



4795
riverside drive

MACON, GA 31210

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

4795

riverside road



As the owners exclusive agent CBRE is offering this center for sale "as is" with no representations or warranties from Owner or CBRE.

OFFERS SHOULD INCLUDE:

- Purchase Price
- Time to Inspect & Close
- Earnest Money Deposit and when it becomes non-refundable
- Source of funds (discretionary, capital raise, loan)
- Buyer profile (financial and/or relevant experience)

Seller reserves the right, in its sole discretion, to remove the Property from the market, reject or accept any expressions of interest, terminate discussions with any party at any time, and extend deadlines set forth in any proposed or published time schedule for presenting offers. The Property is offered "as-is" with all faults. No representations or warranties are made.

COMMUNICATIONS

All communications, inquiries and requests should be addressed to the CBRE Team herein listed, as representatives of the Seller. Please do not contact management or tenants regarding this offering

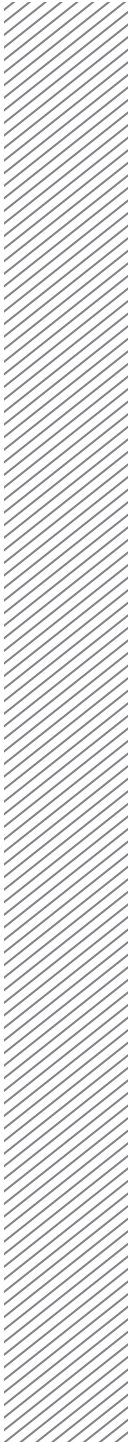
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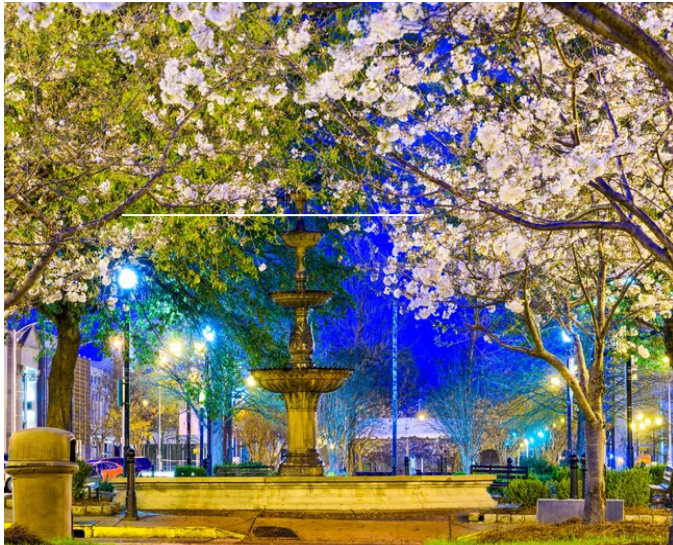
CHRIS BOSWORTH

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MACON
OVERVIEW

EXECUTIVE SUMMARY

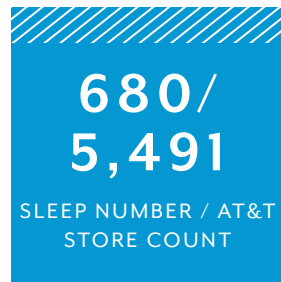
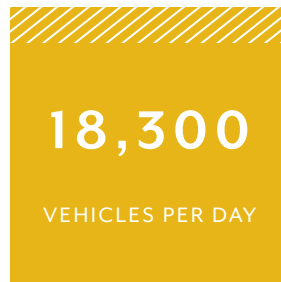
Location, location, location. The subject property shares the intersection with The Shoppes at River Crossing (a +750,000 sf super regional retail center). The Shoppes at River Crossing is home to over 70 of the country's most popular retailers including Belk, Dillard's, Dick's, Buckle, Bone Fish Grill, H&M, JoAnn Fabrics, Kirkland's, Olive Garden and PetsMart. This intersection links to a customer base well beyond the typical due to its immediate access to Interstate Highway 75 and several state highways. Additional far reaching attractions include the grouping of auto dealers surrounding the subject property including Mercedes Benz, Acura, Volvo, VW, BMW and several others.

