



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

CBCMACON.COM

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 **COLDWELL
BANKER
COMMERCIAL**
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PROPERTY OVERVIEW

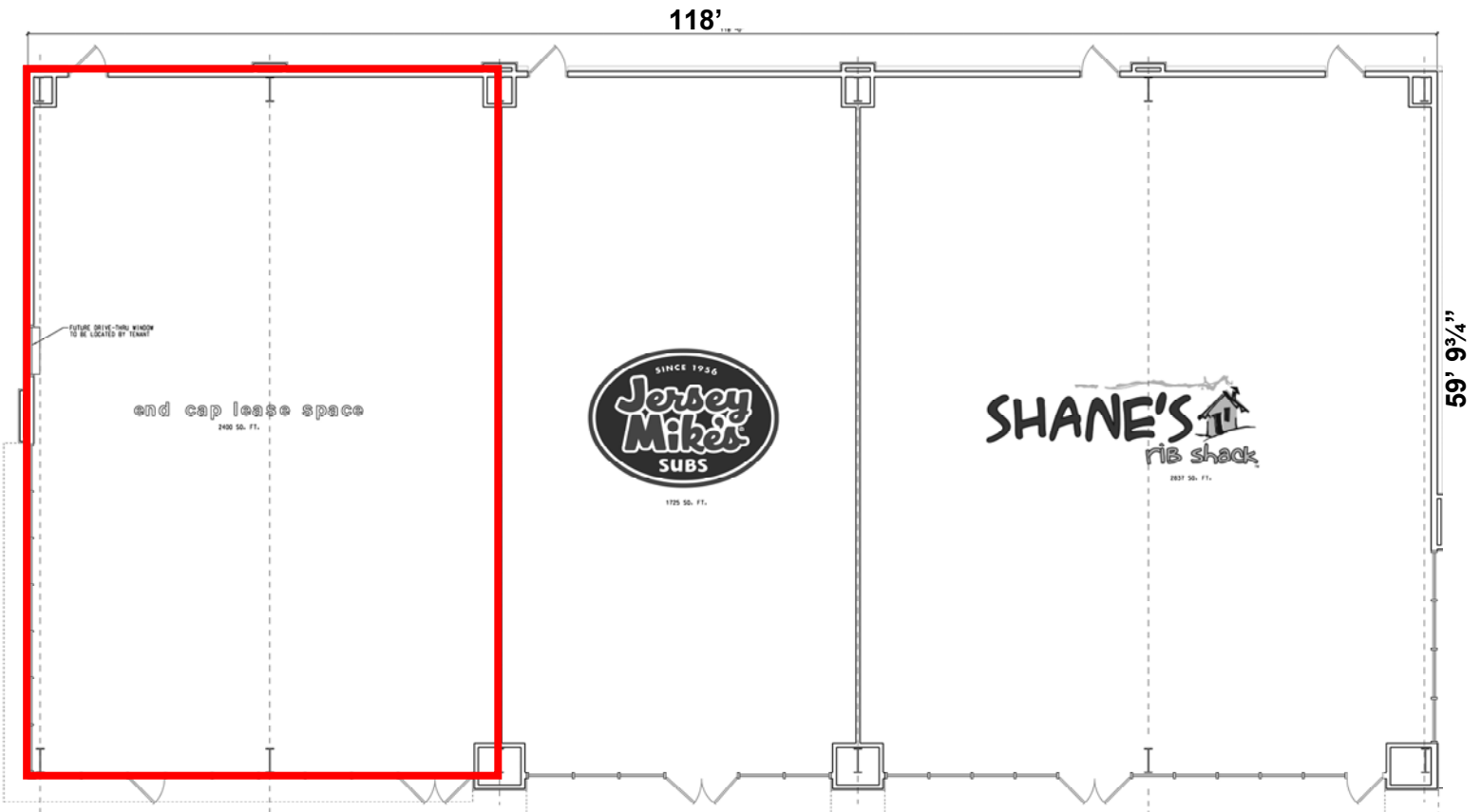
4617 Hartley Bridge Road (Suite "C")
 Macon, Bibb County, Georgia 31216

