

FOR LEASE - New Retail Suites
1193 Wesleyan Drive
Macon, GA 31210



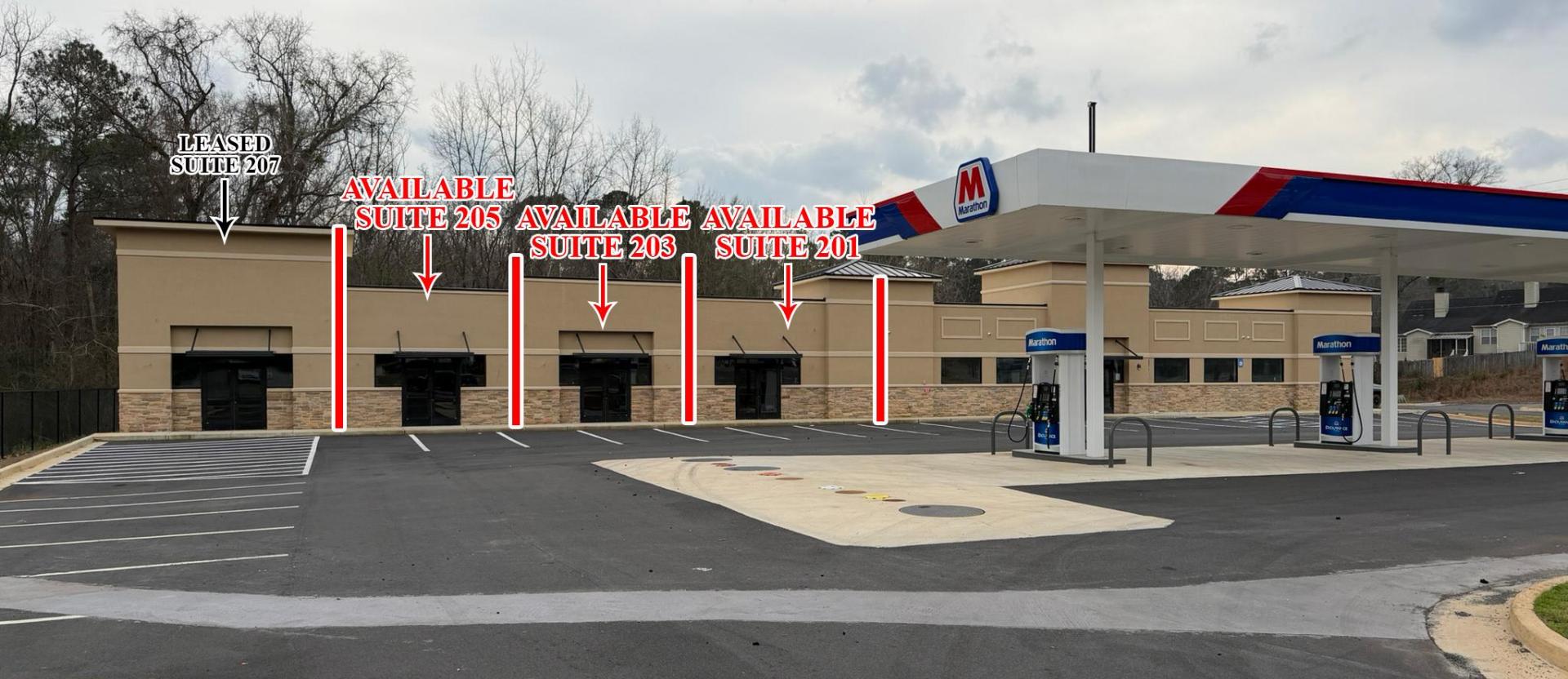
Summary

Area Info

Photos

Aerial

Site Map



LEASE PRICE: \$25.00/SF NNN

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	1193 Wesleyan Drive Macon, GA 31210
Year Built:	2026
Total Size:	7,000 SF
Available:	Suite 201 - 800 SF Suite 203 - 800 SF Suite 205 - 800 SF Suites can be combined
Utilities:	All available
Parking:	Paved, ample
Traffic Count:	Wesleyan Drive - 8,060 VPD Northside Drive - 7,180 VPD