PROPERTY OVERVIEW

Parking	50 Parking Spaces (7.4/1,000 sf)
Billboard Income	
Rentable SF	6,800 SF
Parcel	1 acre
Zoned	C-2 (General Commerical)
W.A.L.T.	5 years



Nearly ½ of Macon's workforce are employed in either Health Care (16.2%), Education (10.4%). Retail (12.4%) or Manufacturing (8.54%). AT&T has been a tenant since the property was placed in service in 2008. This location is has more annual visits than 80% of their nearly 5,500 locations nationwide. Sleep Number relocated from The Shoppes at River Crossing (across the street) to our location offering far superior visibility and access.



PROPERTY HIGHLIGHTS

2008

YEAR BUILT

LAMAR

76%

COST OF LIVING
MACON < USA AVERAGE

78%

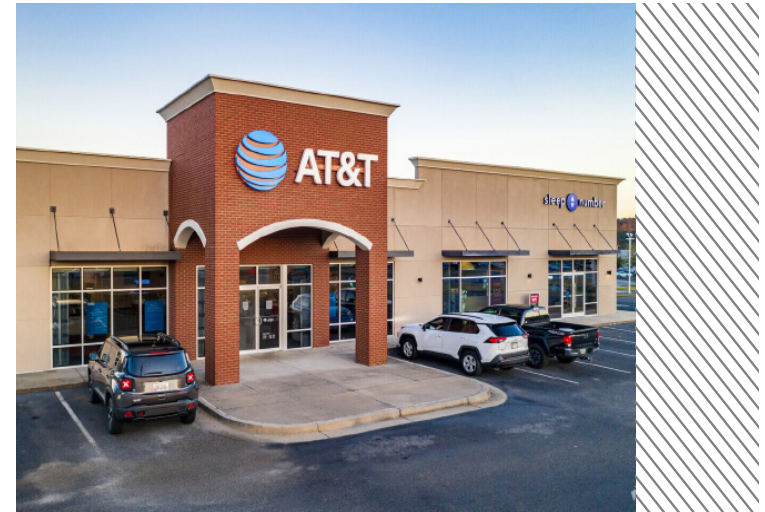
AVERAGE
HOUSEHOLD INCOME
MACON < USA
AVERAGE

NOV
2028

ROOF WARRANTY
EXPIRES



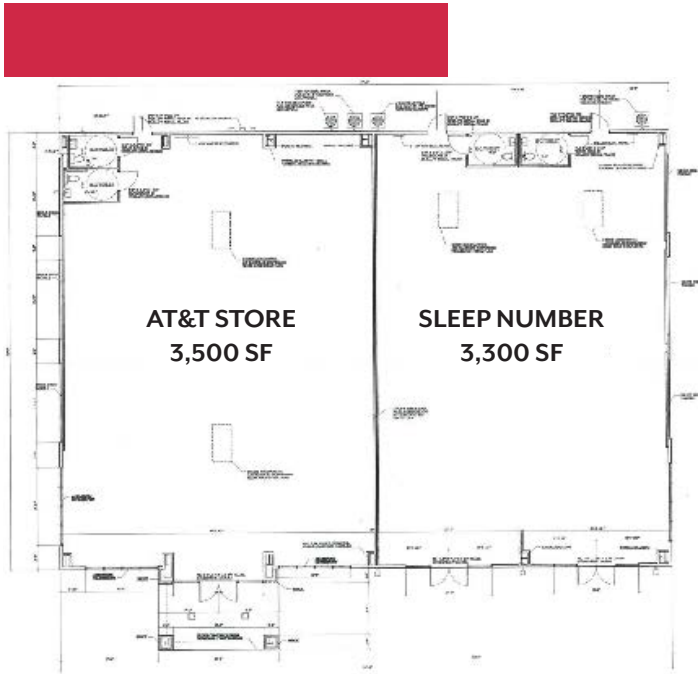
DISCRETIONARY
INCOME MACON >
USA AVERAGE



