Eisenhower Crossing

4641 PRESIDENTIAL PKWY, MACON, GEORGIA 31206

OFFERING MEMORANDUM

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TRINITY PARTNERS

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.01 Investment Overview

Executive Summary

PROPERTY OVERVIEW

Trinity Partners is pleased to present exclusively for sale the 100% occupied 8,080 SF Eisenhower Crossing located in Macon, GA, which is the 4th largest city in the state. This deal includes a strip center that has 100% of its income from national tenants. The center has a strong tenant mix including McAlister's, WingStop, and T-Mobile.

SALE PRICE:	$2,595,000

OFFERING SUMMARY	
Cap Rate	7.00%
NOI	$181,472
Price / SF	$321.16

BUILDING INFORMATION	
Address	4641 Presidential Pkwy Macon, Georgia 31206
County	Bibb County
Building Size	8,080 SF
Lot Size	1.37 AC
Occupancy	100%
Year Built	2001

Investment Highlights

- National tenants make up 100% of the net operating income
- High growth GA market
- Located in Macon, GA, which is the 4th largest city in the state and the growing southeast real estate market
- 20,100 VPD on Eisenhower Pkwy and major visibility on US 80
- National tenants have excellent rent-to-sales ratio, indicating tenant health and stability
- Anchored by McAlister's Deli, a national tenant which has operated out of the space since 2004
- High construction quality and modern design from 2001
- Incredible parking ratio of 10/1,000 with 80 parking spots for customers

Rent Roll

TENANT	SF	START DATE	LEASE END DATE	ANNUAL RENT	ANNUAL CAM	TOTAL RENT	NEXT INCREASE	OPTIONS
McAlister's	3,520	3/1/2004	4/30/2028	$73,920.00	$24,669.45	$98,589.45	N / A	1 - 5 year option - 7.5%
WingStop	1,960	4/1/2025	3/31/2035	$47,040.00	$14,787.57	$61,827.57	4/1/2030 - 10%	3 - 5 year options - 10% increase every 60 months
T-Mobile	2,600	7/1/2014	10/31/2029	$62,400.00	$19,616.16	$80,716.16	N / A	None
Total	**8,080**			**$183,360**	**$59,073.18**	**$242,433.18**		

Rent Roll reflects November 2026

Cash Flow Analysis

CURRENT

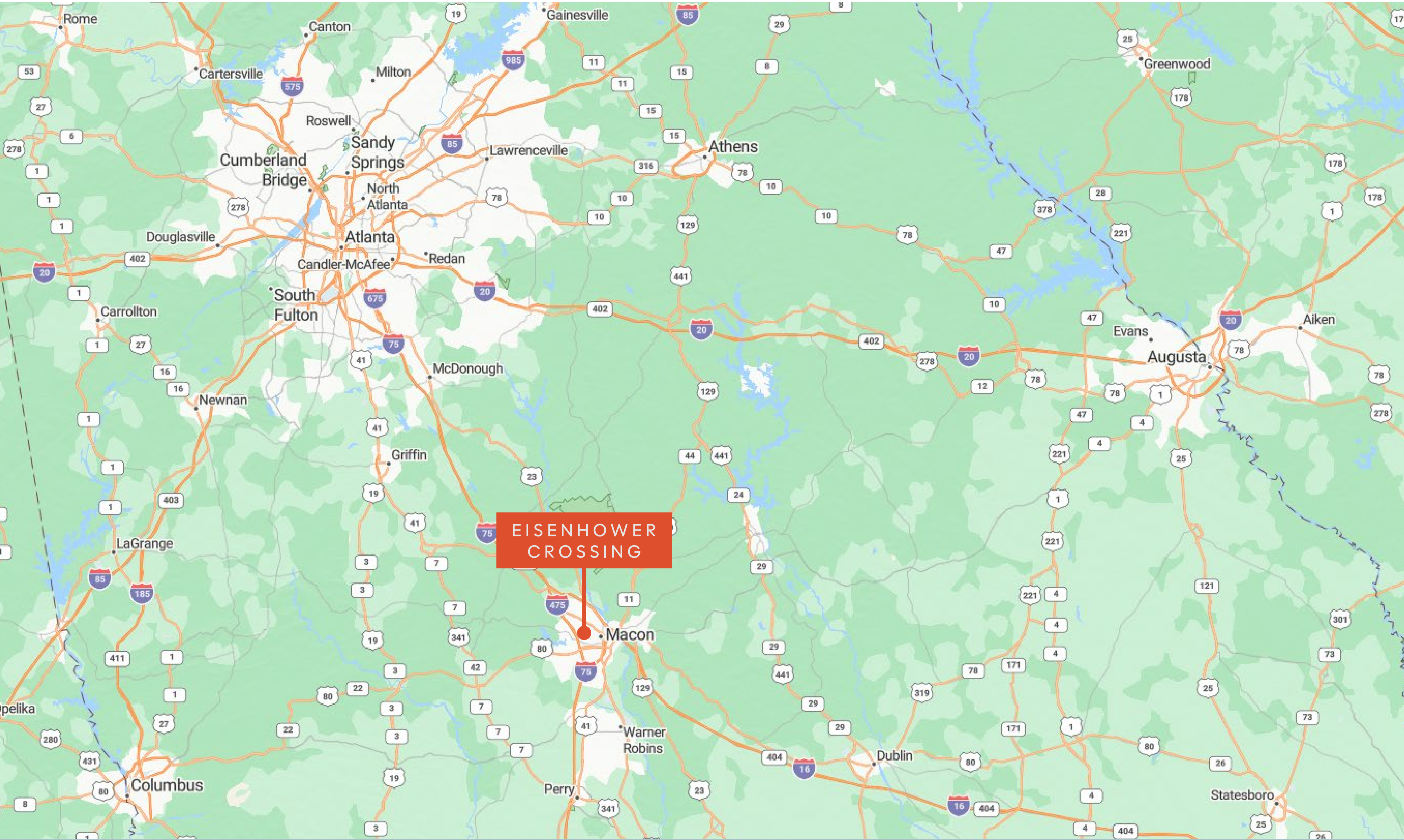
OPERATING INCOME	
Base Rental Revenue	$183,360
Annual Reimbursements	$59,073
Scheduled Gross Income	**$242,433**

