

MARKET INFORMATION

- The trade area extends over 60 miles to the north and south and 50 miles east to west and is underserved for grocery, dining and service related retailers.
- 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 390,000 in a 30 mile radius.
- Immediate trade area boasts a population with an average household income of \$65,219 of which, 26.3% have income levels over \$75,000. This trade area is also well educated as 25.7% of the population have a bachelor’s degree or above.
- Colleges in Macon include Mercer University, Wesleyan College and Macon State College.



LOCATION

Northeast corner of the signalized intersection of Thomaston Road and Tucker Road. Thomaston Road is an exit off I-475, a bypass highway for residents living in west Macon.

• Atlanta, Georgia	75 miles
• Columbus, Georgia	102 miles
• Augusta, Georgia	133 miles
• Jacksonville, Florida	271 miles

THE CENTER

48,000-square-foot, Publix anchored center including 19,500 square feet of shops and two outparcels.

PROJECTED OPENING DATE

Spring 2020

AREA RETAILERS

- Shoppers Value
- VA Outpatient Clinic
- O'Reilly's
- Captain D's
- Tire Plus
- Subway
- Dollar General
- Waffle House

MAJOR EMPLOYERS

- Navicent Health Medical Center
- GEICO
- Macon-Bibb County Board of Education
- Coliseum Health Systems
- Mercer University

TRADE AREA / DEMOGRAPHICS

5 MINUTE DRIVE TIME

- 2018 ESTIMATED POPULATION: 40,993
- HOUSEHOLDS: 15,784
- AVERAGE HOUSEHOLD INCOME: \$65,219
- MEDIAN HOUSEHOLD INCOME: \$47,350
- MEDIAN AGE: 34.5
- ANY COLLEGE: 53.4%
- PERCENT OF HOUSEHOLD EARNINGS \$75k+: 26.3%
- DAYTIME DEMOS AGE 16+: 32,982
- OWNER OCCUPIED HOME VALUE: \$134,203
- ESTIMATED AVERAGE NET WORTH: \$400,485

CONTACT INFORMATION

Evan Conder
Vice President of Development
334 260 2528 t 334 260 2533 f
e.conder@jwacompanies.com





TOBESOFKEE CROSSING

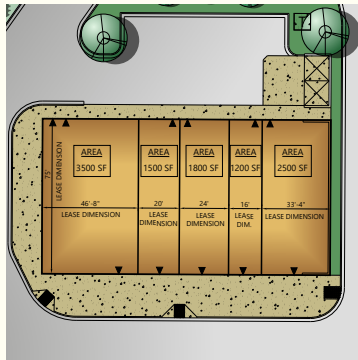
AERIAL / RETAILERS



Jim Wilson & Associates, LLC

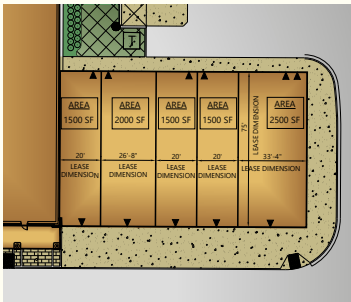
2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024

