

# LEASE

## OFFICE / RETAIL "SHELL SPACE"

640 NORTH AVENUE  
MACON, BIBB COUNTY, GEORGIA 31211



**BASE LEASE RATE:  
\$8.00/PSF ("AS IS")**

### LOCATION OVERVIEW

- Located at a major intersection (44,000± VPD) Gray Highway / Emery Highway / North Avenue
- Directly behind Baconsfield Shopping Center anchored by Kroger
- Served by Macon Transit Authority
- Nearby amenities include shopping, restaurants and financial institutions
- Connected to major highways (I-75 and I-16)

### PROPERTY OVERVIEW

- SUITE "C": 1,600± SF Office / Retail
  - Shell space
- Plentiful shared parking
- Zoned C4

	1 MILE	3 MILE	5 MILE
2025 POPULATION	4,467	36,890	80,609
DAYTIME POPULATION	11,162	54,029	97,639
AVG HOUSEHOLD INCOME	\$58,066	\$59,740	\$62,608

**THOMAS RHODES**  
706.615.5233 Cell  
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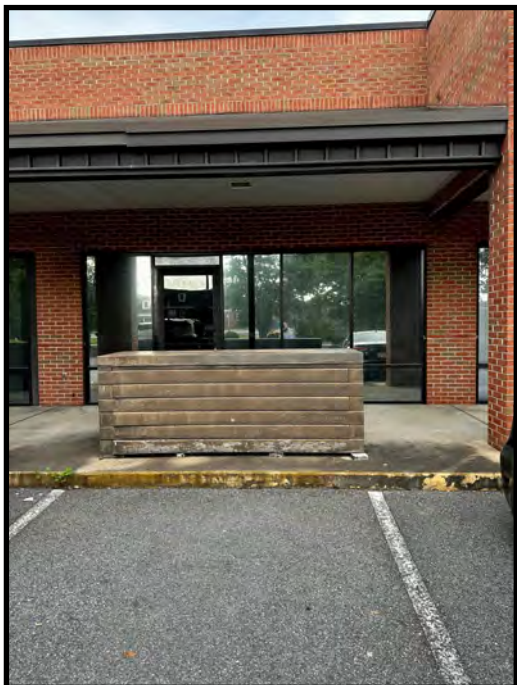
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 10/29/25

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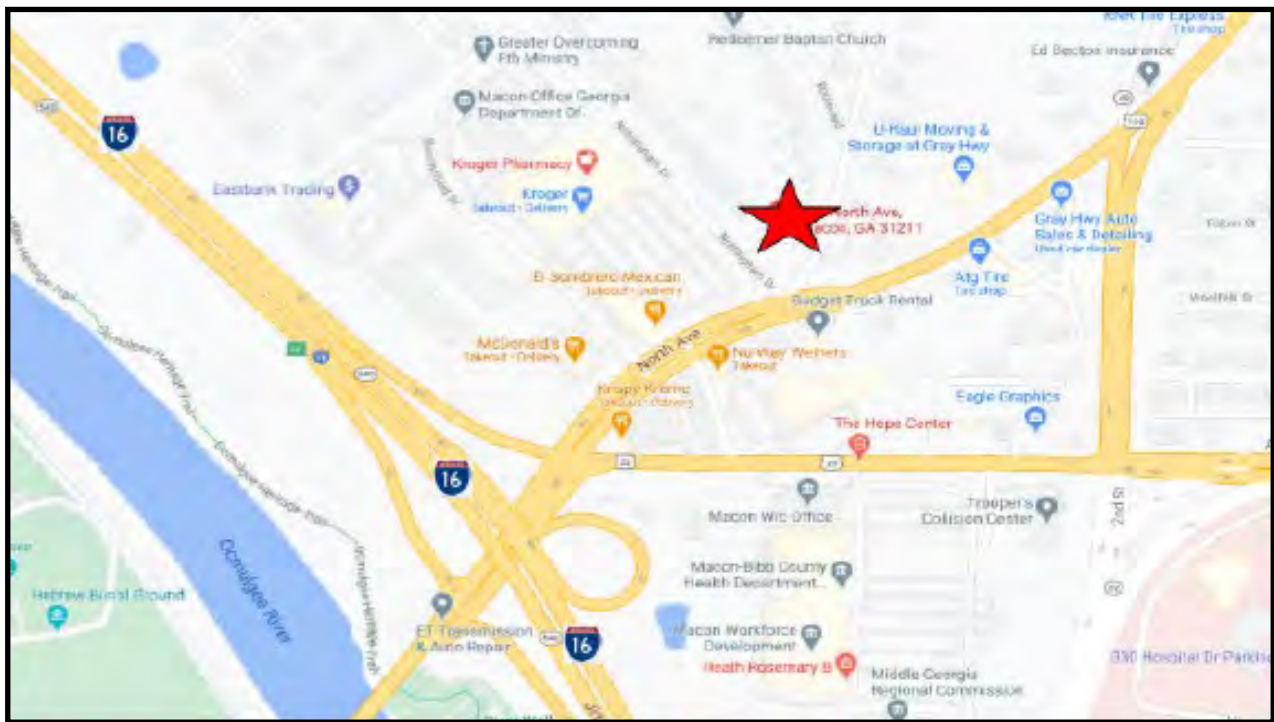
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