



Baconsfield Shopping Center
610 North Avenue - Suite "E-1"
Macon, Bibb County, Georgia 31211

LEASE



1,400± SF RETAIL STOREFRONT

FORMER KING BEAUTY SUPPLY
(CLOSING DUE TO OWNER RETIRING AFTER 20± YEARS)

BASE LEASE RATE: \$14.50/PSF, NNN (CAM, T&I \$4.21/PSF)

TOTAL MONTHLY LEASE RATE: \$2,182.83

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PROPERTY OVERVIEW

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- Subject property located in Baconsfield Shopping Center.
- Center anchored by Kroger
- **Available Suite:**
 - Suite "E-1": 1,400± SF Retail Storefront
 - King Beauty Supply owner retiring; occupied space for 20± years
- Average Daily Traffic Count: 44,200± Vehicles Per Day
- Center tenants include Kroger, El Sombrero Mexican Restaurant, Boost Mobile, WNB Factory Wings & Burgers, Art's Nails, 1st Franklin Financial, Little Caesar Pizza, Hong Kong Express, Subway, Grifols Biomat Plasma Center, Macon Tobacco & Vapor

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MAP / DEMOGRAPHICS

610 North Avenue - "Suite E-1"
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	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2020 Population	5,636	37,998	80,592
2020 Households	2,701	15,301	31,850
Avg. Household Income	\$47,848	\$44,353	\$47,988