

Hartley Station 4617 Hartley Bridge Road Macon, Bibb County, Georgia 31216 LEASE



6,962± SF MULTI-TENANT RETAIL CENTER

2,525± SF END CAP AVAILABLE DRIVE-THRU & OUTDOOR SEATING

LEASE RATE: \$30.00/PSF, NNN CAM, TAXES & INSURANCE: \$3.90/PSF TOTAL MONTHLY RENT: \$7,133.13

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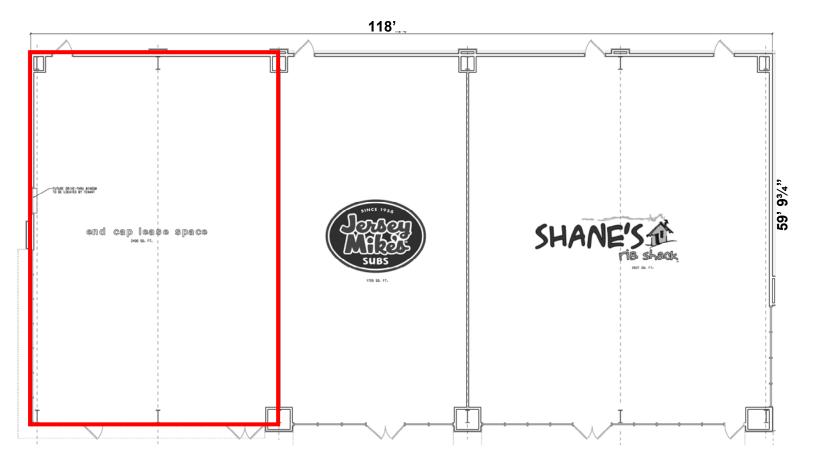


PROPERTY OVERVIEW 4617 Hartley Bridge Road (Suite "C") Macon, Bibb County, Georgia 31216

	Total Monthly Rent: \$7,133.13
LEASE RATE:	\$30.00/PSF, NNN CAM, Taxes & Insurance: \$ 3.90/PSF
NEIGHBORS:	CVS, Advance Auto Parts, Zaxby's, McDonald's, Dairy Queen, Flash Foods, Skweeky Clean Car Wash, Kroger, Wendy's, Cadence Bank, Waffle House, Yancey Brothers, FedEx Ground, Tyson Foods, Love's Truck Stop, Tractor Supply Distribution Center, Amazon Fulfillment, Quik Trip
TI ALLOWANCE:	\$10.00/PSF
LEASE TERM:	Five (5) year minimum
ZONED:	PDE, Planned Development Extraordinary
PARKING:	27± Parking Spaces
WATER/ ELECTRICITY:	Each Suite separately metered
SIGNAGE:	Façade & monument
AVG DAILY TRAFFIC COUNT:	16,800± Average vehicles per day
BUILDING INFORMATION:	 Suite "A": Shane's Rib Shack (2,837± SF) Suite "B": Jersey Mike's Subs (1,600± SF) Suite "C": 2,525± SF End cap Drive-thru and outdoor seating options Landlord shall provide the following finishes: First Generation Delivery as Dark Shell Estimated delivery date shall be 120 days from a fully executed Lease

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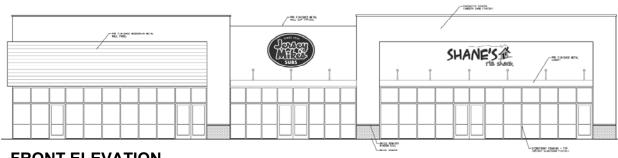




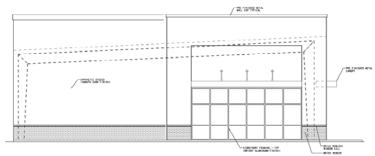


ELEVATIONS

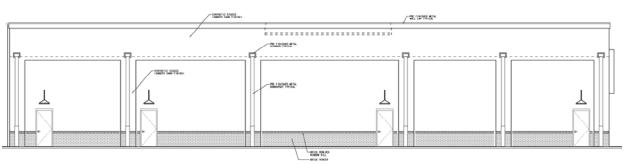
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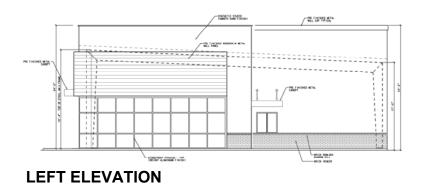
FRONT ELEVATION



