



6012 Zebulon Road
Macon, Bibb County, Georgia 31210

LEASE



RESTAURANT SPACE
2,167± SQ FT

CONTACT AGENT FOR LEASE RATE

CBCMACON.COM

STEPHANIE FOLSOM CCIM
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 **COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY
CBCWORLDWIDE.COM

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Revised 9/21/21



PROPERTY OVERVIEW

6012 Zebulon Road
Macon, Bibb County, Georgia 31210

- Subject property located one block from I-475 / Zebulon Road, Exit 9.
- **2,167± SF Restaurant Space**
 - Former Papa John's Pizza
 - **Order / Pick-Up window with designated parking spaces available**
 - Hood (6 X 10)
 - Walk-in Cooler (9 X 16)
 - Three compartment sink
 - Single sink
 - Two hand washing stations
- Food court consists of:
 - Common interior courtyard for dining
 - Margarita's Mexican Grill
 - Nu-Way
- Traffic Count:
 - 26,800 VPD on Zebulon Road
- Plenty of shared parking
- Zoned PDE



CONTACT AGENT FOR LEASE RATE



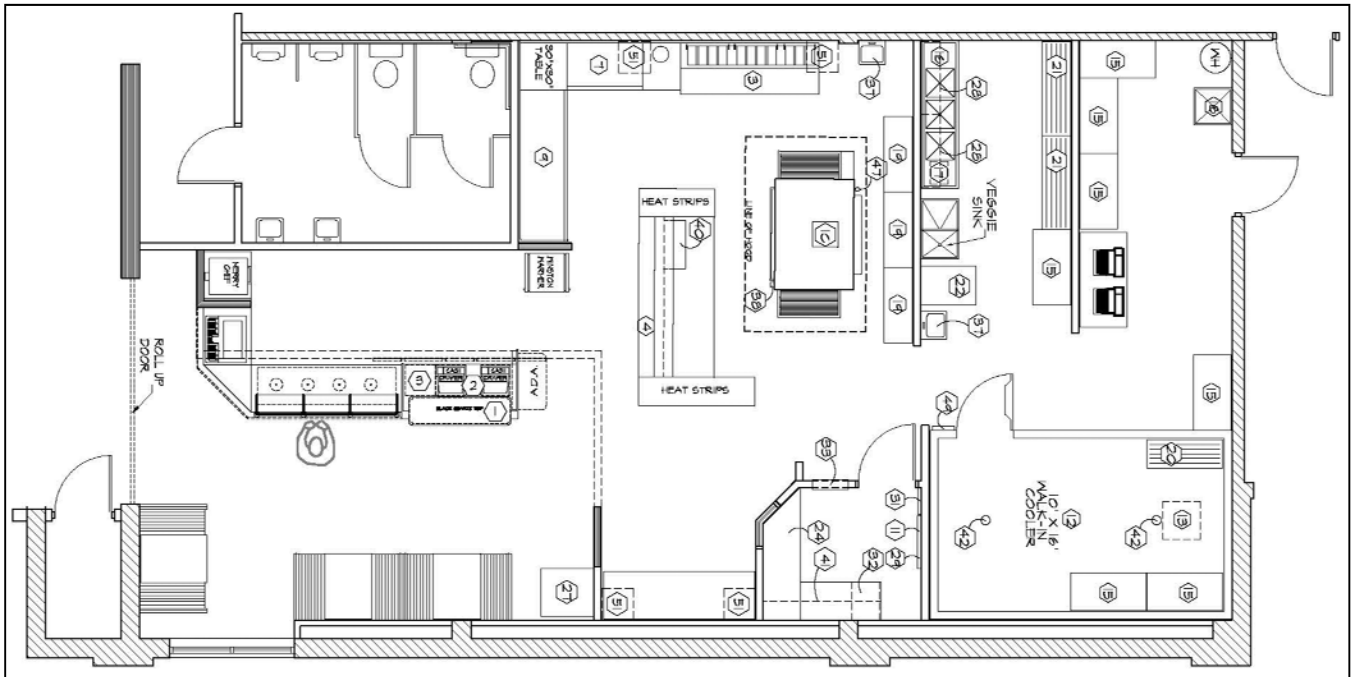
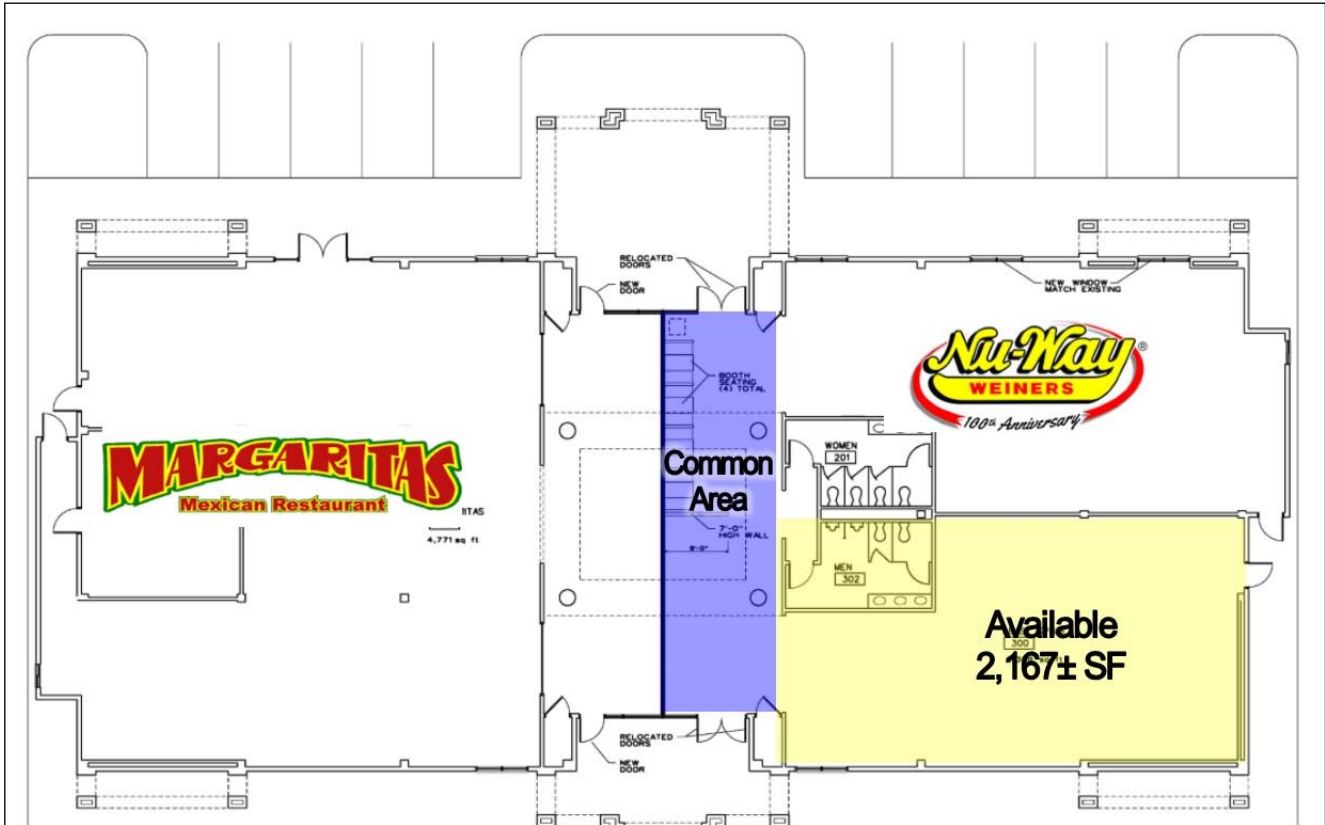
PHOTOS
6012 Zebulon Road
Macon, Bibb County, Georgia 31210