SITE PLAN



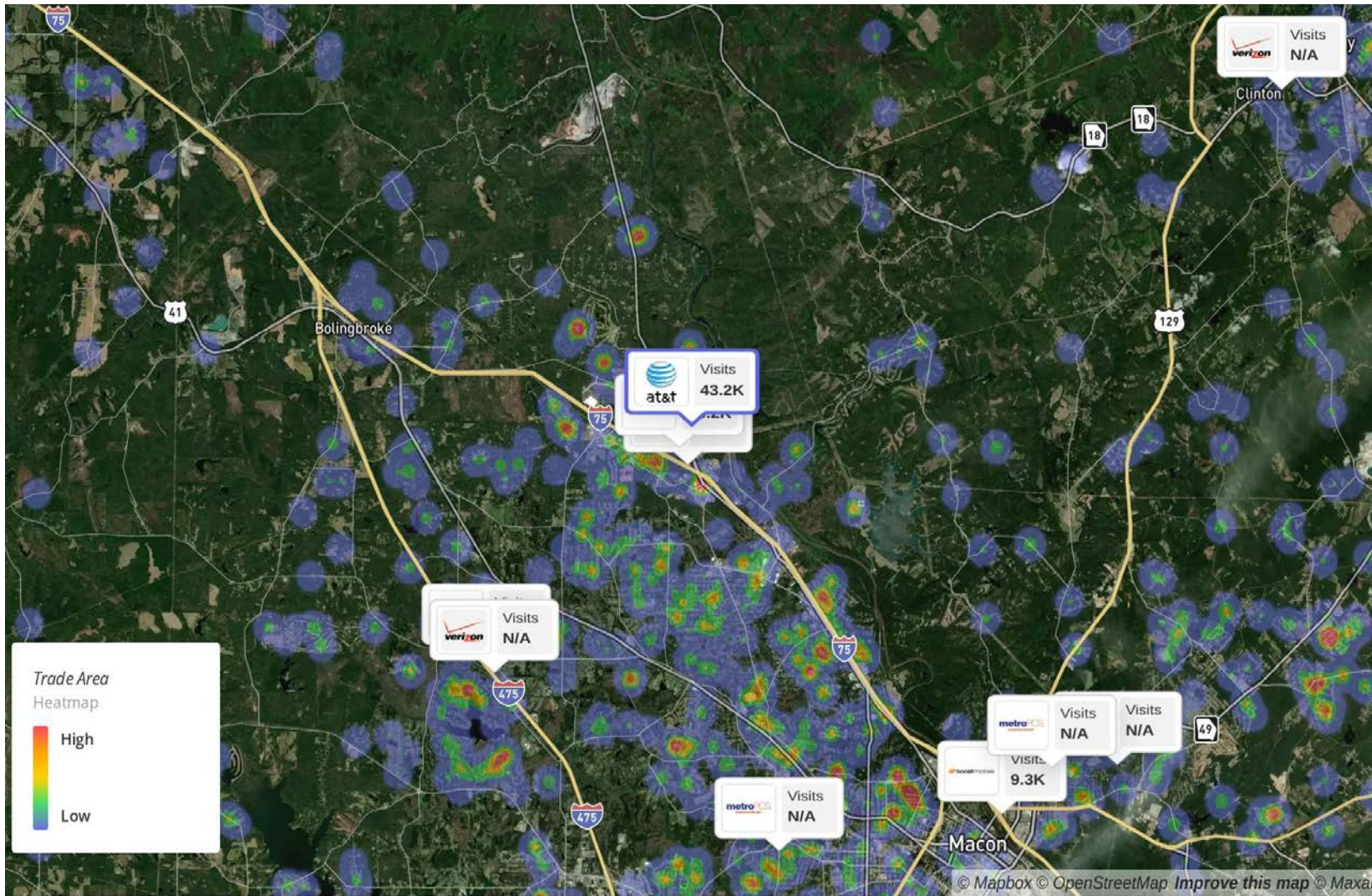
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AERIAL



DEMOGRAPHIC & LOCATION DATA



AT&T | 4795 Riverside Drive, Macon GA. Visits from Nov 1, 2022 to Oct 31, 2023. AT&T'S primary **Trade Area**. This shows, by census block, where AT&T's 43,200 visitors over this time period originated.

