

SALE OR LEASE

COMMERCIAL REAL ESTATE OPPORTUNITY DOWNTOWN MACON

753 Martin Luther King Jr. Boulevard
Macon-Bibb County, Georgia 31201

SALE PRICE: \$450,000

LEASE RATE: \$7.00/PSF (CAM, T & I: \$1.57/PSF)

TOTAL MONTHLY RENT: \$4,613.52



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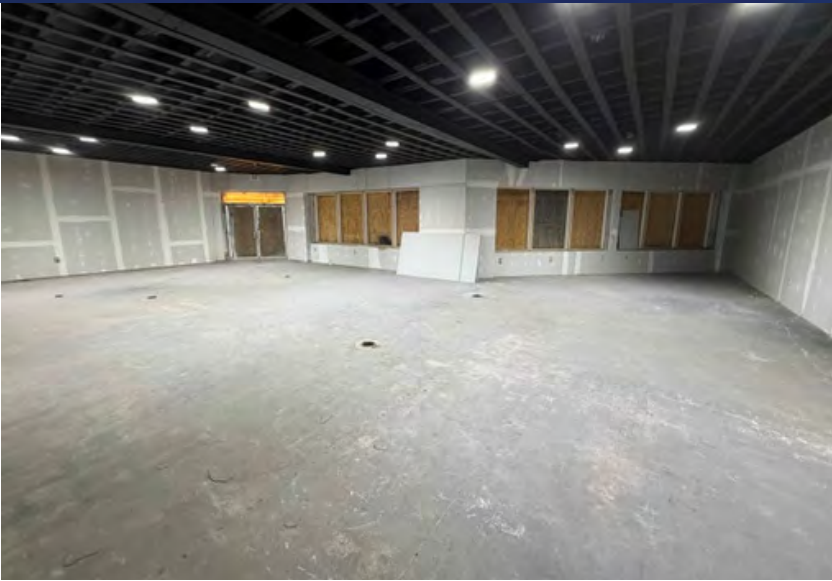


**COLDWELL BANKER
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Prime Downtown Macon Location | Strong Street Presence
Flexible Open Layout | Drive-in Doors For Easy Unloading

PROPERTY OVERVIEW

- Location: **Downtown Macon**
- Building Size: **6,460± SF**
- **New build-out climate controlled**
- Floor Plan: See Page 3
- Property Type: **Retail / Warehouse / Office**
- Lot Size: **0.27± Acre**
- Frontage: **107± Feet on MLK Jr. Blvd**
- Ceiling Height: **13'± Clear**
- Loading: **Four (4) Drive-In / Roll-up Doors**
- Roof: **New TPO Roof (2022)**
- Zoning: **CBD-2 (Central Business District)**
- Floor Plan: **Open & Highly Adaptable**

EXCELLENT FOR

- Multipurpose space
- Retail or showroom concepts
- Service & light industrial businesses
- Logistics / distribution operations
- Hybrid retail + warehouse models
- Owner-users seeking flexible space
- Investors expanding a portfolio

UNIQUE REDEVELOPMENT OPPORTUNITY

Ideal for **retail, office, showroom, brewery, gym, light industrial, warehouse, or a variety of commercial uses.**

The building features a **newly built-out, climate-controlled section**, providing finished space suitable for office, showroom, customer service, or other conditioned commercial operations.