FLOOR PLANS

6012 Zebulon Road
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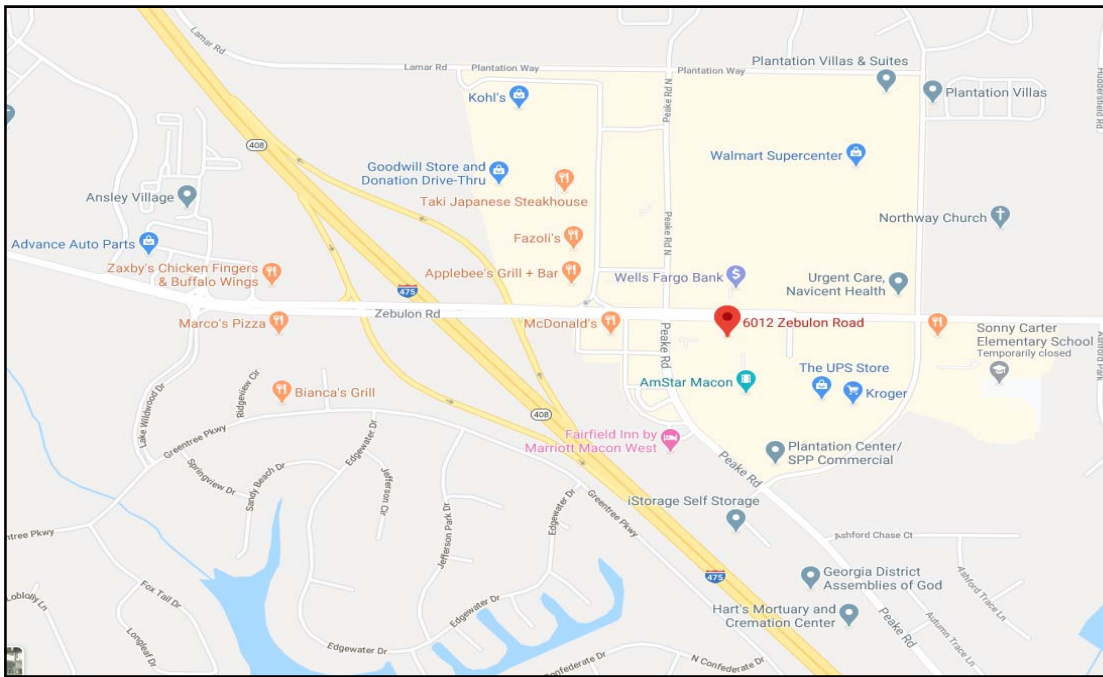
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MAPS