BUILDING INFORMATION:	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> - Drive-thru and outdoor seating options <p><u>Landlord shall provide the following finishes:</u></p> <ul style="list-style-type: none"> • First Generation • Delivery as Dark Shell • Estimated delivery date shall be 120 days from a fully executed Lease
AVG DAILY TRAFFIC COUNT:	16,800± Average vehicles per day
SIGNAGE:	Façade & monument
WATER/ELECTRICITY:	Each Suite separately metered
PARKING:	27± Parking Spaces
ZONED:	PDE, Planned Development Extraordinary
LEASE TERM:	Five (5) year minimum
TI ALLOWANCE:	\$10.00/PSF
NEIGHBORS:	CVS, Advance Auto Parts, Zaxby's, McDonald's, Dairy Queen, Flash Foods, Skwecky 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
LEASE RATE:	<p>\$30.00/PSF, NNN</p> <p>CAM, Taxes & Insurance: \$ 3.90/PSF</p> <p>Total Monthly Rent: \$7,133.13</p>



FLOOR PLAN

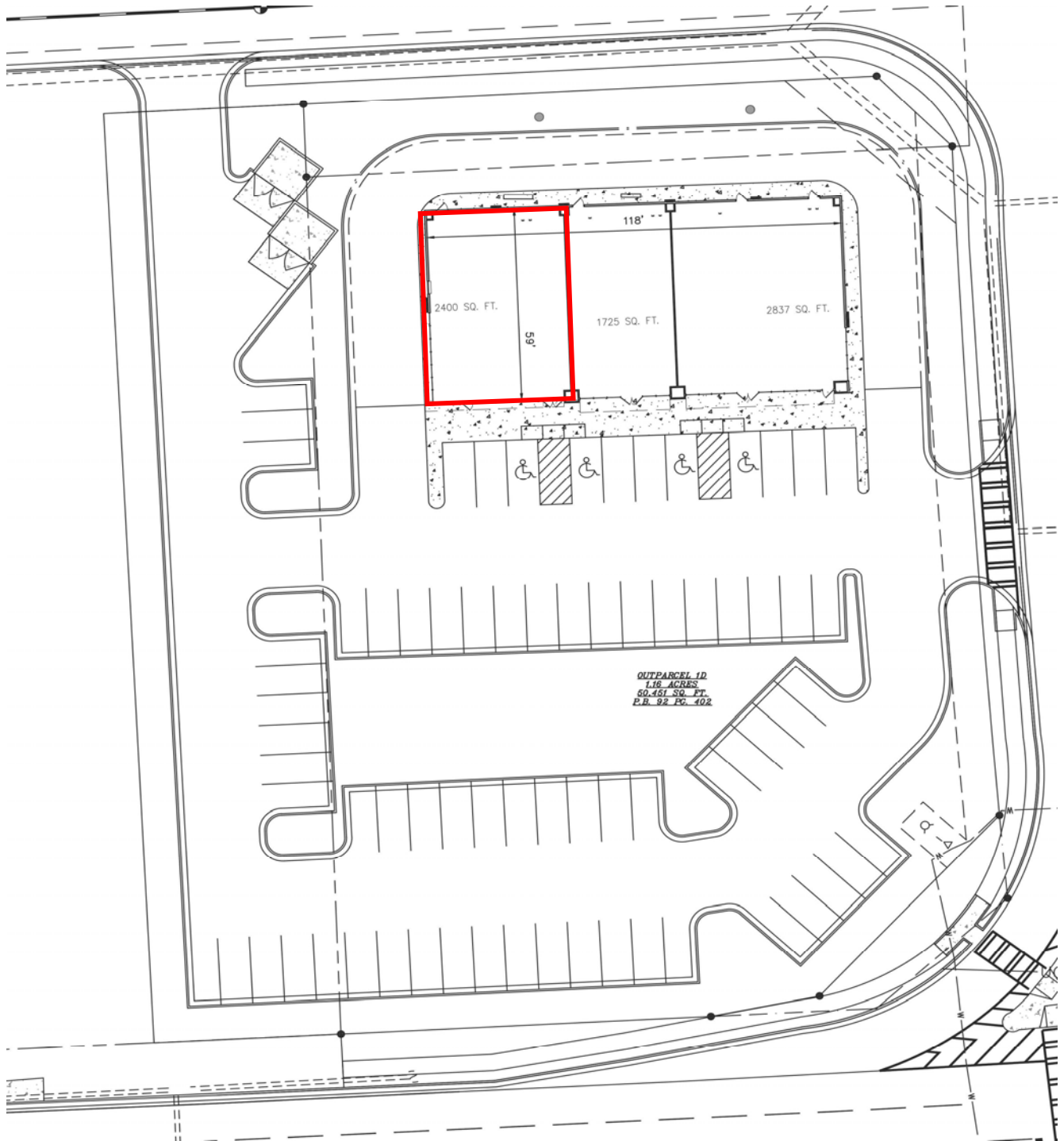
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SITE PLAN

