



1689 EISENHOWER PKWY MACON, GA 31206

ACADEMY SPORTS + OUTDOORS

74,596 AVAILABLE FOR LEASE / SALE (REDEVELOPMENT)







PROJECT DETAILS

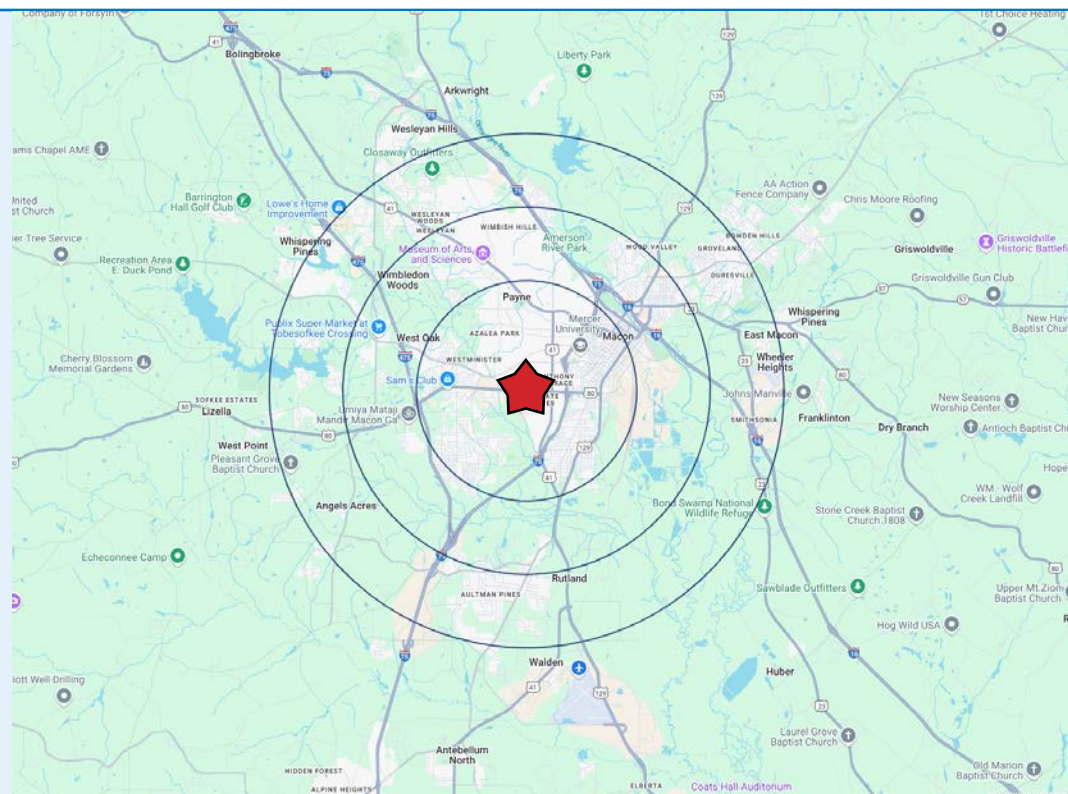
EXISTING ACADEMY SPORTS • 74,596 SF AVAILABLE FOR LEASE / SALE (REDEVELOPMENT) • RETAIL

PROPERTY HIGHLIGHTS

- Prime location in the 4th largest city in Georgia, Macon is known as “The Heart of Georgia”
- Largest employers include GIECO, Mercer University, Middle Georgia State University, and Navient Health Medical Center, the second largest hospital in the State.
- Surrounding retailers include Lowe’s, Sam’s Club, Burlington, Home Depot, and Kroger
- Property can be leased to a single tenant or split for multiple users, also offered for sale.
- Located on 7.09 acres - Available Feb 2026
- Outstanding visibility and access from Eisenhower Pkwy offering signalized access, with 3 loading docks, and a pylon sign at the intersection.
- Approximately 271' x 275'

