

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

REDISIDENTIAL 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





DEMOGRAPHICS 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 Household Income	
3 Mile Radius	\$98,902
5 Mile Radius	\$95,329
7 Mile Radius	\$82,994



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