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AERIAL MAP

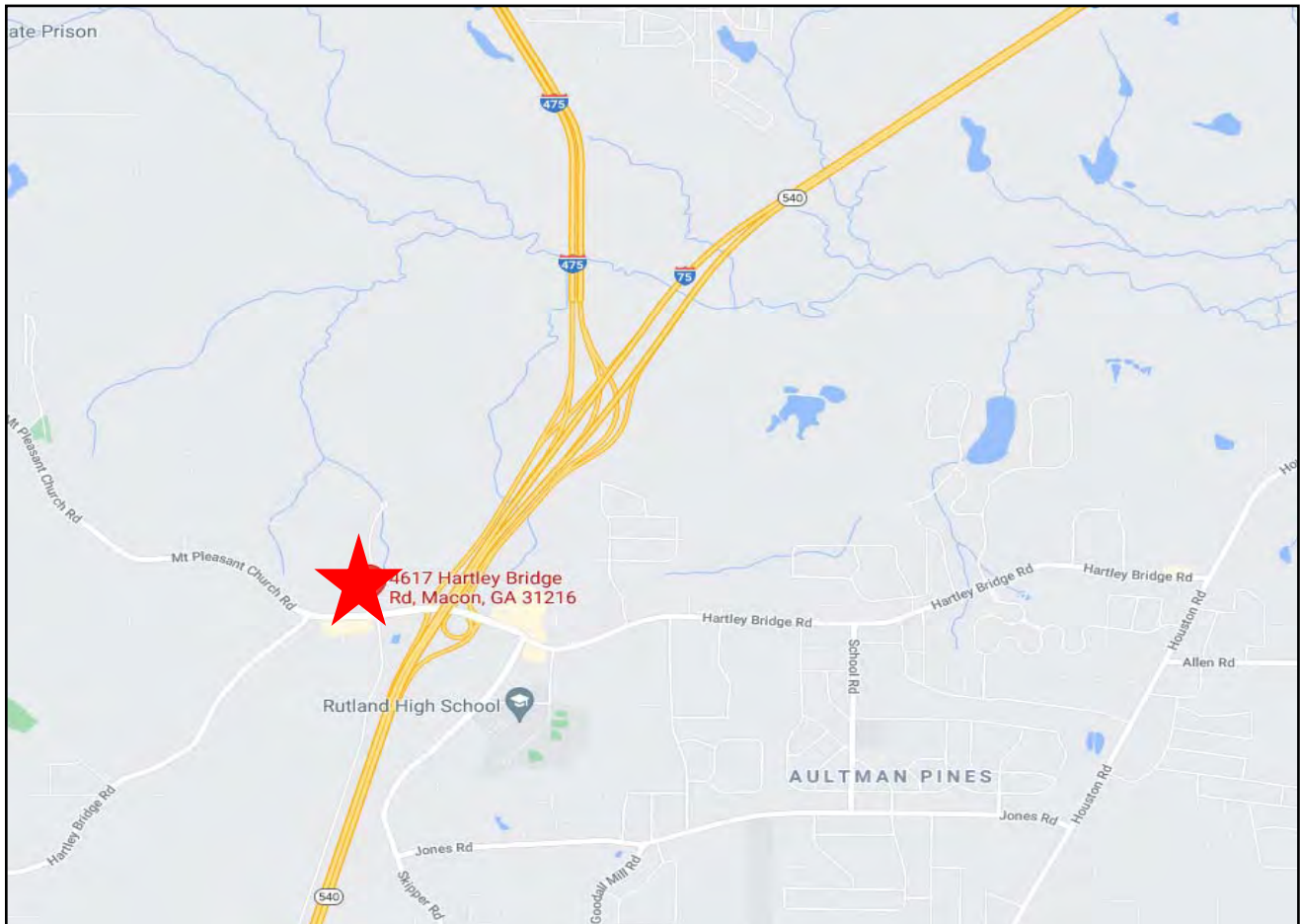
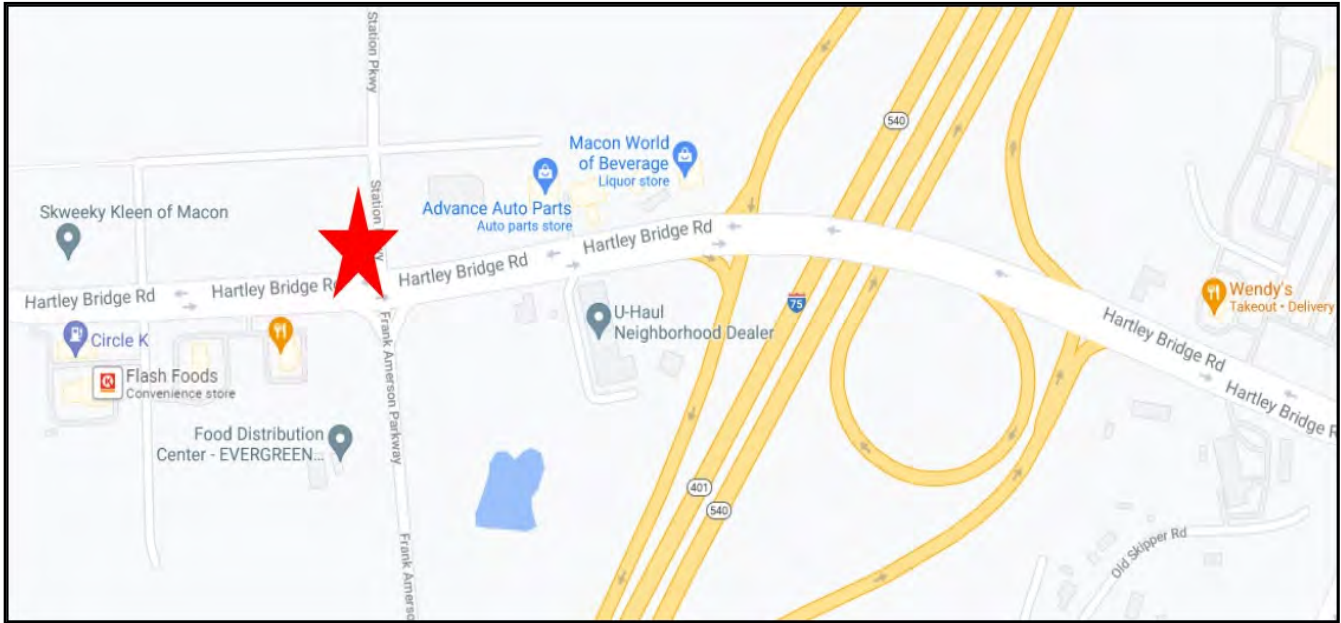
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LOCATION MAPS

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