

MARKET INFORMATION

- The Shoppes at River Crossing's trade area extends over 60 miles to the north and south and 50 miles east to west.
- Recently named by *Inc. Magazine* as one of the "top 50 small metro areas in the U.S.," Macon is the heart of central Georgia, serving as the center of industry, medicine and higher education for a 32-county trade area with a population of more than 993,000.
- Macon is a community rich in history and culture, with an outstanding workforce, state-of-the-art technical training, several colleges and universities with over 30,000 students and over 11,000 acres of business and industrial parks.
- Robins Air Force Base is the largest employer in the state.
- Macon is one of the Top 15 Logistics Cities in the Southeast.
- Population of over 420,693 in a 30-mile radius.
- Immediate trade area boasts a population with an average household income of \$72,663, of which 49% have income levels over \$50,000.
- Colleges in Macon include Mercer University, Wesleyan College, Macon State College.



LOCATION

Located at the intersection of I-75 and Riverside Drive; accessible to three (3) interstate highways: I-75, I-475 and I-16.

- | | |
|-------------------------|-----------|
| ▪ Atlanta, Georgia | 75 miles |
| ▪ Columbus, Georgia | 102 miles |
| ▪ Augusta, Georgia | 133 miles |
| ▪ Jacksonville, Florida | 271 miles |

THE SHOPPES AT RIVER CROSSING MARKET INFORMATION



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | jwacompanies.com

THE CENTER

750,000-square-foot, 67-acre open-air shopping center which includes a lifestyle and power center component

ANCHOR TENANTS

Dillard's, Belk, Barnes & Noble, DSW Shoe Warehouse, Dick's Sporting Goods, Jo Ann Fabrics & Craft, PetSmart and ULTA

FEATURED TENANTS

American Eagle, Bonefish Grill, Buckle, Bath & Body Works, Chico's, The Children's Place, Chili's, Express, Francesca's Collection, H&M, J.Jill, Lizard Thicket, LaParrilla, Lane Bryant, Men's Wearhouse, Olive Garden, Palmetto Moon, Pandora, Soma Intimates, Talbots, Texas Roadhouse, Victoria's Secret, White House | Black Market, Wild Wing Cafe and Zoe's Kitchen

MAJOR EMPLOYERS

- Robins Air Force Base
- GEICO
- YKK Zipper
- Ikon Office Solutions
- Boeing Aircraft Parts Manufacturer

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2022 Population	43,944	146,978	196,125
2027 Projected Population	44,206	148,399	198,044
2022 Avg. Household Income	\$94,917	\$66,132	\$66,461
2022 Households	18,611	59,186	77,431

DEMOGRAPHICS	10 MINUTE	15 MINUTE	20 MINUTE
2022 Population	28,390	62,188	112,879
2027 Projected Population	29,225	62,150	113,077
2022 Avg. Household Income	\$88,641	\$78,455	\$65,297
2022 Households	12,380	27,054	46,160

