

# In-Line Restaurant/Retail Suite For Lease | Lofts at Navicent

781 Spring Street, Suite 104  
Macon, GA 31201



Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

**Wendy H Pierce, RPA**  
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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 781 Spring Street  
 Macon, GA 31201

**County:** Bibb

**Total Size:** 96,882 SF

**Available:** **Suite 104 - 1,844 SF**

**Parking:** Private and public available

**Traffic Count:** I-75 - 83,300 VPD  
 I-16 - 93,000 VPD  
 Highway 80 - 17,200 VPD

**SITE**

**Parcel ID:** Q073-0562

**Zoning:** PDM

**Year Built:** 2016

Demographics 2025	1 Mile	3 Miles	5 Miles	7 Miles
Population	9,787	45,189	86,639	119,019
Avg HH Income	\$63,500	\$55,694	\$65,484	\$72,628
Median Age	31.2	34.8	35.0	35.6

**LEASE PRICE: \$25.00/SF NNN**

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## AREA INFORMATION

### NOTES

Second generation restaurant space available at 781 Spring Street, located within a modern mixed-use development adjacent to Macon's primary medical and employment corridor. Constructed in 2016, this professionally managed property offers existing restaurant infrastructure and is ideally positioned to serve healthcare professionals, downtown office users, residents, and visitors.

The space provides a rare opportunity to capture built in daily demand generated by surrounding medical facilities while maintaining proximity to Downtown Macon's growing residential and cultural base.

Space is well suited for:

- Fast casual and fast fine concepts
- Health focused or grab and go food service
- Café or coffee operators
- Chef driven neighborhood concepts

### LOCATION

781 Spring Street is located at the intersection of Downtown Macon and the Navicent/healthcare district, a corridor characterized by strong daytime population, institutional investment, and long-term stability.

Great visibility and foot traffic driven by:

- Dense employment concentration
- Daily repeat customer traffic
- Proximity to urban housing, hotels, and downtown amenities

Close proximity to:

- Major medical and healthcare facilities
- Mercer University and Mercer Law School
- Downtown Macon employment base
- Urban residential communities
- Hotels and institutional uses
- Direct access to Spring Street and the downtown core