DEMOGRAPHIC & LOCATION DATA



On page 8 census blocks are colored to show AT&T’s Primary Trade Area. A mile radius ring captures most of the census blocks with the high concentrations of AT&T customers. The table comparison highlights potential for AT&T to grow their business with the wealthier demographic within 10 miles. Sleep Numbers appeal to the wealthy demographic within and far beyond the 10 mile radius ring should support AT&T’s continued growth.

DEMOGRAPHIC COMPREHENSIVE	10 MILE	TRADE AREA
POPULATION		
2023 Population	149,007	114,495
2020 - 2023 Population Growth Rate	.20%	NA
GENERATIONS		
Generation Alpha & Z	13,025 (8.7%)	29,840 (26.1%)
Millennials	35,939 (24.1%)	28,330 (24.7%)
Generation X	34,460 (23.1%)	26,952 (23.5%)
Baby Boomers	27,024 (18.1%)	13,504 (11.8%)
Greatest Generations	7,997 (5.4%)	15,869 (13.9%)
HOUSEHOLD INCOME		
Average Household Income	\$80,247	\$58,216
Median Household Income	\$51,258	\$36,917
HOUSING VALUE		
Median Home Price	\$187,830	\$112,041
Average Home Price	\$236,443	NA
HOUSING UNITS		
Owner-Occupied Housing	31,762 (46%)	20,738 (49%)
Renter-Occupied Housing	28,551 (41.3%)	21,615 (51%)

WHAT MAKES MACON GREAT

Macon, Georgia has a diverse and growing economy that contributes to the overall prosperity and development of the region. The city's strategic location, with major highways and railways running through it, has made it a transportation and logistics hub. This has attracted numerous distribution and warehousing companies, creating job opportunities and driving economic growth. Additionally, Macon's proximity to Atlanta and the Port of Savannah further enhances its position as a key player in the transportation and logistics industry.

Another significant sector in Macon's economy is healthcare. The city boasts a robust healthcare system, with several major hospitals, medical centers, and specialized clinics. These institutions not only provide high-quality medical care to the community but also serve as major employers, attracting healthcare professionals and contributing to the local economy. The healthcare industry in Macon continues to grow, creating new jobs and opportunities while supporting the overall well-being of the community.



WHY INVEST?

- + Macon has experienced steady population growth, which translates to an expanding customer base for retail businesses
- + Pro-Business environment complemented by low costs of living and doing business
- + Macon's strategic location in the heart of Georgia positions it as a transportation and logistics hub
- + Macon has seen ongoing efforts to support and develop its retail sector, implementing various incentives for business growth and redevelopment
- + Macon's rich history, cultural events, and tourist attractions draw thousands of visitors throughout the year

BEST
Places for Business

Forbes Magazine

TOP 100
Best Places to Live

Livability.com

MACON AT A GLANCE

156,197

Population (2022)

1.5%

Job Market Increase Over The Past Year

34.4%

Future Job Growth Over Next 10 Years

59,480

Households (2022)

433,000

Population Within 45 Miles of Macon

"Macon's proximity to Atlanta and the Port of Savannah further enhances its position as a key player in the transportation and logistics industry."

38.1

Median Age (2023)

3.5%

Unemployment Rate (2023)

117,900

Employment (2022)

\$49,619

Avg. HH Income (2023)

97.5%

Employment Rate (2023)

\$138,200

Avg. Home Price (2023)



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CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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