

AVAILABLE

Prime Outparcels Across from Shoppes at River Crossing

Macon, GA

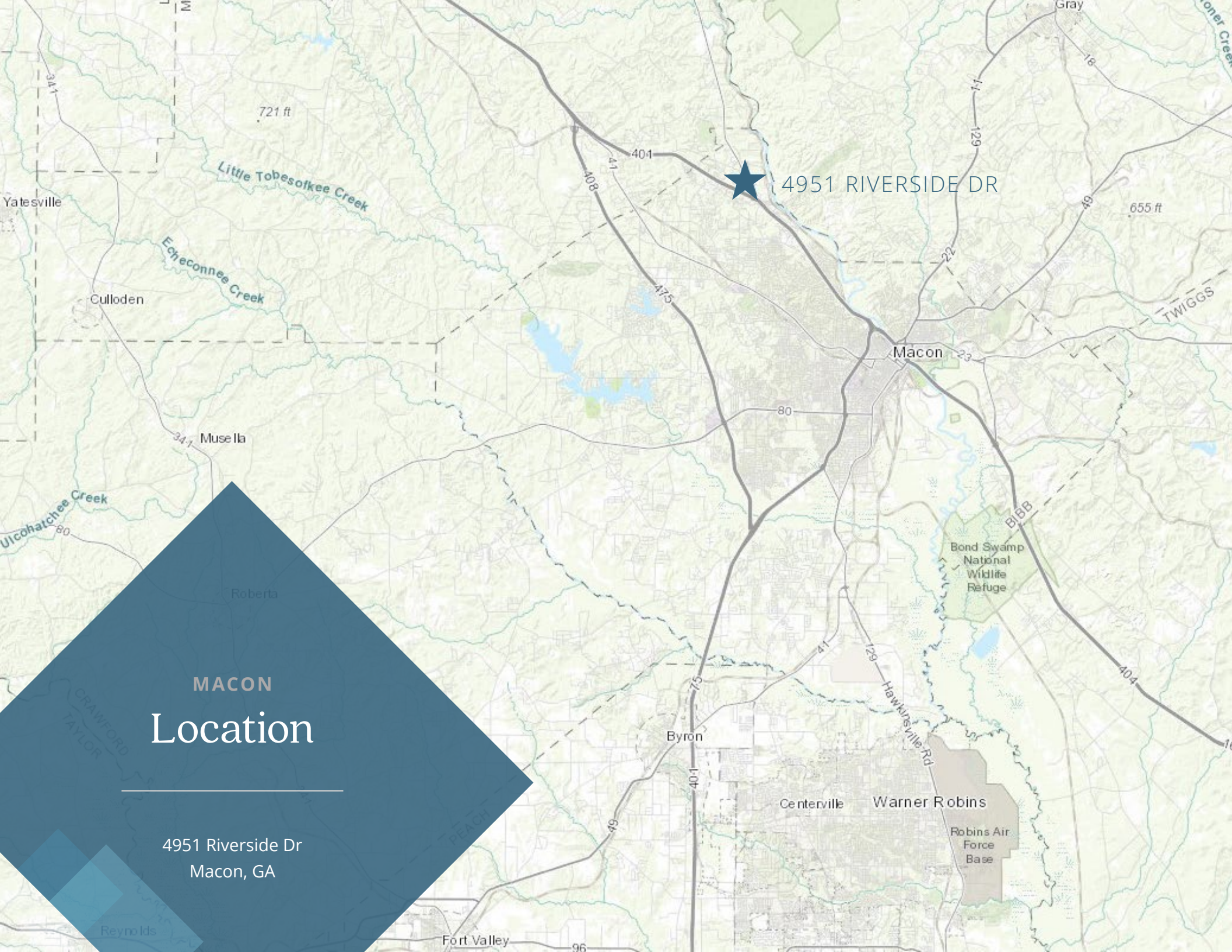


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4951 RIVERSIDE DR

MACON

Location

4951 Riverside Dr
Macon, GA

Property Overview

Highlights

Prime outparcel opportunity at lighted main entrance to Shoppes at River Crossing