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DEMOGRAPHICS - ONE MILE

6012 Zebulon Road
Macon, Bibb County, Georgia 31210

KEY FACTS

3,776

Population



2.5

Average Household Size

45.8

Median Age

\$87,768

Median Household Income

EDUCATION

5%

No High School Diploma



18%

High School Graduate



28%

Some College



49%

Bachelor's/Grad/Prof Degree

BUSINESS



225

Total Businesses



3,391

Total Employees

EMPLOYMENT



81%

White Collar



8%

Blue Collar



11%

Services

5.0%

Unemployment Rate

INCOME



\$87,768

Median Household Income



\$43,600

Per Capita Income



\$233,648

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (23.8%)

The smallest group: \$15,000 - \$24,999 (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	-11.6%	<div style="width: 6.1%;"></div>
\$15,000 - \$24,999	2.9%	-7.8%	<div style="width: 2.9%;"></div>
\$25,000 - \$34,999	5.2%	-7.8%	<div style="width: 5.2%;"></div>
\$35,000 - \$49,999	10.8%	-3.2%	<div style="width: 10.8%;"></div>
\$50,000 - \$74,999	15.3%	+0.7%	<div style="width: 15.3%;"></div>
\$75,000 - \$99,999	16.7%	+5.9%	<div style="width: 16.7%;"></div>
\$100,000 - \$149,999	23.8%	+13%	<div style="width: 23.8%;"></div>
\$150,000 - \$199,999	10.8%	+6.6%	<div style="width: 10.8%;"></div>
\$200,000+	8.6%	+4.5%	<div style="width: 8.6%;"></div>

Bars show deviation from Bibb County



DEMOGRAPHICS - THREE MILE

6012 Zebulon Road
Macon, Bibb County, Georgia 31210

KEY FACTS

21,012

Population



2.5

Average Household Size

42.8

Median Age

\$79,183

Median Household Income

EDUCATION

5%

No High School Diploma



18%

High School Graduate



28%

Some College



49%

Bachelor's/Grad/Prof Degree

BUSINESS



444

Total Businesses



5,621

Total Employees

EMPLOYMENT



White Collar

80%



Blue Collar

10%



Services

10%

4.0%

Unemployment Rate

INCOME



\$79,183

Median Household Income



\$41,986

Per Capita Income



\$203,717

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (18%)

The smallest group: \$15,000 - \$24,999 (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-12.6%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	4.5%	-6.2%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	7.7%	-5.3%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	13.1%	-0.9%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	16.3%	+1.7%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$75,000 - \$99,999	15.6%	+4.8%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	18%	+7.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	10.8%	+6.6%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$200,000+	9%	+4.9%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from Bibb County



DEMOGRAPHICS - FIVE MILE

6012 Zebulon Road
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KEY FACTS

54,690

Population



Average Household Size

39.1

Median Age

\$63,969

Median Household Income

EDUCATION

6%

No High School Diploma



22%

High School Graduate



28%

Some College



44%

Bachelor's/Grad/Prof Degree

BUSINESS



2,133

Total Businesses



25,577

Total Employees

EMPLOYMENT



77%

White Collar



13%

Blue Collar



10%

Services



Unemployment Rate

INCOME



\$63,969

Median Household Income



\$37,799

Per Capita Income



\$123,145

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.3%)

The smallest group: \$15,000 - \$24,999 (7.3%)

Indicator ▲	Value	Diff	
<\$15,000	8.3%	-9.4%	<div style="width: 9.4%;"></div>
\$15,000 - \$24,999	7.3%	-3.4%	<div style="width: 3.4%;"></div>
\$25,000 - \$34,999	10.1%	-2.9%	<div style="width: 2.9%;"></div>
\$35,000 - \$49,999	13.8%	-0.2%	<div style="width: 0.2%;"></div>
\$50,000 - \$74,999	16.3%	+1.7%	<div style="width: 1.7%;"></div>
\$75,000 - \$99,999	14%	+3.2%	<div style="width: 3.2%;"></div>
\$100,000 - \$149,999	14%	+3.2%	<div style="width: 3.2%;"></div>
\$150,000 - \$199,999	7.4%	+3.2%	<div style="width: 3.2%;"></div>
\$200,000+	8.9%	+4.8%	<div style="width: 4.8%;"></div>

Bars show deviation from Bibb County