



EISENHOWER CROSSING

1,009 SF - 45,491 SF
AVAILABLE RETAIL SPACES



NEWMARK

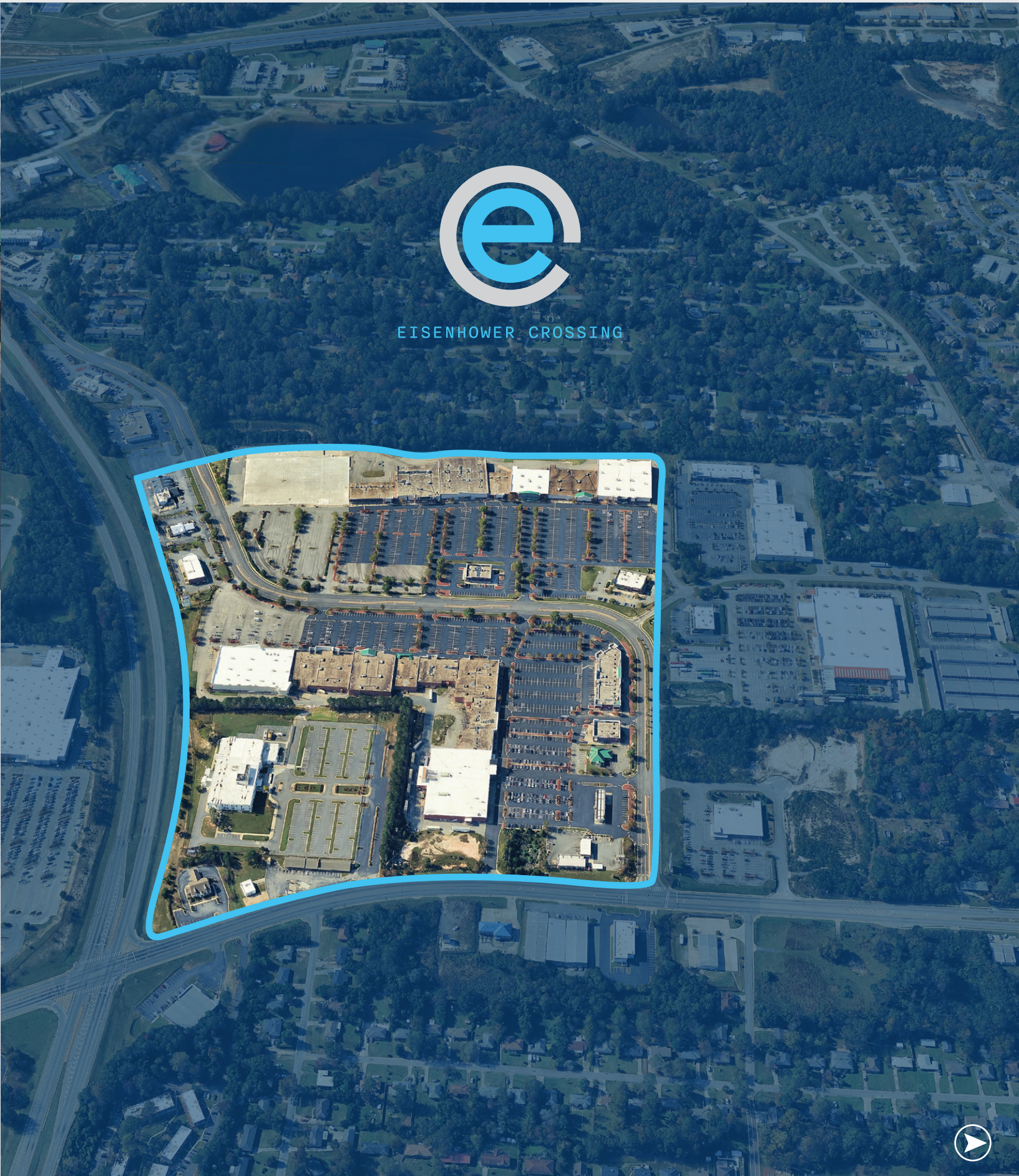
3455 PEACHTREE RD NE | SUITE 1800 | ATLANTA, GA 30326



Executive Summary

Eisenhower Crossing is one of the dominant regional power centers in Central Georgia, strategically located in Macon. Encompassing approximately 546,112 square feet of retail space, the center is anchored by nationally recognized tenants including Kroger, The Home Depot, Staples, and Best Buy. Situated directly off the highly trafficked Eisenhower Parkway (US-80) and within immediate proximity to Interstate 475, Eisenhower Crossing benefits from exceptional visibility, strong traffic counts, and seamless regional accessibility.