Across from the Shoppes at River Crossing, an open-air lifestyle center and retail destination for residents and visitors to Macon

Parcels available for Ground Lease or Build to Suit

Ideal, high profile QSR with drive thru opportunities

Rear parcel available for destination retail, office or medical

Just off I-75

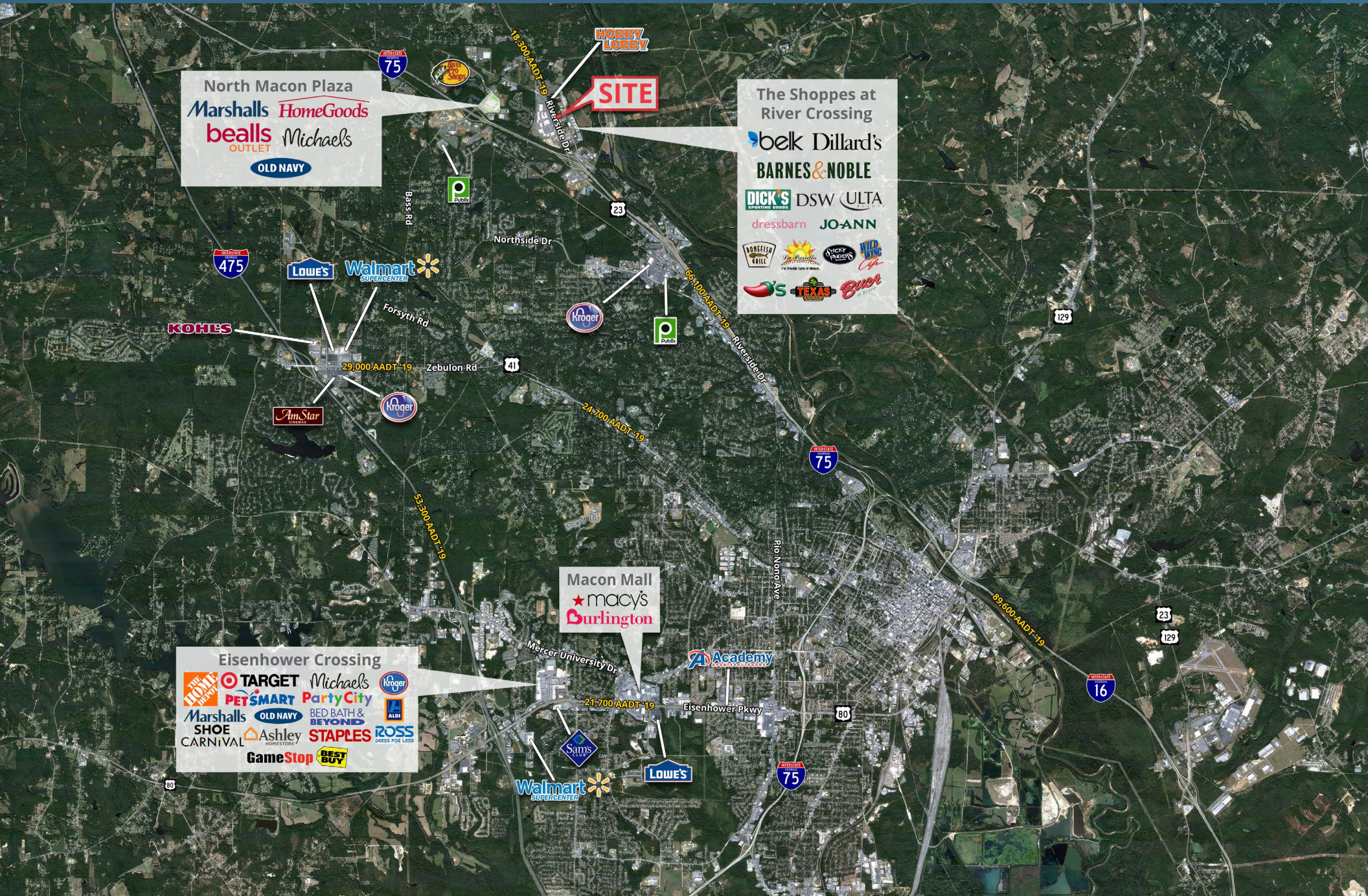


3.44 Acres



4951 RIVERSIDE DR

Market Aerial



4951 RIVERSIDE DR
Zoom-In Aerial



4951 RIVERSIDE DR
East View Aerial



4951 RIVERSIDE DR

North View Aerial



4951 RIVERSIDE DR
South View Aerial

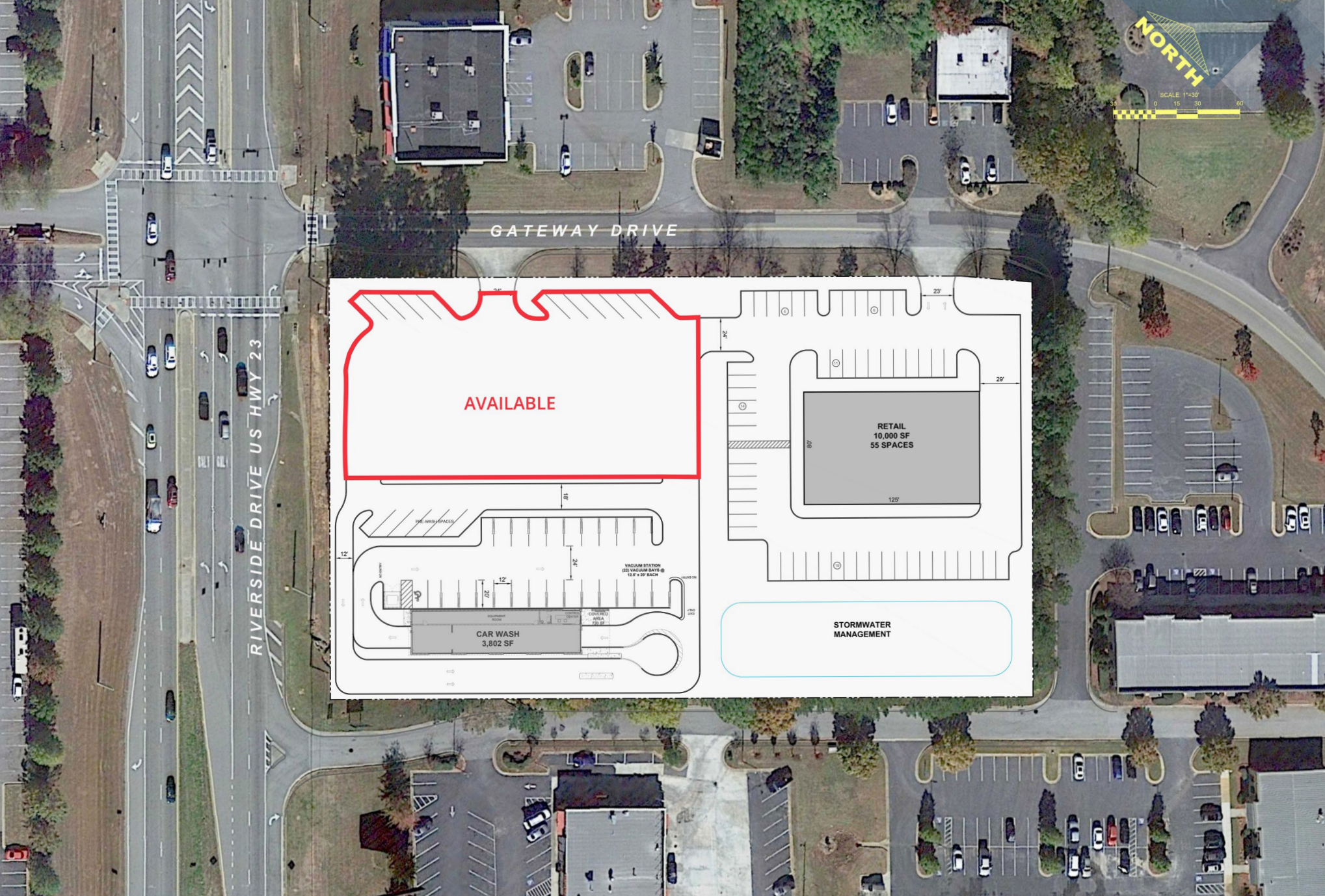


4951 RIVERSIDE DR
West View Aerial



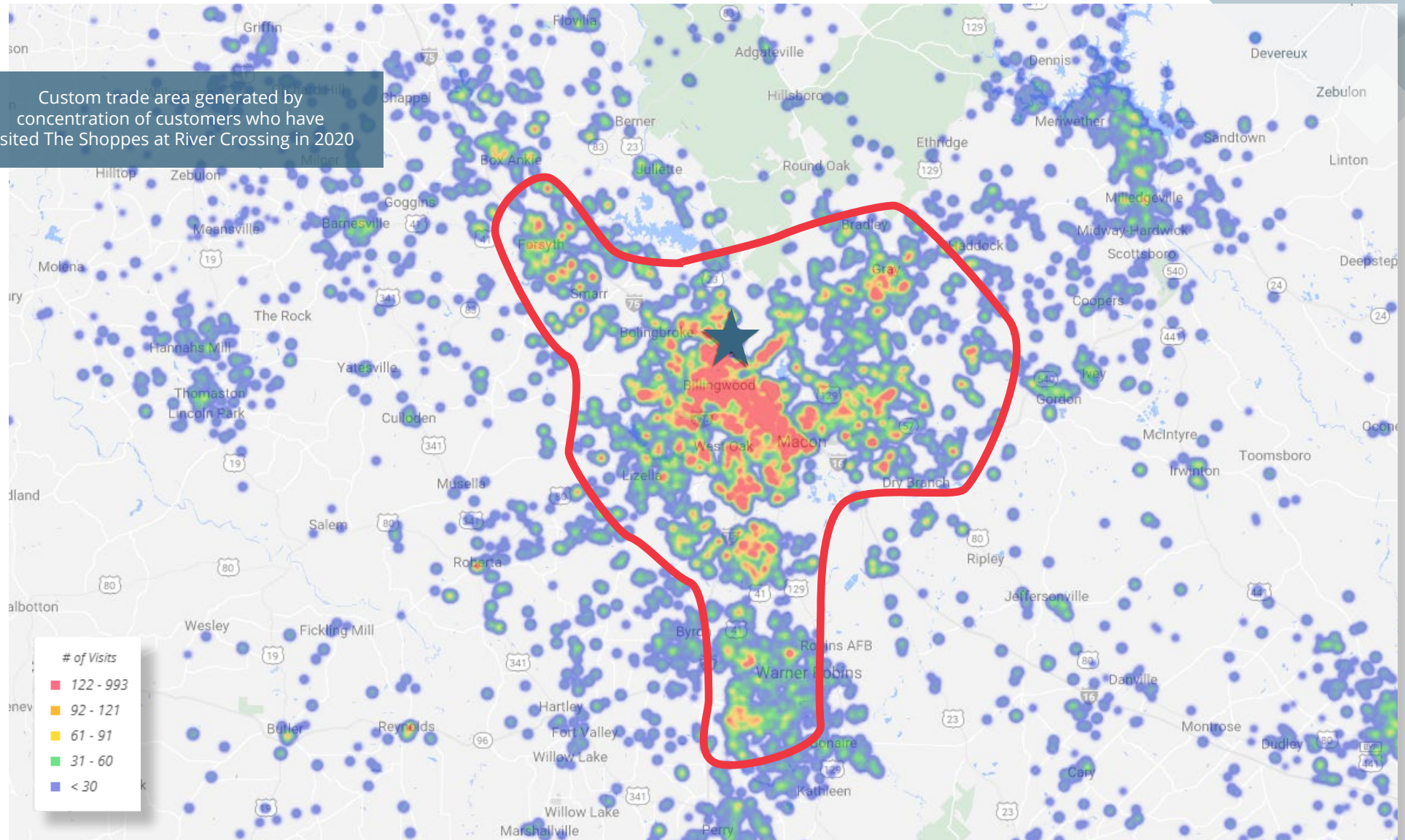
4951 RIVERSIDE DR

Proposed Site Plan



Trade Area

Custom trade area generated by concentration of customers who have visited The Shoppes at River Crossing in 2020