RIGHT ELEVATION



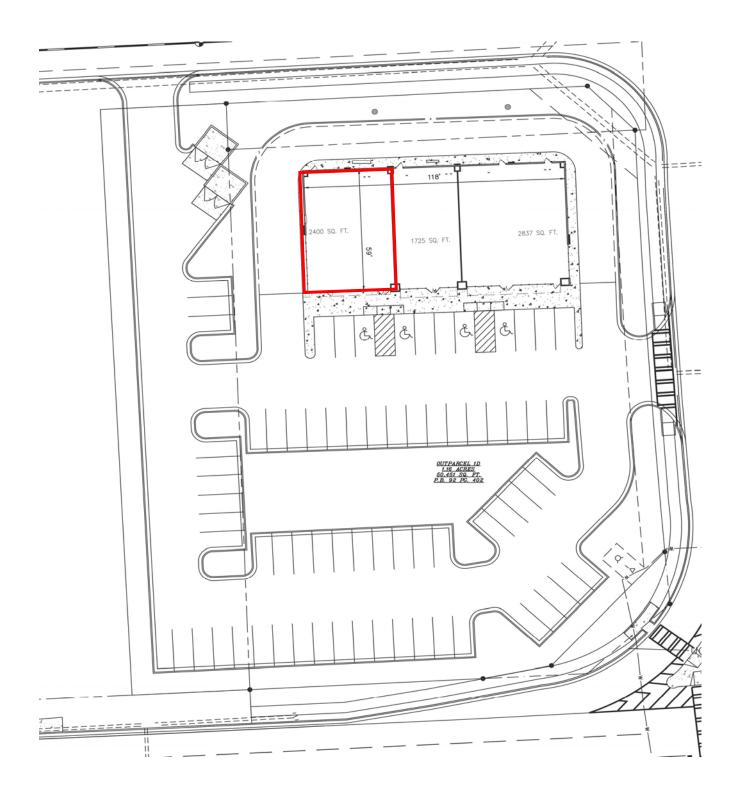
REAR ELEVATION



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AERIAL MAP 4617 Hartley Bridge Road Macon, Bibb County, Georgia 31216



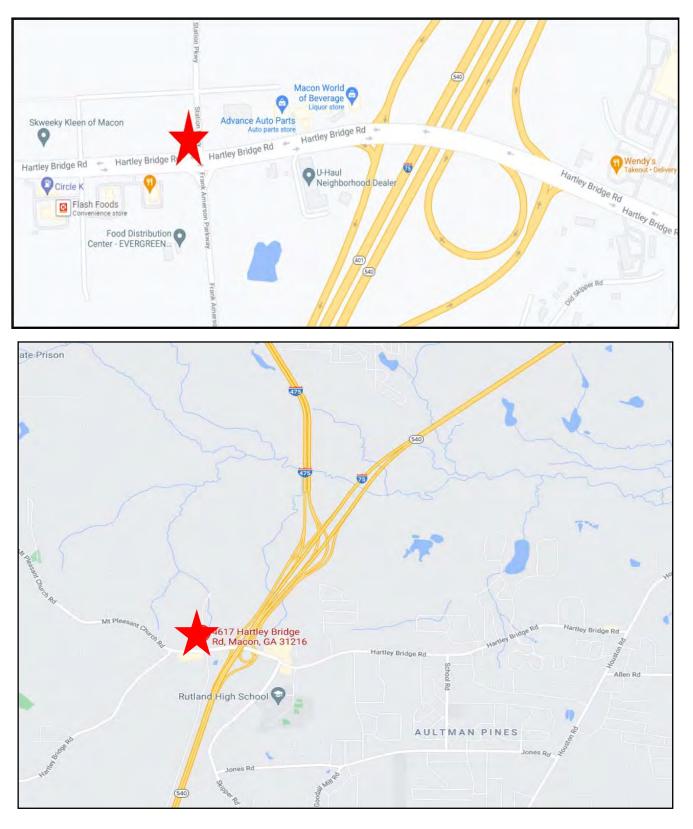
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LOCATION MAPS

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