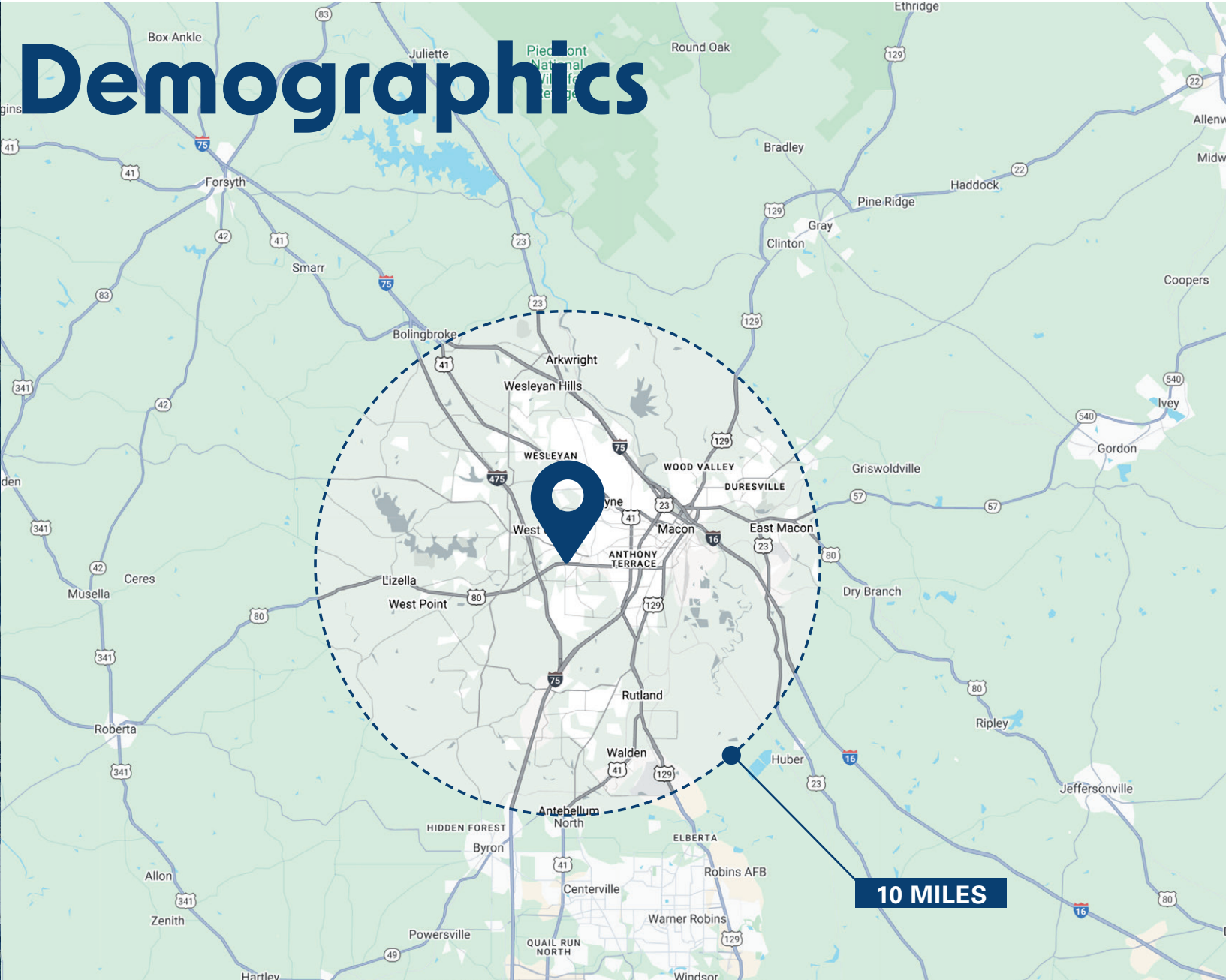
Property Specs	
Market	Macon-Bibb
Property Type	Grocery Anchored Regional Power Center
GLA	546,112 SF
Lot Area	60+ Acres
Year Built	2001
Parking Ratio	5+ /1000
Available Spaces	1,009 SF - 45,491 SF