TOTAL POPULATION

DAYTIME POPULATION

MEDIAN HH INCOME

AVERAGE HH INCOME

EST. # OF VISITS ANNUALLY



345,717

353,584



\$50,219

\$73,553



5.28M

4951 RIVERSIDE DR

Demographics

	5 miles	10 miles	15 miles
Population			
2020 Population	40,500	145,799	193,539
2000 Population	35,670	141,619	183,400
2010 Population	38,704	143,880	190,942
2025 Population	41,220	146,728	194,940
2000-2010 Annual Rate	0.82%	0.16%	0.40%
2010-2020 Population: Annual Growth Rate	0.44%	0.13%	0.13%
2020-2025 Population: Annual Growth Rate	0.35%	0.13%	0.14%
2020 Median Age	40.8	37.4	38.0
Households			
2000 Households	14,419	55,677	70,440
2010 Households	16,083	56,372	73,379
2020 Total Households	16,899	57,284	74,607
2025 Total Households	17,213	57,704	75,221
2000-2010 Annual Rate	1.10%	0.12%	0.41%
2010-2020 Households: Annual Growth Rate	0.48%	0.16%	0.16%
2020-2025 Households: Annual Growth Rate	0.37%	0.15%	0.16%
2020 Average Household Size	2.36	2.46	2.51
Housing Units			
2020 Total Housing Units	18,016	66,228	85,750
2020 Owner Occupied Housing Units	10,269	28,347	40,811
2020 Renter Occupied Housing Units	6,630	28,937	33,797
2020 Vacant Housing Units	1,117	8,944	11,143
Race and Ethnicity			
2020 White Alone	66.4%	40.1%	44.9%
2020 Black Alone	25.2%	54.1%	49.6%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	4.8%	2.3%	2.0%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	3.2%	3.0%	3.2%
Income			
2020 Median Household Income	\$68,734	\$41,331	\$43,755
2020 Average Household Income	\$94,481	\$64,224	\$64,725
2020 Per Capita Income	\$39,371	\$25,338	\$25,031
2020 Population 25+ by Educational Attainment			
Total	28,305	96,498	129,603
High School Graduate	17.2%	26.2%	27.6%
GED/Alternative Credential	3.0%	4.3%	4.8%
Some College, No Degree	18.5%	19.9%	20.5%
Associate Degree	7.1%	7.4%	7.5%
Bachelor's Degree	26.4%	17.1%	15.7%
Graduate/Professional Degree	23.6%	12.9%	11.5%
Data for all businesses in area			
Total Businesses:	1,721	6,072	7,288
Total Employees:	21,753	78,689	93,101
Total Residential Population:	40,500	145,799	193,539
Employee/Residential Population Ratio:	1:1	1:1	0:1
2020 Total Daytime Population	43,838	156,256	201,182
Workers	20,625	63,653	78,799
Residents	23,213	92,603	122,383





Wesleyan Dr 3,830 AADT '19



Dillard's

HOBBY LOBBY



SUPERCUTS



MATTRESS FIRM

18,300 AADT '19

Riverside Dr



SITE

FIREHOUSE SUBS



FOR MORE INFORMATION

Contact

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