

Retail/Restaurant Space Available

Zebulon Corners Retail

6351 Zebulon Road

Macon, GA 31220



LOT SIZE: .97 acres

BUILDING SIZE: 5,449 sf

AVAILABLE: Suite A - 2,163 sf (formerly Polly's)
Suite B - 2,118 sf (currently liquor store)

DESCRIPTION: Suite A - Previously a full-service restaurant with upstairs bar, separate but connected. Two bars including an upstairs bar area with restroom and storage. Some FF&E included.

Suite B - Currently a liquor store. 3 year lease term, landlord pays taxes, insurance, and structural maintenance.

CEILING HEIGHT: 8'

ZONING: PDE

UTILITIES: All Available

YEAR BUILT: 1990

TRAFFIC COUNT: 26,800 VPD Zebulon Rd, 53,100 VPD I-475

NEIGHBORS: CVS, Advance Auto, HP's Package Store, Zaxby's, Marco's Pizza and State Farm Insurance

Suite A Lease Price: \$2,163/month (\$12/psf)

(Plus CAM - \$450 prorata share for common utilities, garbage & landscaping)

Suite B Lease Price: \$2,118/month (\$12/psf)

(Plus CAM - \$210 prorata share for common utilities, garbage & landscaping)

**FOR MORE
INFORMATION
CONTACT**

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Aerial



Demographics

2019	1 mile	3 mile	5 mile
Population	3,888	16,724	46,591
Median Age	37.7	39.6	37.6
Avg. HHI	\$88,946	\$97,381	\$98,075

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