SITE

Site Size:	2.41 Acres
Parcel ID:	L042-0012
County:	Bibb
Zoning:	C-5

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Demographics 2025	1 Mile	3 Miles	5 Miles
Population	4,252	31,161	61,237
Avg HH Income	\$123,470	\$125,324	\$116,467
Median Age	37.6	37.6	37.9

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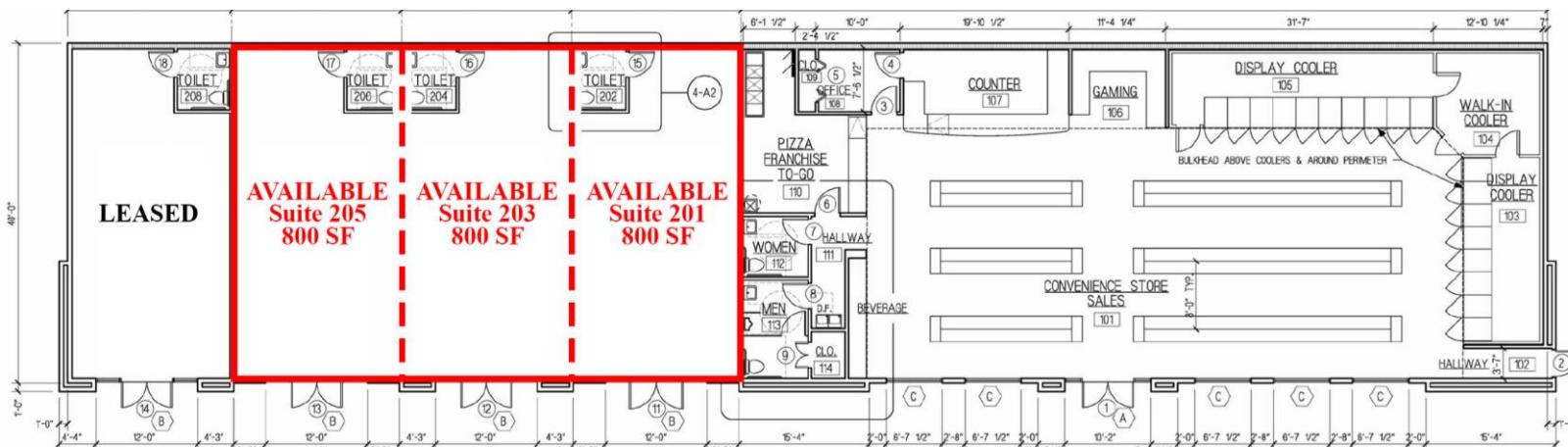
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Brand-new small-shop retail suites available at a new-construction convenience store/gas station in one of North Macon's strongest retail corridors. The convenience anchor drives steady traffic, creating an ideal setting for service, food, and retail users that benefit from quick-stop visits and repeat customers.

Three 800 SF suites are available, and can be combined for a maximum contiguous space of up to 2,400 SF. Ideal for coffee/QSR, dessert/ice cream, salon/barber, nail spa, cellular, boutique fitness, medical/urgent service, insurance, specialty retail, and other neighborhood-serving concepts.

Positioned in North Macon's primary trade area, this site benefits from strong household density and established retail traffic patterns with quick access to the area's major shopping, grocery anchors, and restaurant corridors.

Neighbors and nearby businesses include Springdale Elementary School, Northside Prep Learning Center, The Madison Studio - Dance Education, Advanced Dental Arts, Food Depot, Family Dollar, CVS, Advance Auto Parts, OrthoGeorgia, Kroger, Cold Stone Creamery, Culver's, Panera Bread, IHOP, Chick-fil-A, Starbucks, Dunkin', Planet Fitness, Urban Air Trampoline Park, and many more retail, shopping, and restaurant establishments.