CONTACT INFORMATION

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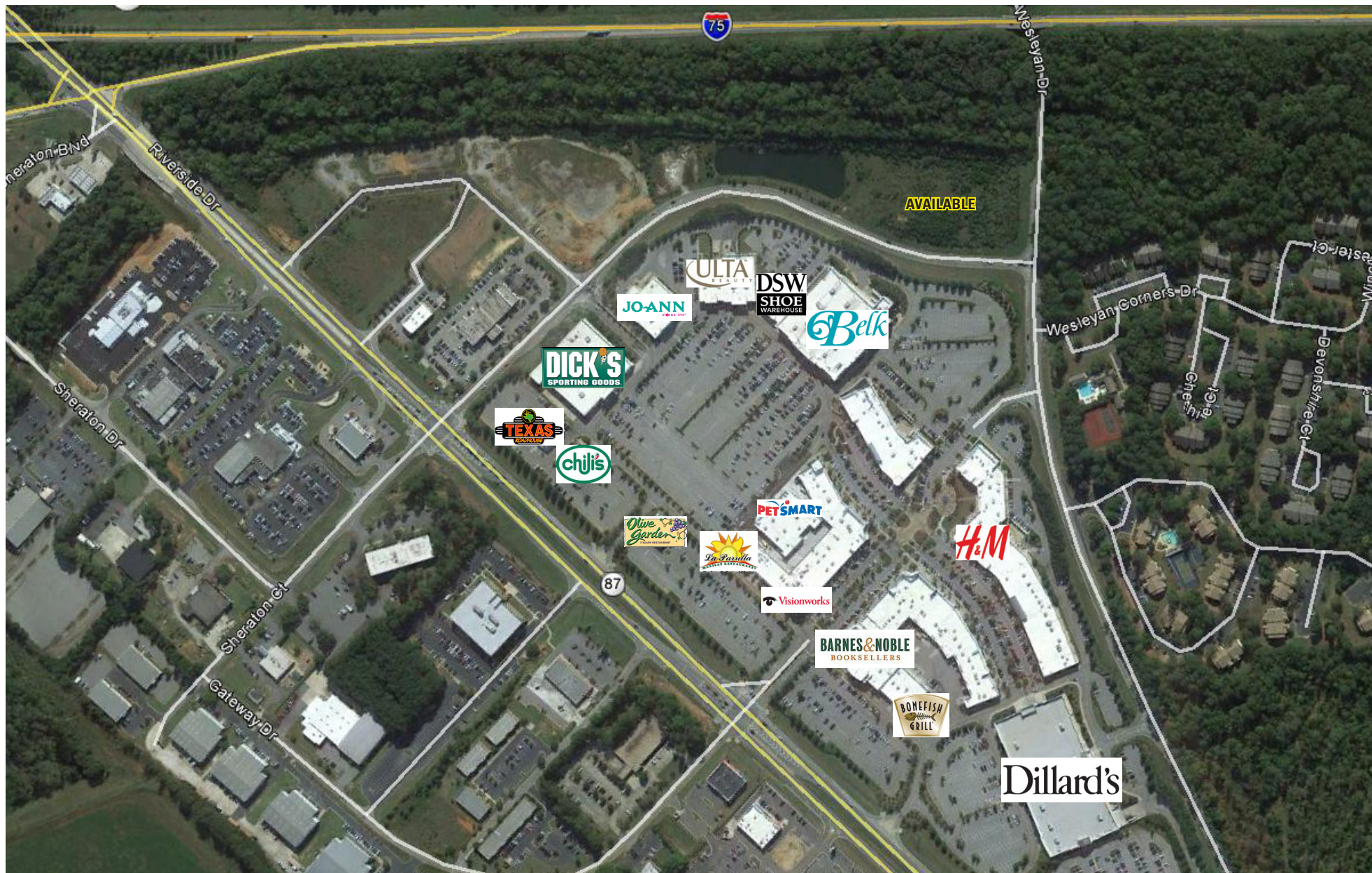
theshoppesatrivercrossing.com

THE SHOPPES AT RIVER CROSSING