Property Overview



4628-4696 PRESIDENTIAL PKWY. MACON, GA 31206



Macon, GA 10-Mile Demographics

Median Home Value:	\$160,570
Total Population:	165K
Average Age:	40.2
Number of Households:	66K
Average Income:	\$72,696
F&B Spending:	\$1.727 B
Annual Population Growth:	0.9%
Bachelor's Degree or Higher:	23%
VPD:	19,900 VPD (along Eisenhower Pky) & 15,469 VPD (Log Cabin Drive)

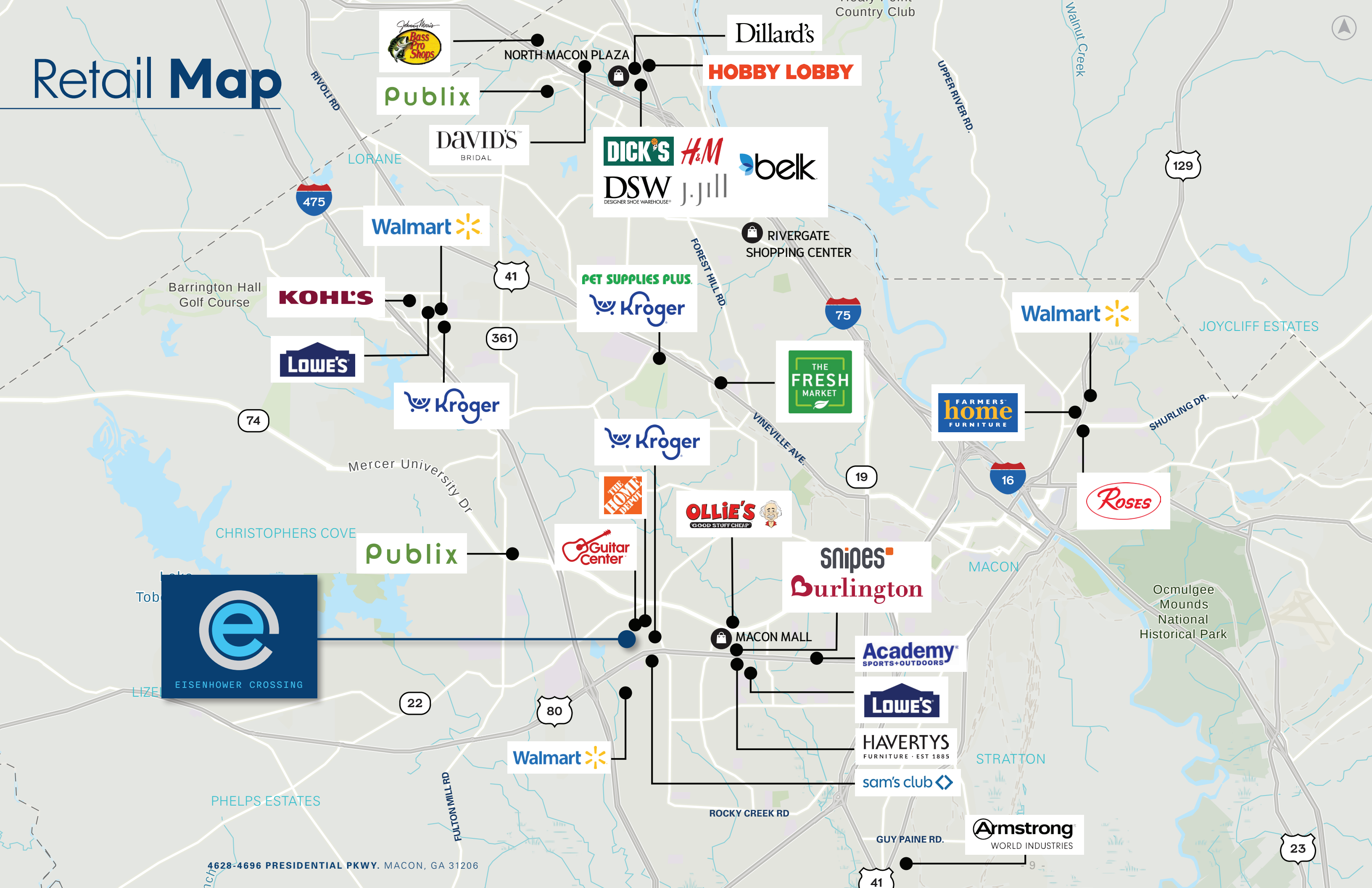
Property Photos



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Retail Map



Site Plan



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