ASKING PRICE	
Cap Rate	6.78%
Price/SF	$331.06
Asking Price	**$2,675,000**

OPERATING EXPENSES	
Taxes	$18,734
Insurance	$5,811
CAM	$29,166
Management Fee	4% - $7,250
Total Operating Expenses	$60,961
Net Operating Income	**$181,472**

.02 Property Overview

Location Map



Market Aerial

Additional Photos

.03 Tenant Overview

Tenant Profiles

MCALISTER'S DELI

3,520 SF • LEASE ENDS 4/30/28

McAlister's Deli is a fast-casual restaurant chain known for sandwiches, salads, spuds, and its signature sweet tea. With strong brand recognition and a loyal customer base, the chain operates in freestanding and endcap locations, often in high-traffic retail corridors, offering steady foot traffic and long-term lease stability for landlords.

WINGSTOP

1,960 SF • LEASE ENDS 3/31/35

Wingstop is a quick-service restaurant chain focused on chicken wings, boneless tenders, and fries served in a wide variety of bold, signature flavors. The brand thrives in smaller footprint spaces, often in inline retail strips or outparcels, and benefits from strong carryout and delivery demand that supports steady sales and long-term lease stability.

T-MOBILE

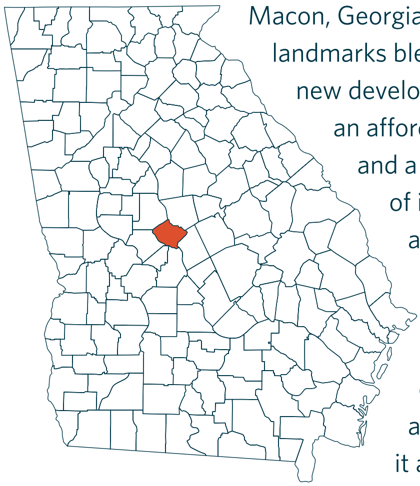
2,600 SF • LEASE ENDS 10/31/26

T-Mobile is a leading wireless carrier offering mobile phones, accessories, and nationwide service plans. The company typically operates in small-format inline or endcap spaces within busy shopping centers, drawing consistent daily traffic. With its strong brand presence and essential service offerings, T-Mobile provides landlords with dependable tenancy and stable lease performance.

.04 Market Overview

Market Overview

MACON, GEORGIA | BIBB COUNTY



Macon, Georgia, is a city full of character, where historic streets and landmarks blend with a growing downtown filled with arts, music, and new development. Home to roughly 157,000 people, the city offers an affordable cost of living, strong transportation connections, and a business-friendly environment that supports a variety of industries, from healthcare and education to logistics and manufacturing. Macon's ongoing revitalization efforts, particularly in its downtown core, are creating opportunities for both residents and businesses. With a mix of established economic anchors and emerging growth sectors, the city combines opportunity, accessibility, and a strong sense of community that makes it a compelling market for investors.

157,000
total residents in Bibb County

1.25M+
square feet of actively listed retail inventory

4
colleges and universities located in Macon

1,200+
acres of parks and recreational space

$100M
redevelopment of Macon Mall

$4.83M
annual visitor spending in Macon in 2023

Demographics & Income

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	40,862	94.404	167,227
Average Age	33.7	35.3	37.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,977	36,855	66,129
Average HH Income	$52,008	$64,567	$72,810
Average Home Value	$90,437	$137,530	$160,886

TRAFFIC COUNTS	
Eisenhower Pkwy	20,100 VPD
Log Cabin Dr	15,308 VPD
Mercer University Dr	24,500 VPD

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