GENERAL INFORMATION/DEMOGRAPHICS



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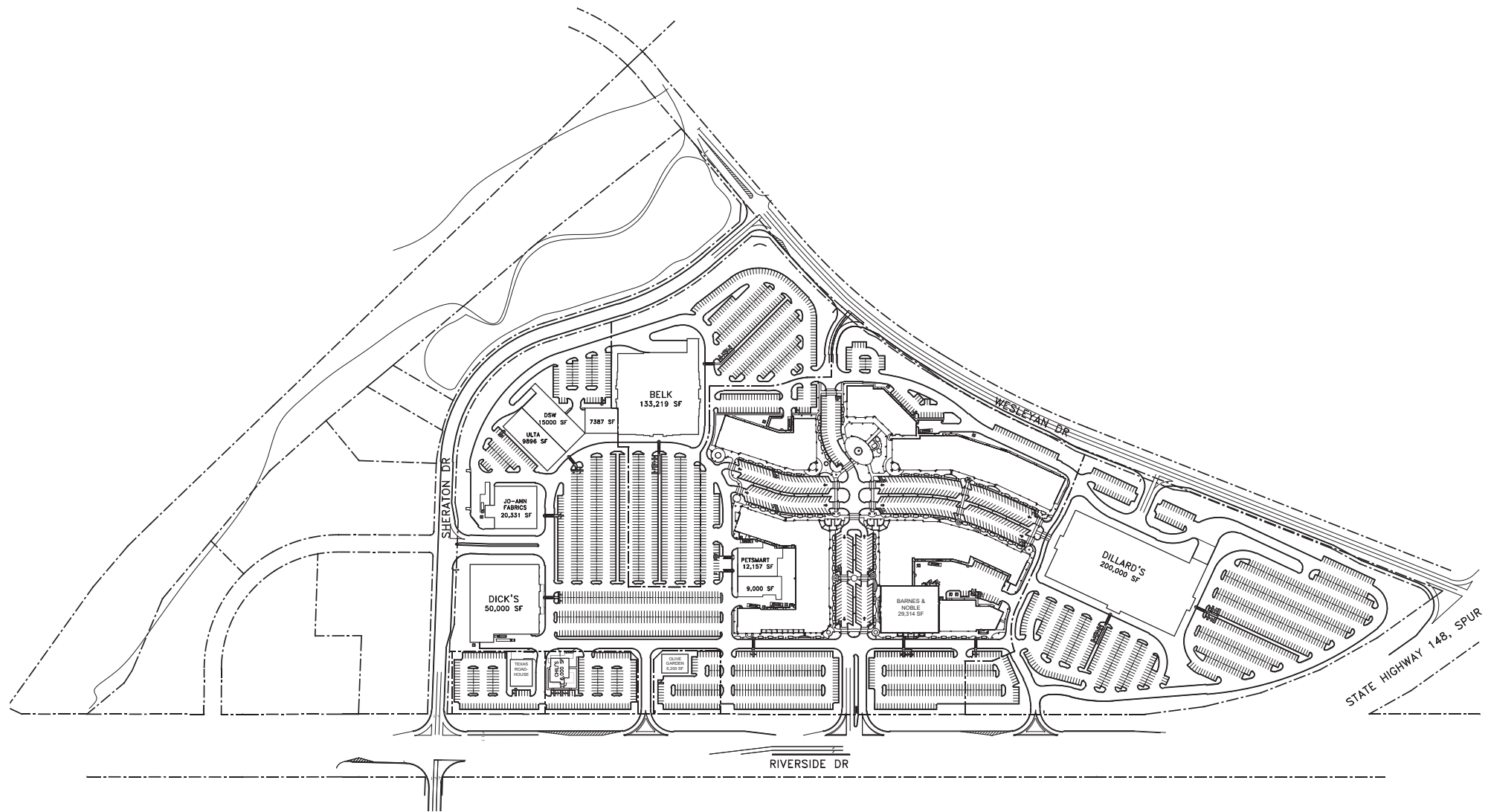
THE SHOPPES AT RIVER CROSSING AERIAL / RETAILERS



