SEMBLER Creating Retail Value. BERKLEY DEVELOPMENT

NORTH MACON PLAZA I-75 & Bass Road Macon, Georgia

PROPERTY OVERVIEW

- New 166,465 SF retail development in Macon, GA
- Well positioned at I-75 & Bass Road, 5-8 min drive from downtown
- Adjacent to Bass Pro Shops' 600,000 SF Sportsman Warehouse retail facility and distribution center
- Proposed development "Riverside Center" is just east on New Forsyth Rd, will be a +/-400,000 SF retail, dining, and entertainment destination

REDISENTIAL GROWTH

There are 496 apartments directly behind the center and 316 luxury apartments across the street. Just 3.5 miles south of the site will be the Lofts of Zebulon which will include 241 apartment units, restaurants, office spaces, and businesses.

AMAZON

Amazon will be leasing 1 million SF of industrial space in Macon for a new fulfillment center that will create more than 500 full-time jobs.

JOB GROWTH

New companies in the area include: Aspen Products, Kumho Tires, and Bayview Foods. There is also growth from the expansion of already existing companies in the area such as: GEICO, YKK, Nichiha, California Cereal, Timco, Pactiv, Green Machine, Greenbriar, and Polymer Valley.

TRAFFIC COUNTS

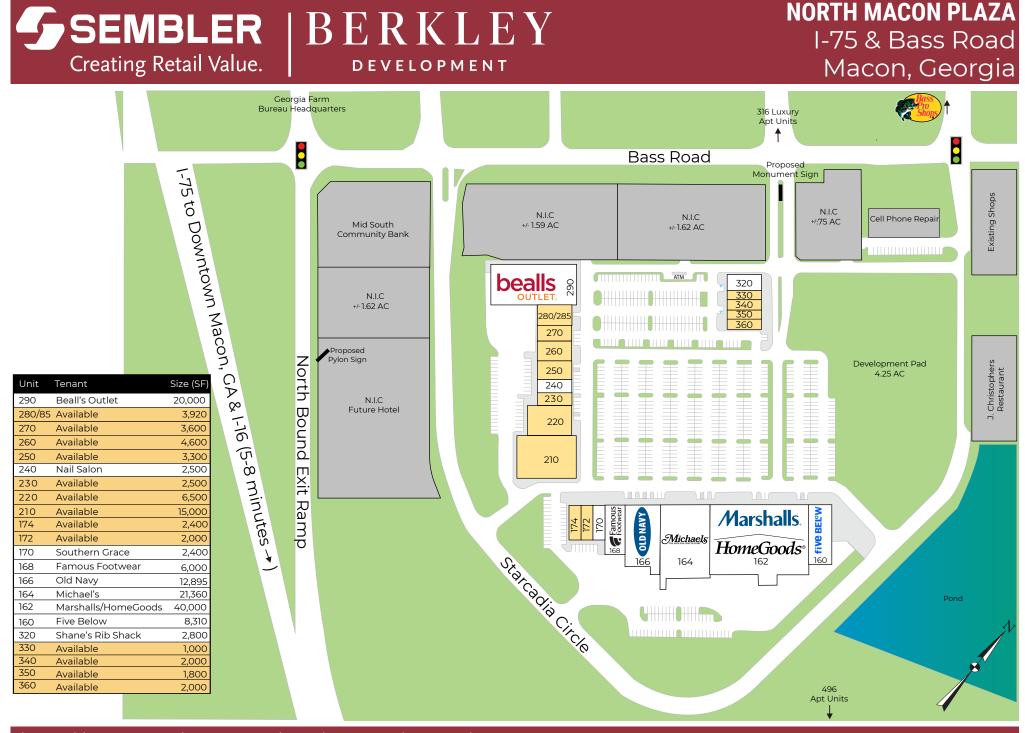
I-75: 43,900 AADT Bass Road: 11,200 AADT







OVERVIEW



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SITE PLAN

SEMBLER Creating Retail Value.

