

LEASE

MEDICAL OFFICE SUITE

446 POPLAR STREET—MACON, BIBB COUNTY, GA 31201



**MONTHLY LEASE RATE: \$2,500
FULL SERVICE
(EXCLUDES JANITORIAL)**

LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District at the corner of Poplar Street & Martin Luther King Jr. Blvd.; adjacent to Ocmulgee Physicians
- Served by Macon Transit Authority
- Walking distance to restaurants, shopping and banks
- Neighbors: Lofts @ Capricorn, Kudzu Seafood, Your Pie, Decadent Dessert Bar and Famous Mike's

PROPERTY OVERVIEW

- Suite 300: 1,771± SF Medical Office Space
 - Third floor space
 - Waiting area
 - Receptionist office
 - Large private office with great view over Poplar Street
 - Small private office
 - Four (4) exam rooms
 - Break room
 - Storage room
 - Two (2) restrooms
- Five (5) reserved parking spaces for Staff
- Complimentary parking for patients / customers

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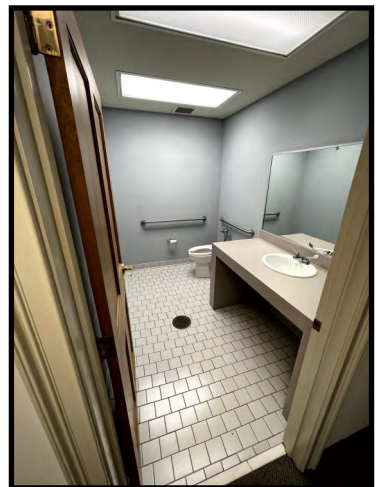
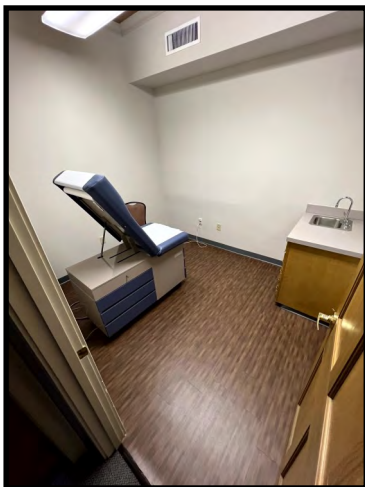
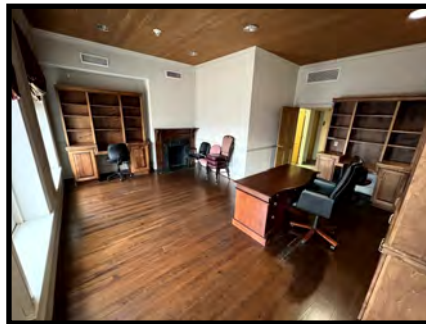
**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Created 1/4/23

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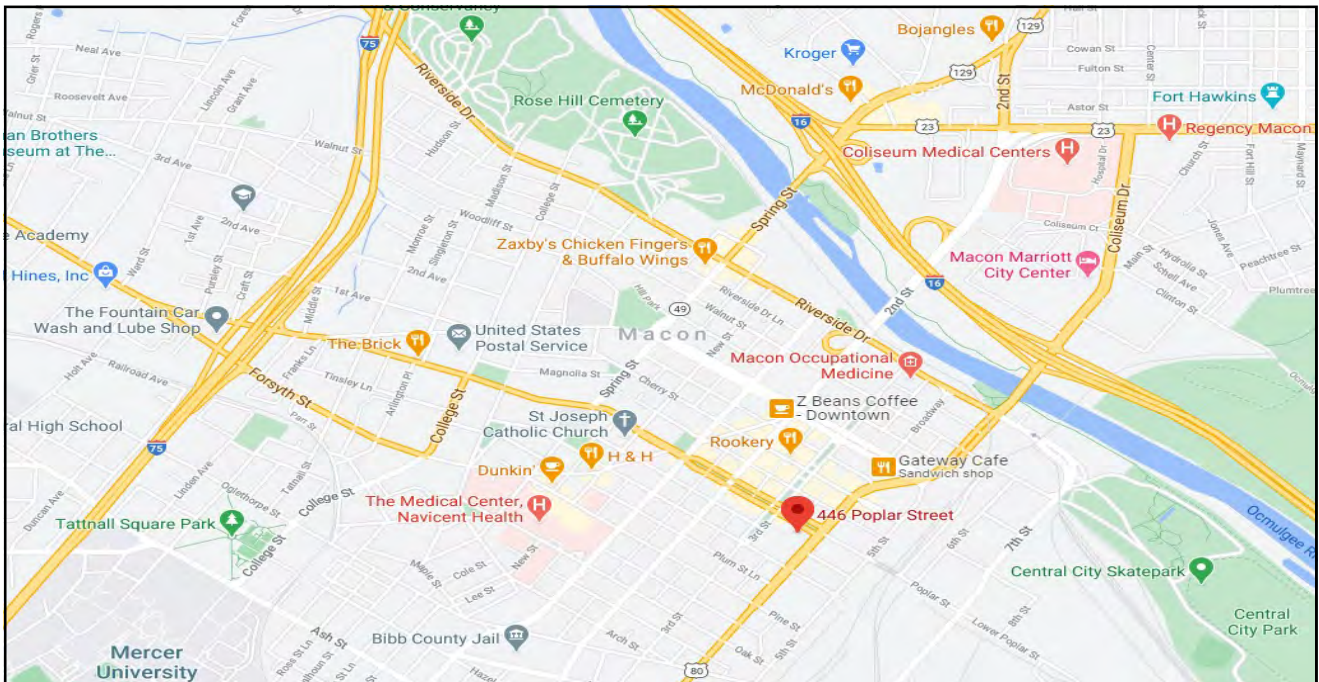
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DEMOGRAPHICS

Custom Template (Esri 2022)

Bibb County, GA 17
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

157,366

Population



Average
Household Size

37.8

Median Age

\$48,982

Median Household
Income

EDUCATION

12%

No High
School
Diploma



31%

High School
Graduate



29%

Some College



29%

Bachelor's/Grad/Prof
Degree

BUSINESS



6,634

Total Businesses



84,123

Total Employees

EMPLOYMENT



66%

White Collar



19%

Blue Collar



15%

Services



Unemployment
Rate

INCOME



\$48,982

Median Household
Income



\$30,730

Per Capita Income



\$60,993

Median Net Worth

Households By Income

The largest group: <\$15,000 (15.3%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	15.3%	+6.4%	
\$15,000 - \$24,999	9.5%	+1.8%	
\$25,000 - \$34,999	12.2%	+4.2%	
\$35,000 - \$49,999	13.7%	+2.2%	
\$50,000 - \$74,999	14.7%	-3.3%	
\$75,000 - \$99,999	11.7%	-1.6%	
\$100,000 - \$149,999	12.5%	-4.0%	
\$150,000 - \$199,999	5.3%	-2.2%	
\$200,000+	5.1%	-3.4%	

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.