

# MACON, GEORGIA

0.80 ACRE OUTPARCEL AVAILABLE AT KROGER MARKETPLACE  
4361 HARTLEY BRIDGE RD, 31216, BIBB COUNTY

0.80 ACRE OUTPARCEL  
AVAILABLE FOR  
SALE OR GROUND LEASE






# PROPERTY OVERVIEW

4361 Hartley Bridge Road / Macon, GA 31216



Site is an outparcel to the #9 Kroger in the state of GA (Top 100 nationally), with convenient access to over 82,000 VPD on I-75. Over 300 new multifamily units are under construction across the street.

## LOCATED NEAR

-  Grocery-anchored Shopping Center
-  Trade Area's Primary N/S Corridor
-  Rutland High School (800 Students)
-  Multiple Banking Institutions
-  All Major Utilities

## MAJOR BRANDS



## MAJOR INTERSECTIONS

INTERSTATE 75 / 82,780 VPD  
HARTLEY BRIDGE ROAD / 23,140 VPD

# DEMOGRAPHICS

4361 Hartley Bridge Road / Macon, GA 31216

POPULATION	10 MINUTES	15 MINUTES	20 MINUTES
2023 Estimated Population	22,962	107,396	217,394
2028 Projected Population	23,335	108,135	219,100
Projected Annual Growth (2023-2028)	0.32%	0.14%	0.16%

HOUSEHOLDS	10 MINUTES	15 MINUTES	20 MINUTES
2023 Estimated Households	8,888	41,845	86,128
2028 Projected Households	9,133	42,572	87,746

HOUSEHOLD INCOME	10 MINUTES	15 MINUTES	20 MINUTES
2023 Estimated Average Totals	\$70,415	\$67,178	\$79,330

BUSINESS	10 MINUTES	15 MINUTES	20 MINUTES
2023 Estimated Total Businesses	863	4,497	8,040
2023 Estimated Total Employees	9,310	59,348	106,539



**\$70,415**

Average Income (15 Min)



**107,396**

Population (15 Min)



**41,845**

Households (15 Min)



**5.3%**

Unemployment (15 Min)



**84,465**

Labor Force (15 Min)

# LOCATION OVERVIEW

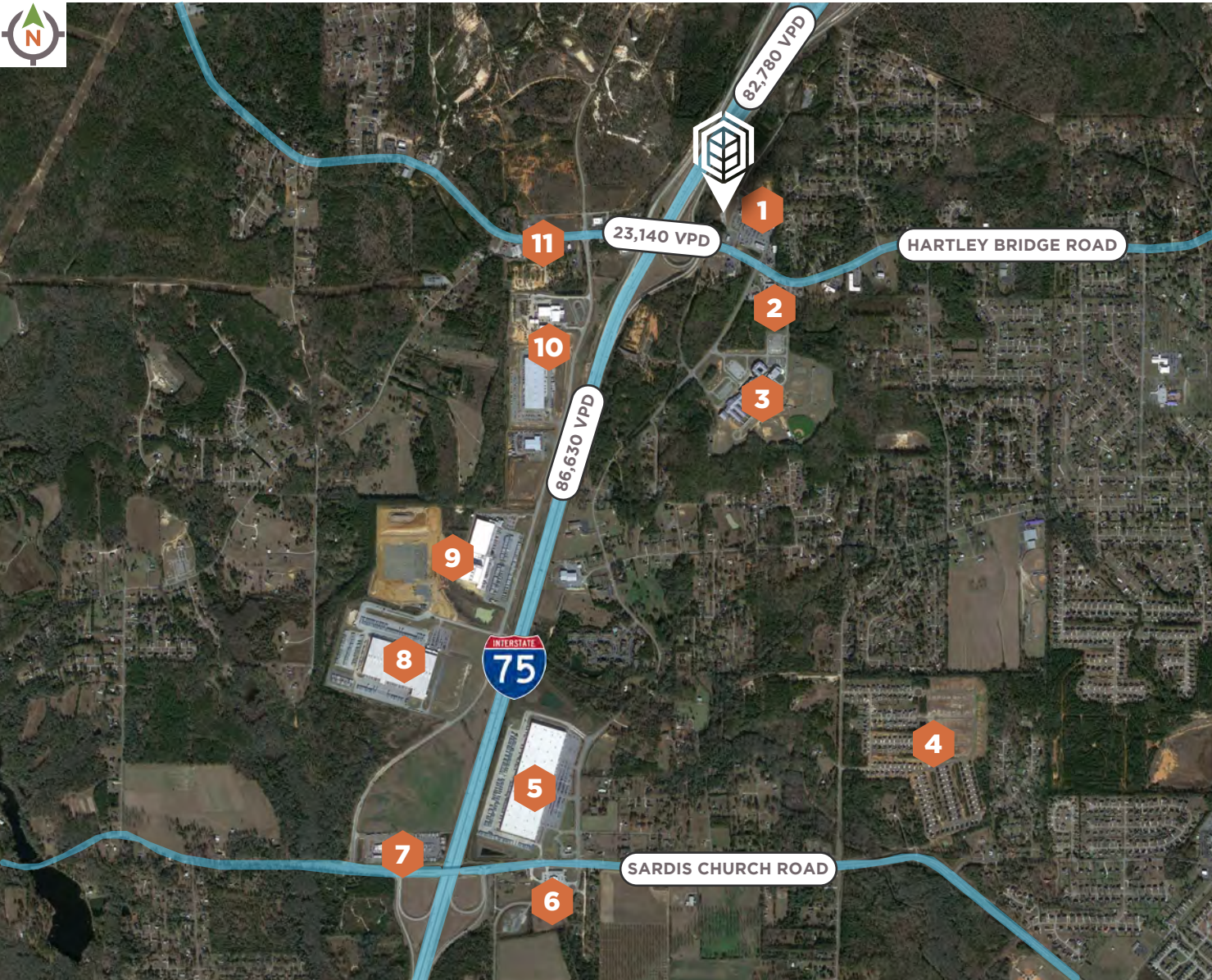
4361 Hartley Bridge Road / Macon, GA 31216



8 MILES FROM DOWNTOWN MACON  
10 MILES FROM WARNER ROBINS  
18 MILES FROM PERRY

# SURROUNDING MARKET

4361 Hartley Bridge Road / Macon, GA 31216



- 1
- 2
- 3 Rutland High School  
800 Students
- 4 Goodall Woods  
117 SFH Under Construction
- 5 1,200 Employees
- 6
- 7
- 8
- 9
- 10
- 11

## CONTACT





**0.80 ACRE KROGER OUTPARCEL  
GROUND LEASE OR SALE**

4361 Hartley Bridge Road  
Macon, GA 31216

**TO INQUIRE ABOUT THIS PROPERTY**

**Greg Craft**

(678) 361-4854 / [gcraft@cgpre.com](mailto:gcraft@cgpre.com)

**Palmer Haynes**

(478) 319-8267 / [phaynes@cgpre.com](mailto:phaynes@cgpre.com)

**[cgbuchalter.com](http://cgbuchalter.com)**