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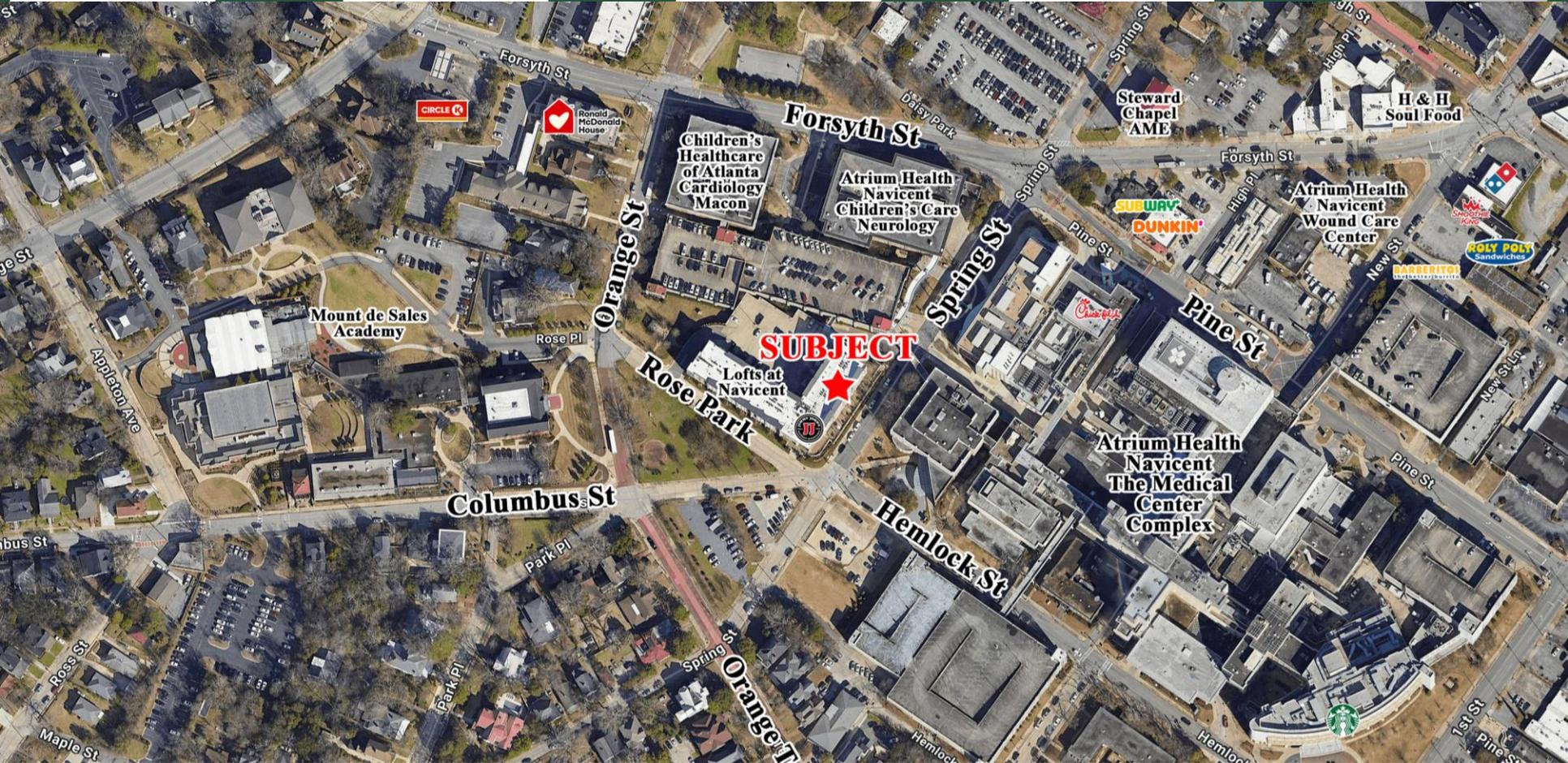
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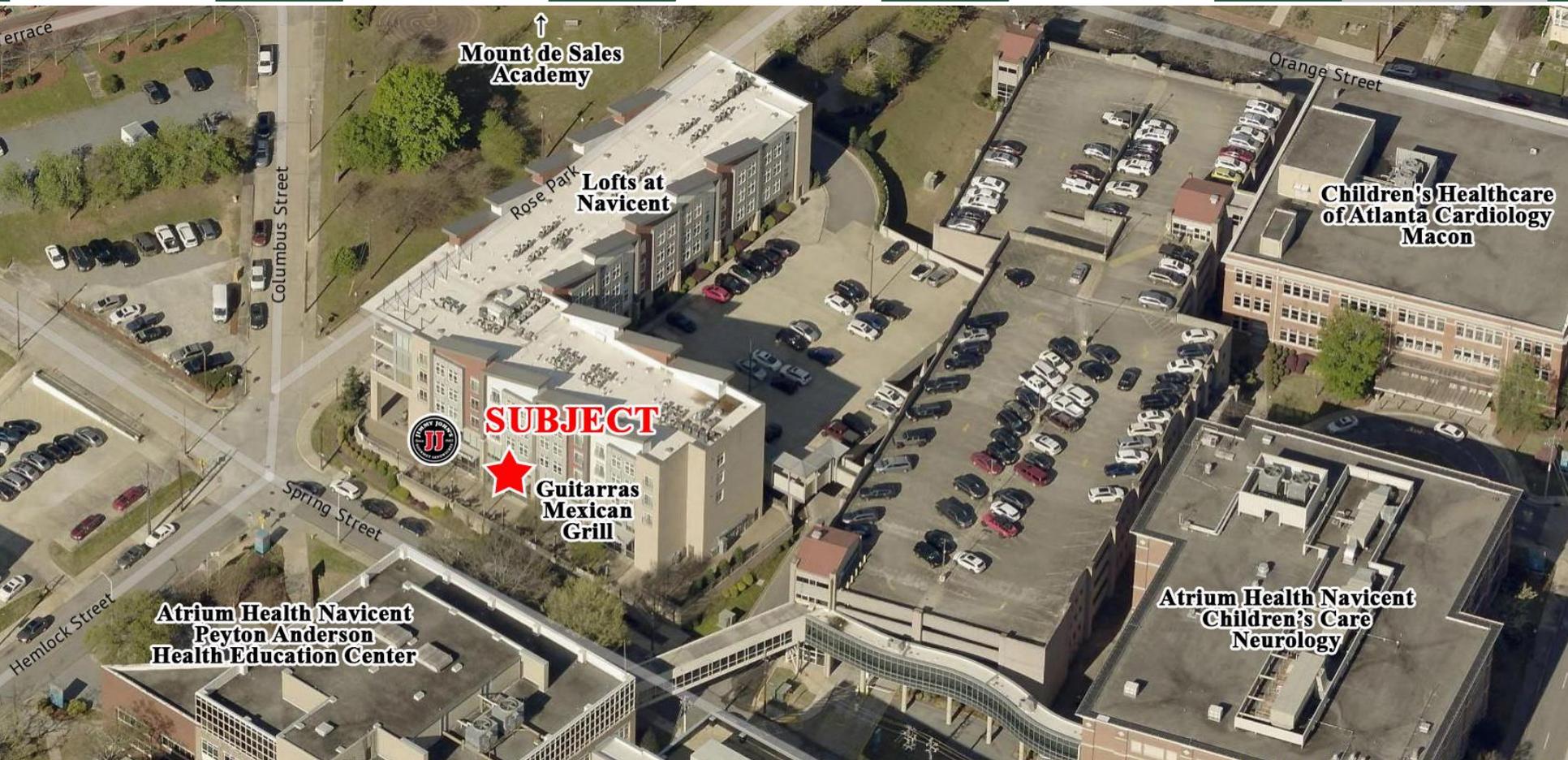
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