONE MILE	THREE MILE	FIVE MILE
HOUSEHOLDS	2,335	8,328	21,388
DAYTIME POPULATION	5,834	16,304	48,193
AVG HOUSEHOLD INCOME	\$119,697	\$140,908	\$133,207

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