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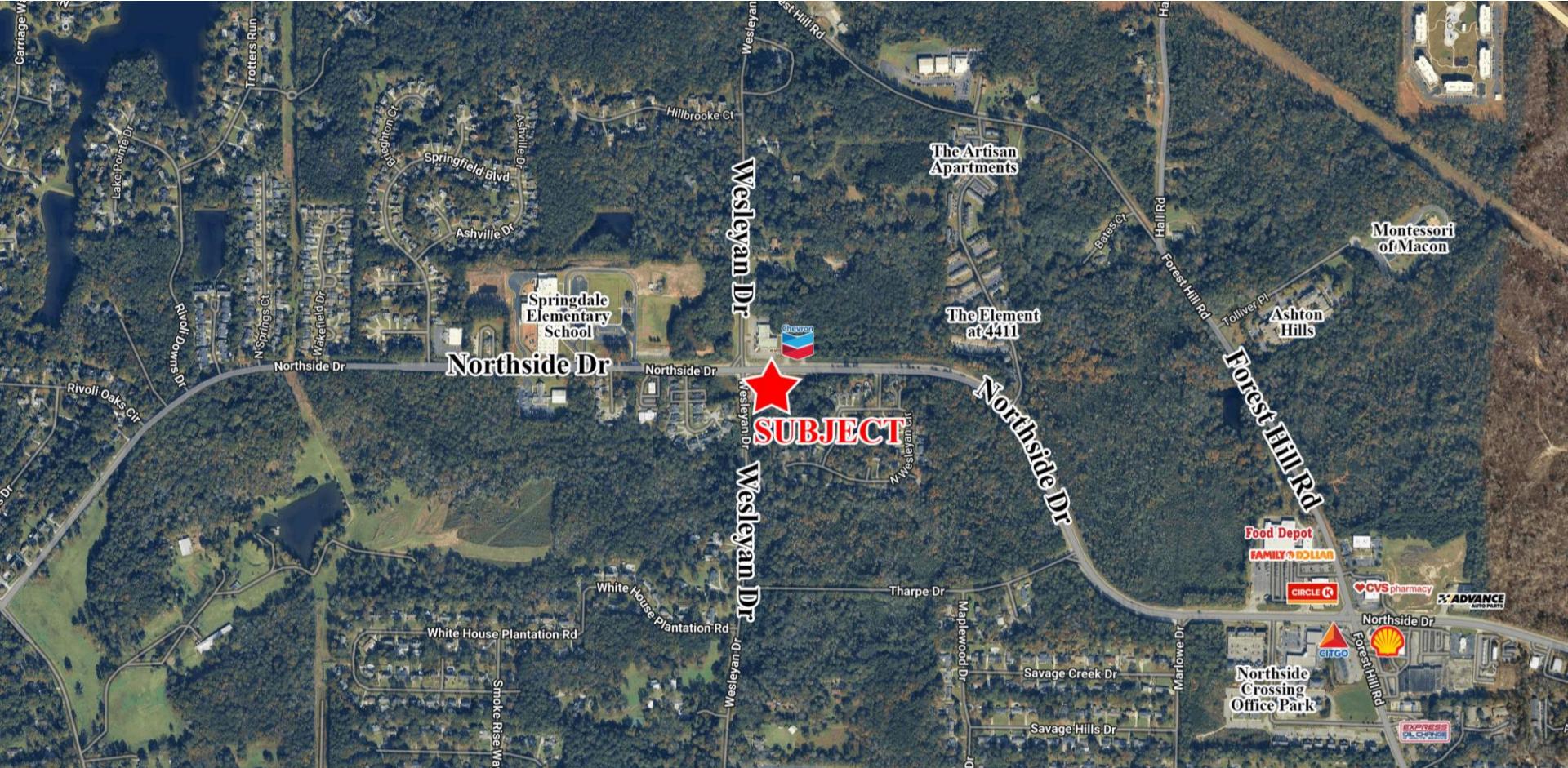


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