

**FOR LEASE - 2,800 sf (can be divided)**  
Shoppes at Ansley Village  
6443 Zebulon Road  
Macon, GA 31220



- Located:** Located in North Macon
- Available:** 2,800 SF spaces (can be divided)
- Parking:** Easy and ample parking
- Utilities:** All available
- Traffic:** 26,290 vpd

**Lease Rate: \$14.00 psf NNN**  
**NNN estimated at \$3.36 psf**

**Notes:** Ansley Village is located in North Macon @ Zebulon Road & I-475. Excellent access and tenant mix. Signalized entry. Tenants include: Bass Cleaners, Lee Nails, Glitz Salon & Spa, Kinetix Health Club, with a mix of Medical including a dental clinic and Life Line Home Health Care.

**Neighbors Include:** Advanced Auto, CVS, Zaxby's, Ansley Village Apartments (300 units), Lowes, Wal-Mart, Kroger, Kohls, McDonalds, Amstar Cinemas, and Walgreens.

\*Tenant pays utilities. Trash and water included in CAM.

**FOR MORE  
INFORMATION  
CONTACT**

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**Patty Burns, CCIM, ALC**  
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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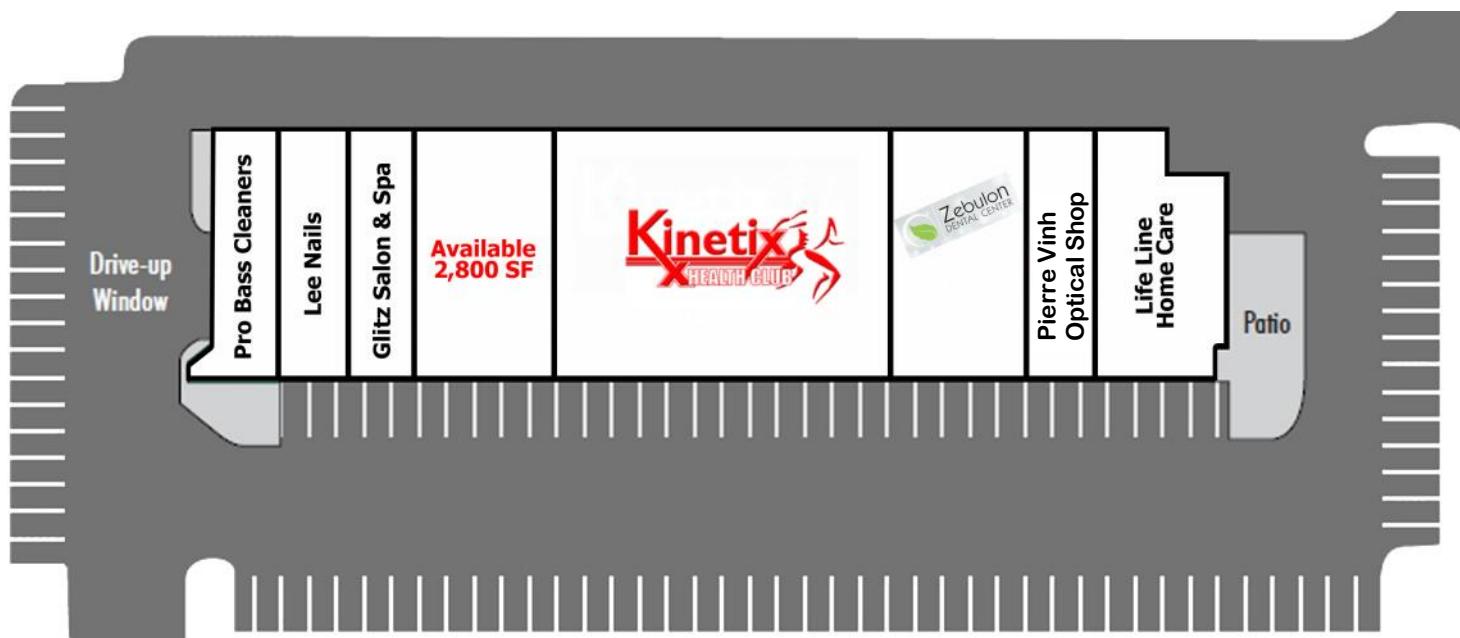
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**SITE PLAN**



Demographics	1 Mile	3 Miles	5 Miles
Population	3,431	17,071	43,152
Median Age	38.2	40.5	39.1
Average HH Income	\$98,337	\$85,907	\$83,524
Households	1,352	6,854	17,469

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