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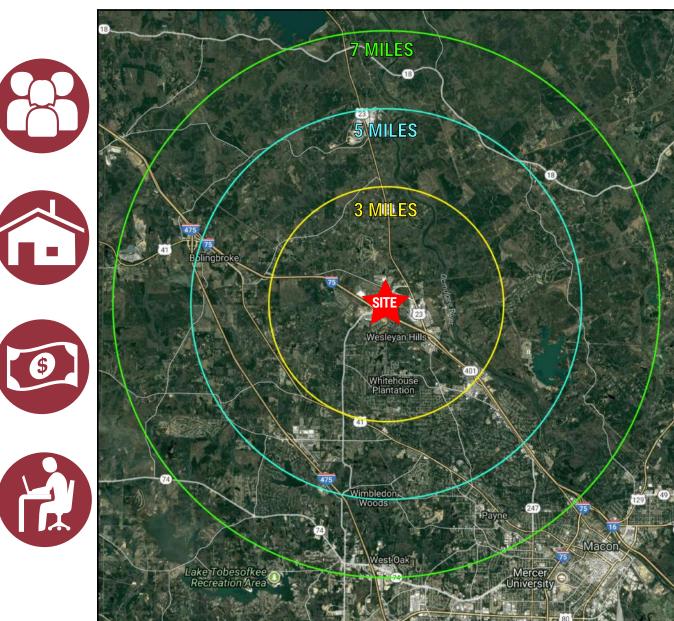
DEMOGRAPHCIS BY RADIUS

Q4 2018 Estimated Population		
3 Mile Radius	16,550	
5 Mile Radius	37,833	
7 Mile Radius	65,434	

Q4 2018 Estimated Households		
3 Mile Radius	6,877	
5 Mile Radius	15,677	
7 Mile Radius	26,856	

Q4 2018 Average House	ehold Income	
3 Mile Radius	\$98,902	
5 Mile Radius	\$95,329	
7 Mile Radius	\$82,994	

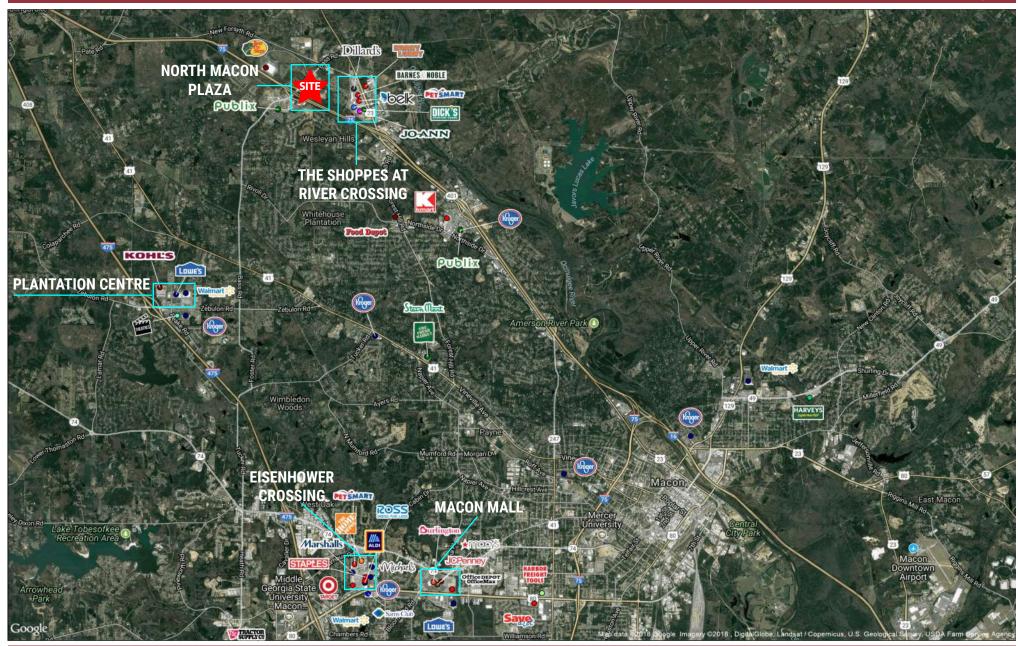
Q4 2018 Total Number of Er	nployees	
3 Mile Radius	10,011	
5 Mile Radius	24,068	
7 Mile Radius	34,386	



DEMOGRAPHICS

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MARKET OVERVIEW

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