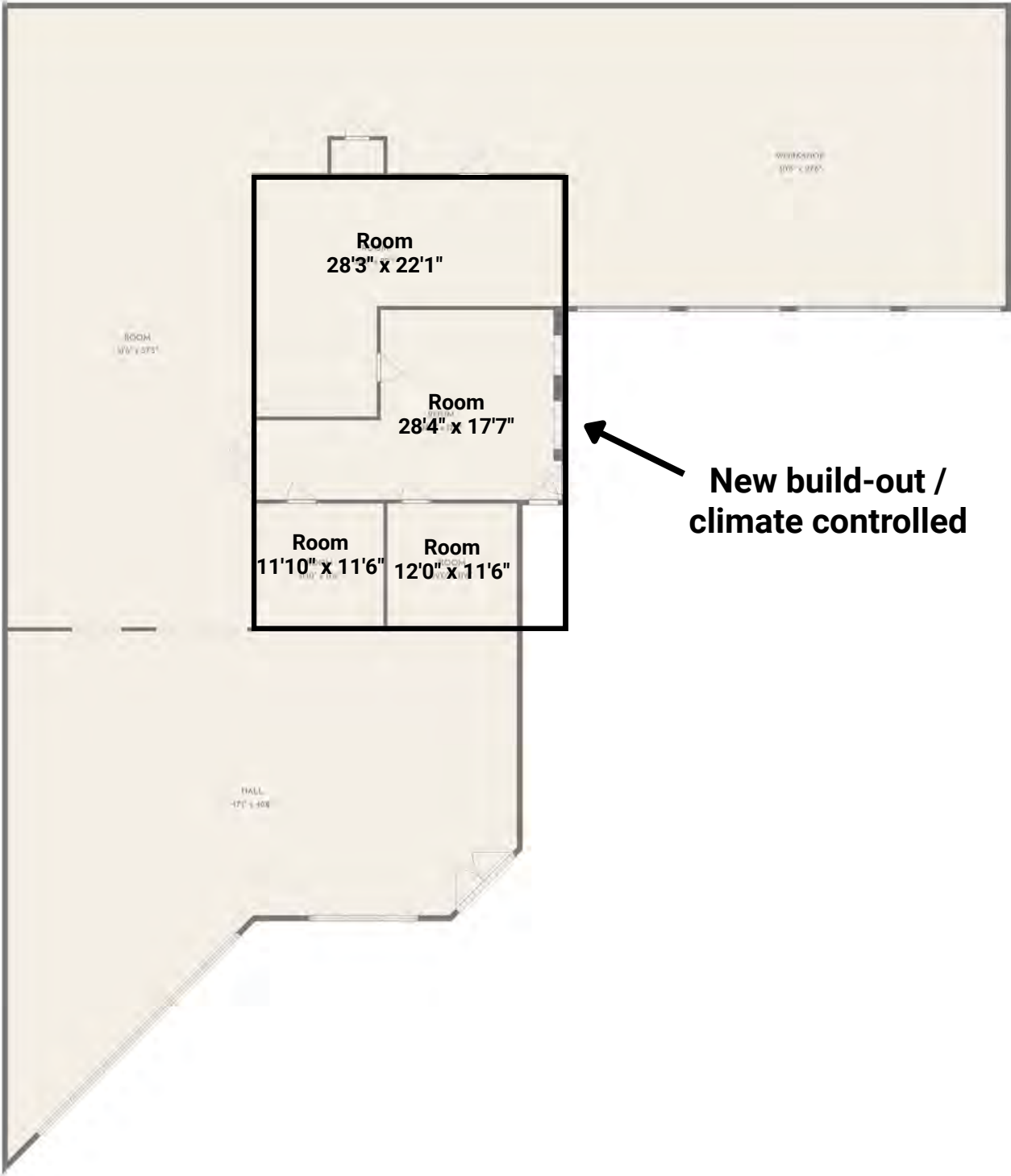
Its **four drive-in roll-up doors** offer a rare downtown advantage, allowing efficient loading and unloading for deliveries, inventory, equipment, and materials.

Combined with its **flexible open floor plan, functional layout, climate-controlled improvements, and prime Downtown Macon location**, this property offers exceptional versatility for owner-users, investors, and businesses seeking adaptable space in one of Macon's most active commercial corridors.

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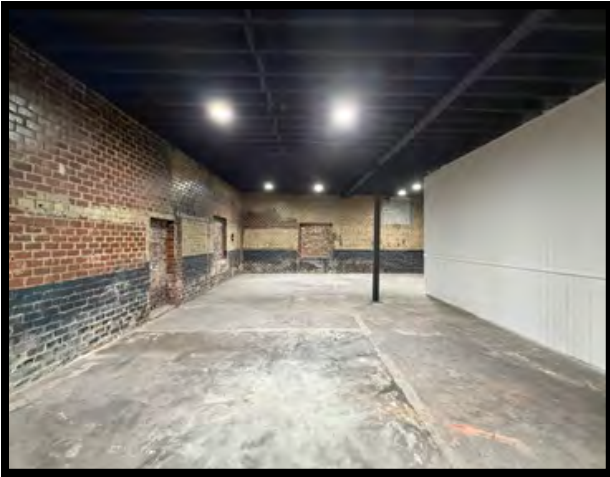
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FLOOR PLAN



LOCATION HIGHLIGHTS

- **Prime Downtown Macon location** on Martin Luther King Jr. Boulevard with outstanding visibility and consistent daily traffic.
- **Strategically positioned between the signalized intersections of Pine Street and Oak Street**, providing excellent accessibility and exposure.
- **Surrounded by major employment centers**, including the Bibb County Courthouse and Federal Courthouse, generating steady daytime traffic from employees, professionals, and visitors.
- **Just blocks from Atrium Health Navicent**, one of Central Georgia's largest employers with approximately **4,600 employees**, supporting demand for retail, restaurant, entertainment, and service-oriented businesses.
- **Walking distance to Downtown Macon's restaurants, retail, entertainment venues, and cultural attractions**, creating an energetic mixed-use environment.
- **Minutes from Interstate 16 and Interstate 75**, providing convenient regional connectivity throughout Central Georgia.
- **Located within one of Downtown Macon's most active redevelopment corridors**, surrounded by ongoing public and private investment.
- **Excellent opportunity for retail, showroom, event venue, gym, restaurant, brewery, creative office, warehouse, or mixed-use redevelopment.**



Here's why we Macon

Macon is ...

Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon — and growing!

Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

F U N F A C T S

Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

Business & Industry

More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.

