

RIVOLI CROSSING

4357 Forsyth Rd, Macon, GA 30210



SPACE AVAILABLE | 1,270 - 35,716 SF

PROPERTY HIGHLIGHTS

- Large, subdividable 35,716 SF box available, along with multiple shop space opportunities
- Prime location adjacent to Piedmont Macon Medical Center, a 310-bed healthcare facility
- Situated on Hwy 41, which carries 22,400 VPD, and connects Downtown Macon to Wesleyan College

AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	5,713	39,979	96,812
HOUSEHOLDS	2,456	16,818	40,071
AVG HH INCOME	\$132,735	\$96,537	\$85,490

MARISA ROY

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PATRICK GREEN

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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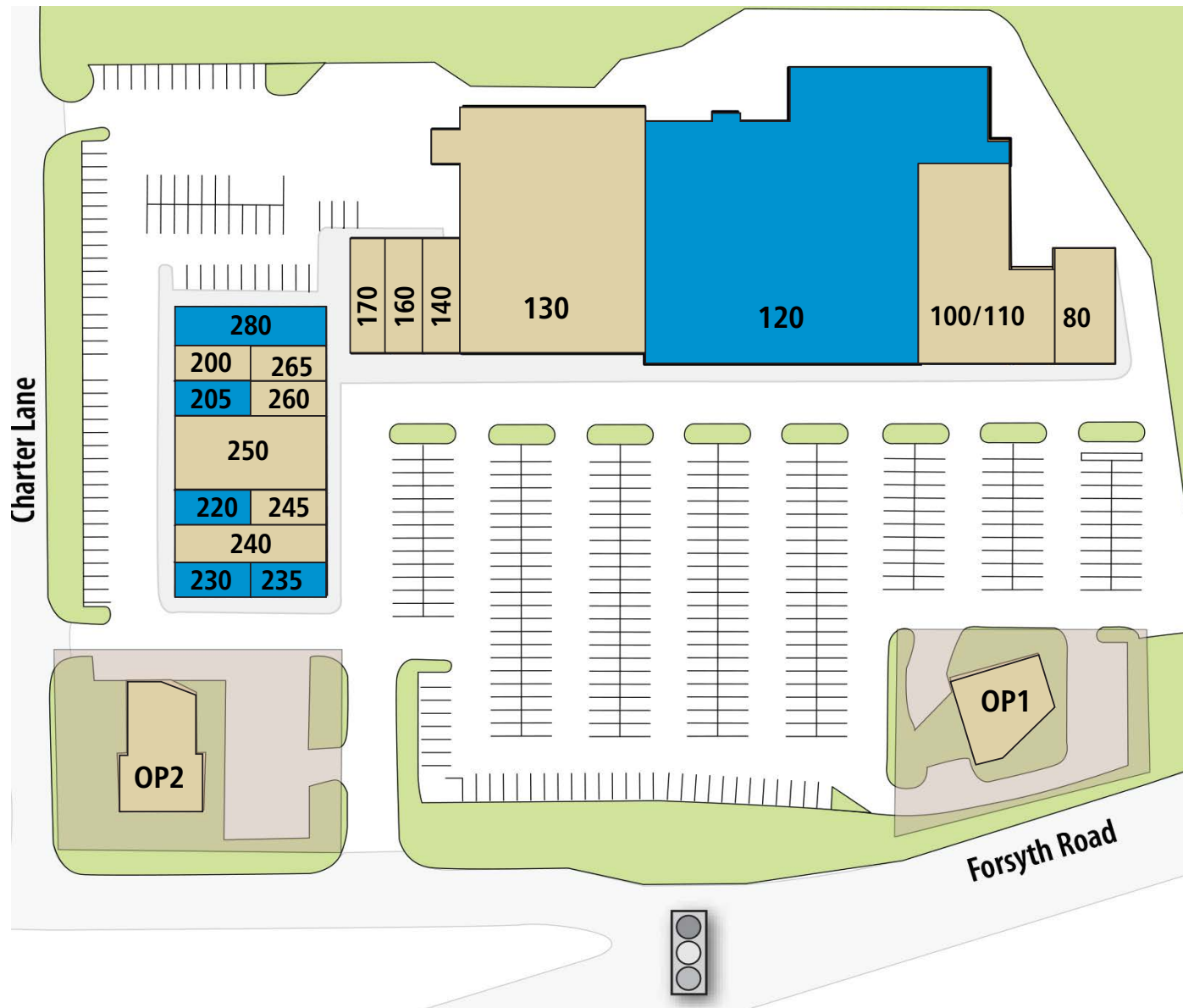
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STE	TENANT	SF
OP1	ELIANO'S COFFEE	2,796
OP2	MORRIS BANK	7,127
80	LESLIE'S POOL	3,214
100/110	DOLLAR TREE	10,265
120	AVAILABLE	35,716
130	THE FRESH MARKET	21,192
140	BEEM LIGHT SAUNA	1,760
160	LC NAIL SALON	1,600
170	SORELLA APPAREL	1,760
200	MATTRESS BY APPT	1,270
205	AVAILABLE	1,270
220	AVAILABLE	1,270
230	AVAILABLE	1,270
235	AVAILABLE	1,270
240	AMANDA JANE SALON	2,526
245	STRETCH ZONE	1,263
250	ORANGE THEORY	5,000
260	MIDDLE GA INFUSIONS	1,170
265	BLOSSOM NUTRITION	1,263
280	AVAILABLE	2,760

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