334 260 2500 (t) | 334 260 2533 (f) | jwacompanies.com



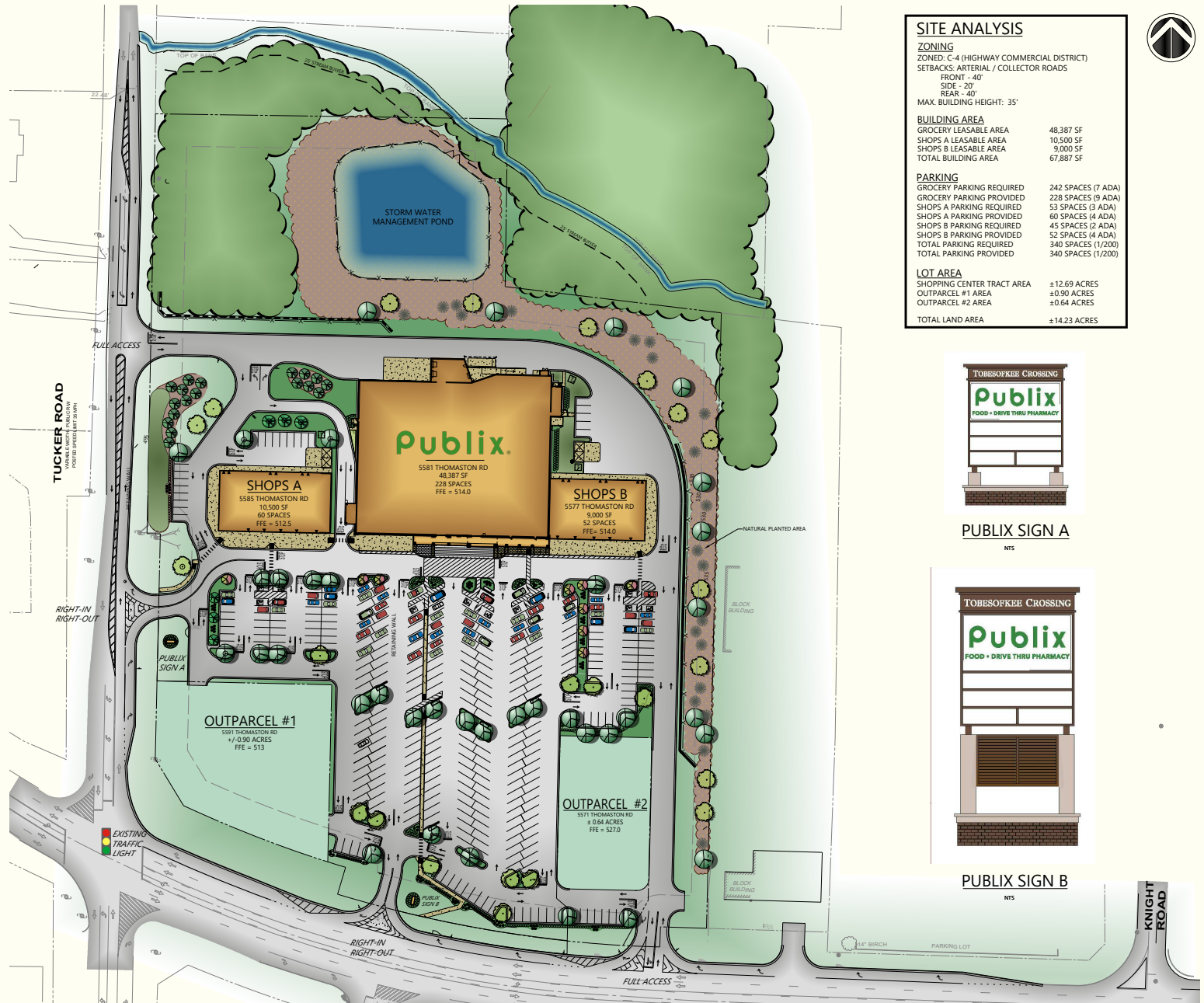
SHOPS A DEMISED AREAS

SCALE: 1" = 30'-0"



SHOPS B DEMISED AREAS

SCALE: 1" = 30'-0"



SITE ANALYSIS

ZONING
 ZONED: C-4 (HIGHWAY COMMERCIAL DISTRICT)
 SETBACKS: ARTERIAL / COLLECTOR ROADS
 FRONT - 40'
 SIDE - 20'
 REAR - 40'
 MAX. BUILDING HEIGHT: 35'

BUILDING AREA
 GROCERY LEASABLE AREA 48,387 SF
 SHOPS A LEASABLE AREA 10,500 SF
 SHOPS B LEASABLE AREA 9,000 SF
 TOTAL BUILDING AREA 67,887 SF

PARKING
 GROCERY PARKING REQUIRED 242 SPACES (7 ADA)
 GROCERY PARKING PROVIDED 228 SPACES (9 ADA)
 SHOPS A PARKING REQUIRED 53 SPACES (3 ADA)
 SHOPS A PARKING PROVIDED 60 SPACES (4 ADA)
 SHOPS B PARKING REQUIRED 45 SPACES (2 ADA)
 SHOPS B PARKING PROVIDED 52 SPACES (4 ADA)
 TOTAL PARKING REQUIRED 340 SPACES (1/200)
 TOTAL PARKING PROVIDED 340 SPACES (1/200)

LOT AREA
 SHOPPING CENTER TRACT AREA ±12.69 ACRES
 OUTPARCEL #1 AREA ±0.90 ACRES
 OUTPARCEL #2 AREA ±0.64 ACRES
 TOTAL LAND AREA ±14.23 ACRES



PUBLIX SIGN A

NTS



PUBLIX SIGN B

NTS

TOBESOFKEE CROSSING SITE PLAN



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024

334 260 2500 (t) | 334 260 2533 (f) | jwacompanies.com