

NEIS ACQUISITIONS



EISENHOWER CROSSING - PHASE II



OVERVIEW

PROPERTY HIGHLIGHTS

Address: 4628-4696 Presidential Pkwy, Macon, GA 31206
Property Type: Grocery Anchored Regional Power Center
GLA: 546,112 SF
Lot Area: 60+ Acres
Year Built: 2001
Parking Ratio: 4+ per 1,000 SF
Available Spaces: 2,783 SF - 125,760 SF

- Largest Power Center in the Macon, GA Market (Critical Mass)
- Major Grocery Anchor, National Co-Tenants and Shadow Anchors create strong traffic-drivers and cross-traffic shopping opportunities within the shopping center for the consumer base.
- Immediate access off I-475 and Eisenhower Parkway (Wide Draw Radius)
- #1 of 18 most visited Shopping Centers in 5-Mile radius (-Placer AI)
- 3.1 Million+ Annual Shopper Visits (-Placer AI)
- Retail Trade Area serving 108,000+ local population base.
- Located near multiple Colleges and Universities, including: Mercer University, Middle Georgia State College, and Central Georgia Technical College.

CO-TENANTS



SHADOW ANCHORS



PROPERTY PHOTOS





- LEASED
- AVAILABLE
- NOT OWNED



Fajitas Mexican Grill
D3 AVAILABLE
D2 AVAILABLE
D1 AVAILABLE

GNC
LIVE WELL

SALLY BEAUTY

AVAILABLE C17
AVAILABLE C18
AVAILABLE C19
AVAILABLE C20
AVAILABLE C21

Bath & Body Works

LET'S MAKE A DEAL

DICK'S
SPORTING GOODS

C22 Available
C23 Available
C24
C25
C26 Available
C27

AVAILABLE C38
AVAILABLE C37
C42
C39

GameStop

SECURITY OFFICE

CRAB HOUSE
RESTAURANT

ZAXBY'S

SHOE
CARNIVAL

MCALISTER'S
DELI.

T Mobile

BEISHERMEYER
FRUIT & VEGETABLES

22

BEST BUY
U-02

ROSS
SINCE 1982

AVAILABLE C10
AVAILABLE C12
C11
C09
C08

STONES
C08

C28 Available
C29
C30 Available
C31 Available
C33

RED CLAW

FIREHOUSE
SUBS
FOUNDED BY FIREMEN

AVS Animal Hospital
C06

AVAILABLE C05B
C05A
C04
AVAILABLE C03

SECURITY FINANCE

Kroger
C01

Marble Lawrence
U-10

C34
C35
C36

SMOKE CITY

THE TAVERN

GENA ROCK

WINGSTON

PRESIDENTIAL PARK

C02
Sun Nails Express
C40

Rainbow

U-13B

80

ANCHOR and JUNIOR ANCHOR Space AVAILABILITY (> 8,000 SF)
EISENHOWER CROSSING | MACON, GA

EASTSIDE CENTER Available Space @ 4658 Presidential Parkway, Macon, GA				
Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
#C10	8,982	79'	113'	N
#C12	23,748	141'	169'	Y

WESTSIDE CENTER Available Space @ 4657 Presidential Parkway, Macon, GA				
Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
#C22	29,748	150'	206'	N
#C23	39,943	183'	218'	Y
#C26	30,000	185'	158'	Y

PARKWAY PLAZA Available Space @ 4696 Presidential Parkway, Macon, GA				
Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
#D1 (ENDCAP)	9,000	98'	103'	Y
#D1 & #D2 (ENDCAP)	10,500	118'	103'	Y

*** INQUIRE FOR PRICING AND INDIVIDUAL FLOOR PLANS**

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954-557-2156
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SMALL SHOPPES Space AVAILABILITY (< 8,000 SF)

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KROGER SHOPPES Available Space @ 4640 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Inline Shoppes	#C03	2,625	35'	76'	N
Inline Shoppes	#C05B	1,125	15'	76'	N
Junior Anchor - Inline Shoppes (End Cap)	#C28	6,116	124' (Irregular)	70.5'	Y
Inline Shoppes	#C30	1,400	20'	70.5'	N
Inline Shoppes	#C31	3,607	51'	70.5'	N

EASTSIDE CENTER Available Space @ 4658 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Junior Anchor - Inline Shoppes	#C09	5,057	51'	99'	N

WESTSIDE CENTER Available Space @ 4657 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Inline Shoppes	#C18	4,368	44'	98'	N
Inline Shoppes	#C20	2,783	28'	98'	N
Inline Shoppes	#C21	5,125	52'	98'	N

WESTSIDE OP STRIP Available Space @ 4659 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Inline Shoppes (End Cap)	#C37	2,782	38'	74'	N
Inline Shoppes	#C38	1,009	14'	74'	N
Freestanding Outparcel Bldg	#C37- #C42	6,036	82'	74'	Y

PARKWAY PLAZA Available Space @ 4696 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Inline Shoppes	#D-2	1,250	20'	64'	N

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