

1372-1398 Gray Highway  
Macon, GA 31211  
Bibb County

## LEASE SPACE AVAILABLE MARKET SQUARE II



### AVAILABILITY

1396 GRAY HIGHWAY – ±1,200 SF

1398-B GRAY HIGHWAY – ±2,400 SF former Metro PCS (end-cap space)

**LEASE RATE - \$ 12/SF, NNN**

- 22,774 SF multi-tenant shopping center across from Walmart
- Adjacent tenants include Farmer's Furniture, Dollar General Market, Aaron's Rents, Kool Smiles Dentistry, Direct Insurance and Sally Beauty
- Zoned C-2 (Commercial)
- Convenient to Interstate 16 and Interstate 75

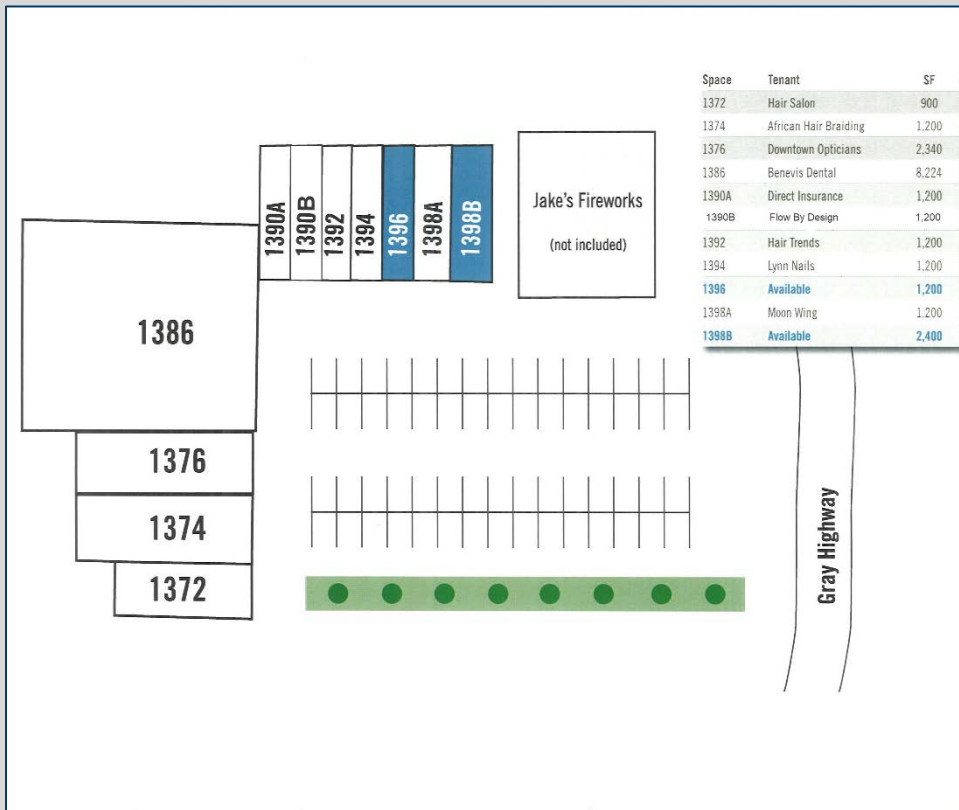


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**Traffic Counts:** (GDOT 2020 Published Data estimate)  
 Gray Highway – 23,100 vpd

**Demographics**

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2021 Population:	29,213	69,517	156,838
2026 Population Estimate:	29,082	68,980	156,493
2021 Households:	12,402	27,772	61,130
2026 Households Estimate:	12,386	27,604	61,117
2021 Average HH Income:	\$49,692	\$53,236	\$64,196
2026 Average HH Income Estimate:	\$57,494	\$61,559	\$74,121



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