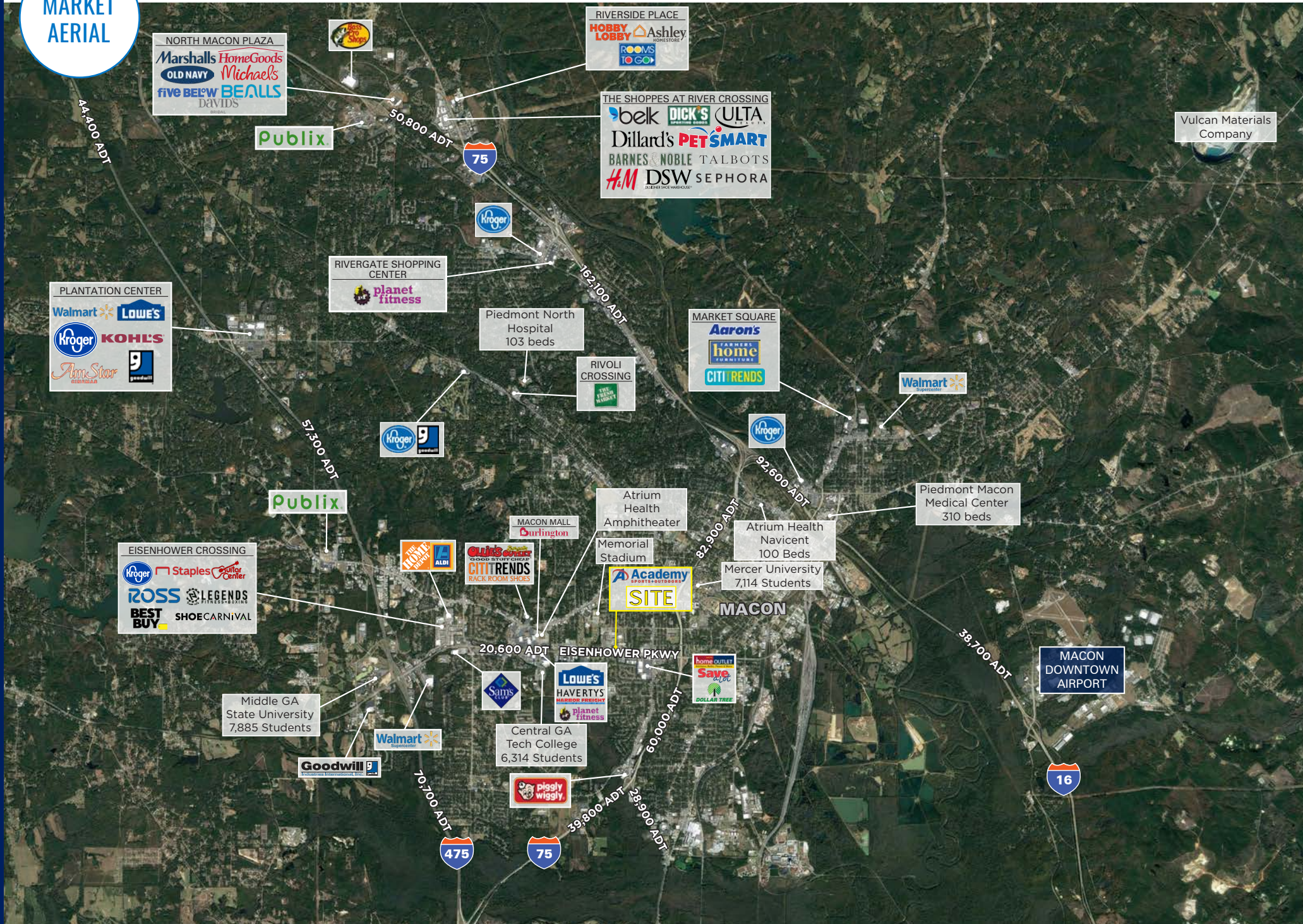
COUNTY	Bibb
MARKET	Macon
ZONED	C - 2

	3 MILE	5 MILE	7 MILE
 POPULATION	55,963	86,404	130,975
 AVERAGE HH INCOME	\$53,162	\$68,060	\$78,504
 MEDIAN HH INCOME	\$36,284	\$47,841	\$57,146
 DAYTIME POPULATION	28,222	47,543	62,396



MARKET AERIAL

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