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THE SHOPPES AT RIVER CROSSING SITE PLAN

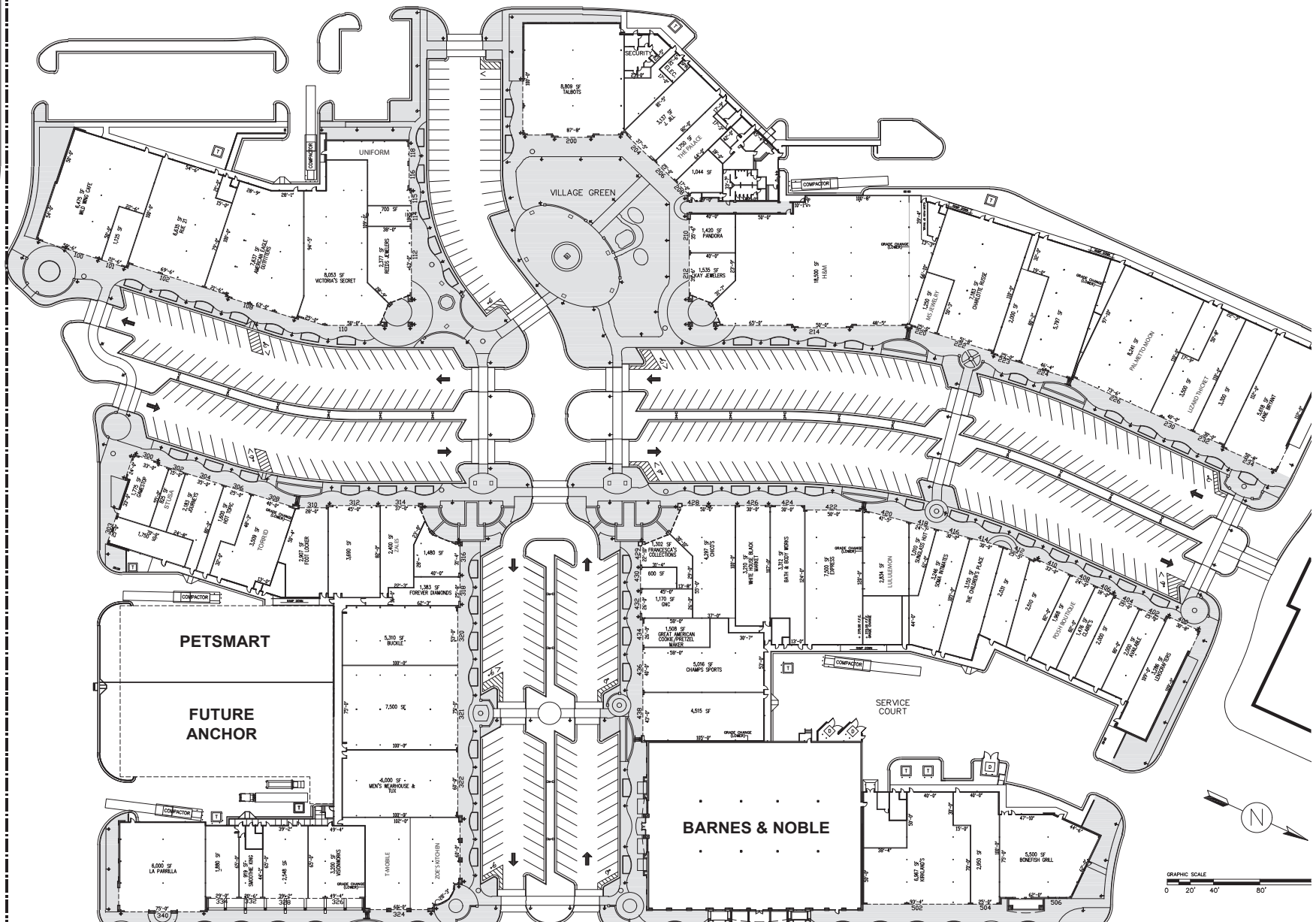


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BELK
133,219 SF



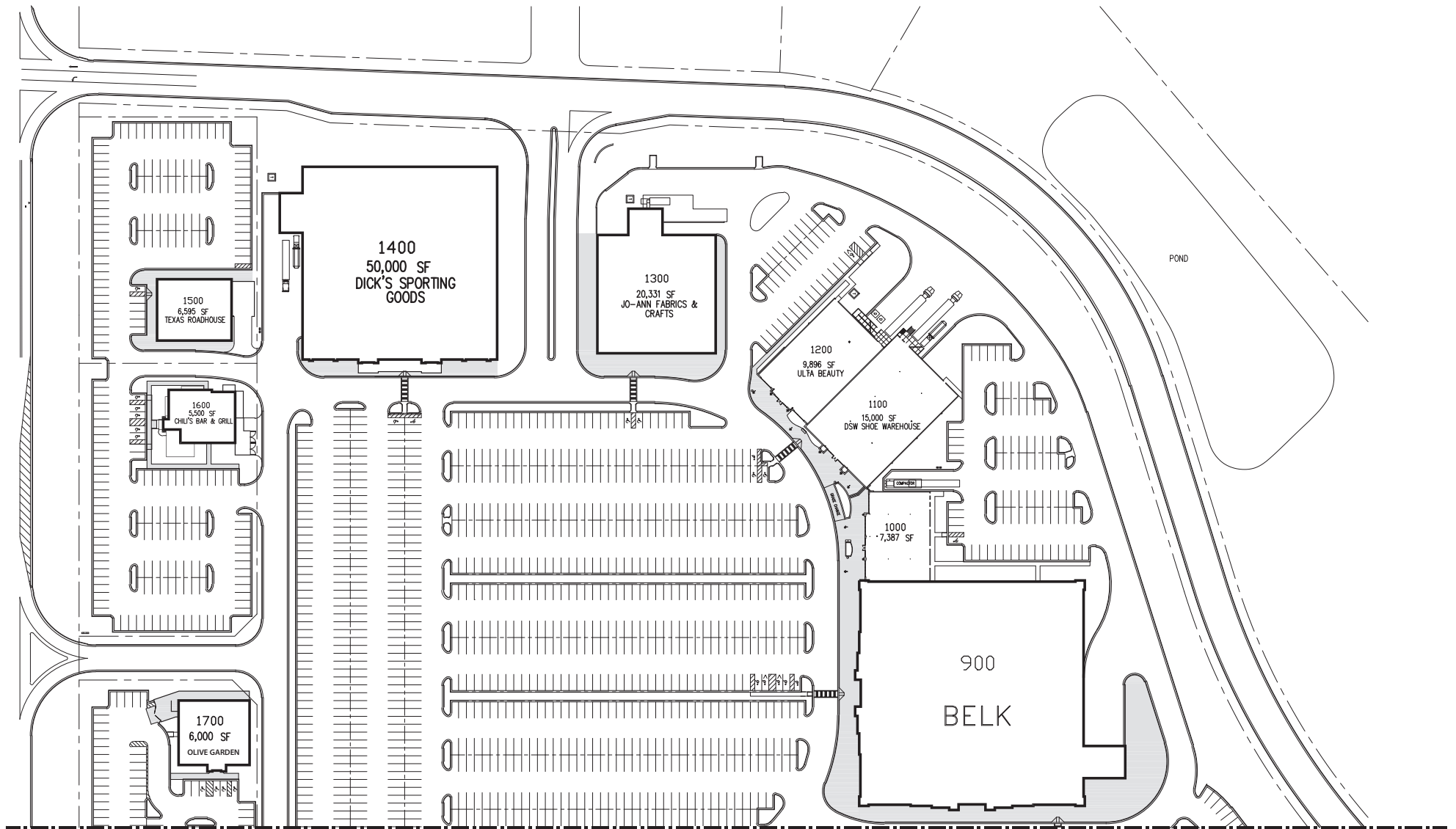
THE SHOPPES AT RIVER CROSSING EAST LEASE PLAN



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THE SHOPPES AT RIVER CROSSING WEST LEASE PLAN



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