

## 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 |



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THE SHOPPES AT RIVER CROSSING  
MARKET INFORMATION

## 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, pOpshelf, Petsmart and ULTA

## FEATURED TENANTS

American Eagle, Bonfish 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 Sephora

## 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
2024 Population	43,053	145,932	196,986
2028 Projected Population	43,499	146,622	202,149
2024 Avg. Household Income	\$130,854	\$89,151	\$88,257
2024 Households	18,096	59,122	78,144

DEMOGRAPHICS	10 MINUTE	15 MINUTE	20 MINUTE
2024 Population	24,787	63,932	106,066
2028 Projected Population	26,173	65,215	106,976
2024 Avg. Household Income	\$127,071	\$105,748	\$87,835
2024 Households	10,832	27,654	43,769

## CONTACT INFORMATION

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GENERAL INFORMATION / DEMOGRAPHICS





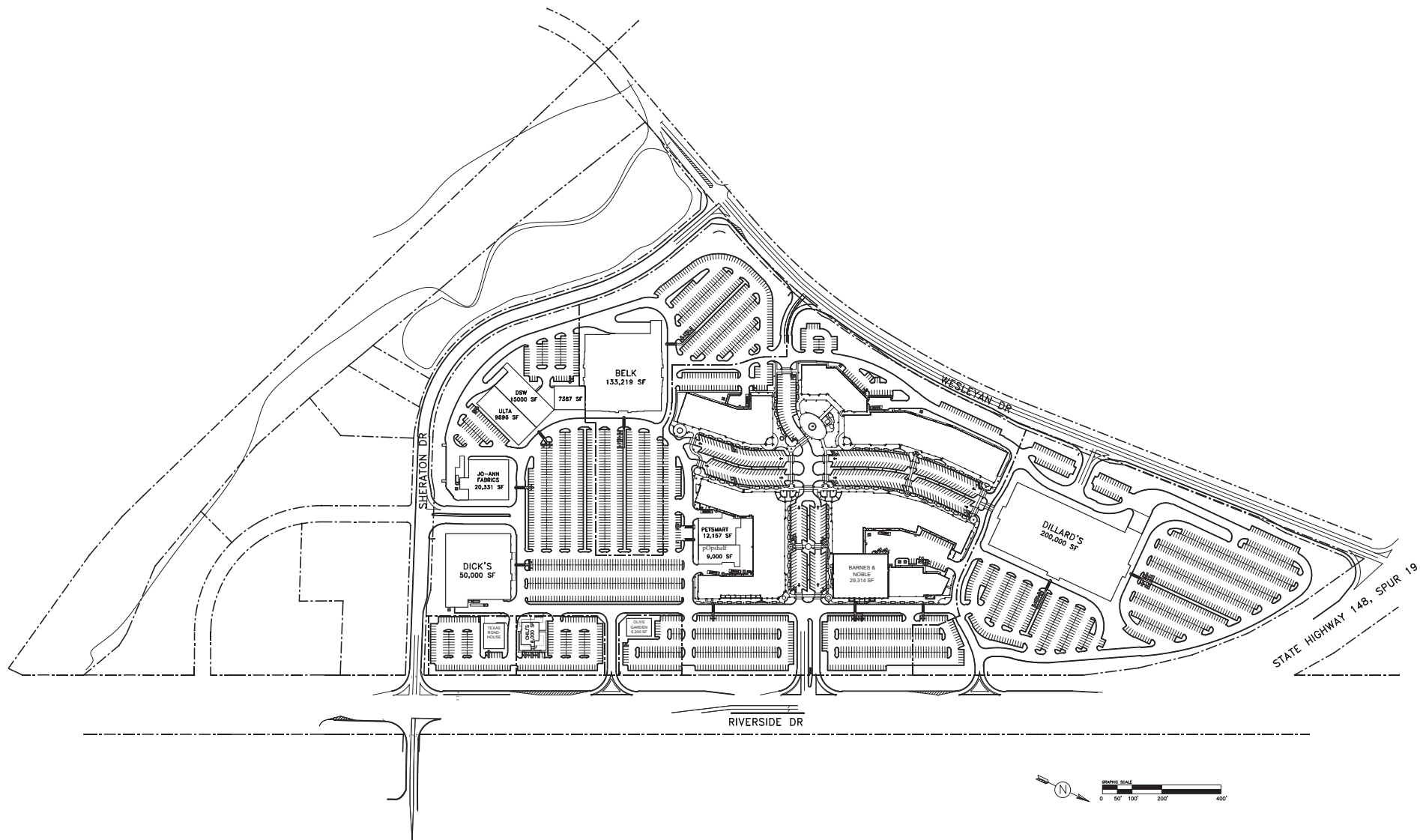
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# THE SHOPPES AT RIVER CROSSING

## AERIAL / RETAILERS





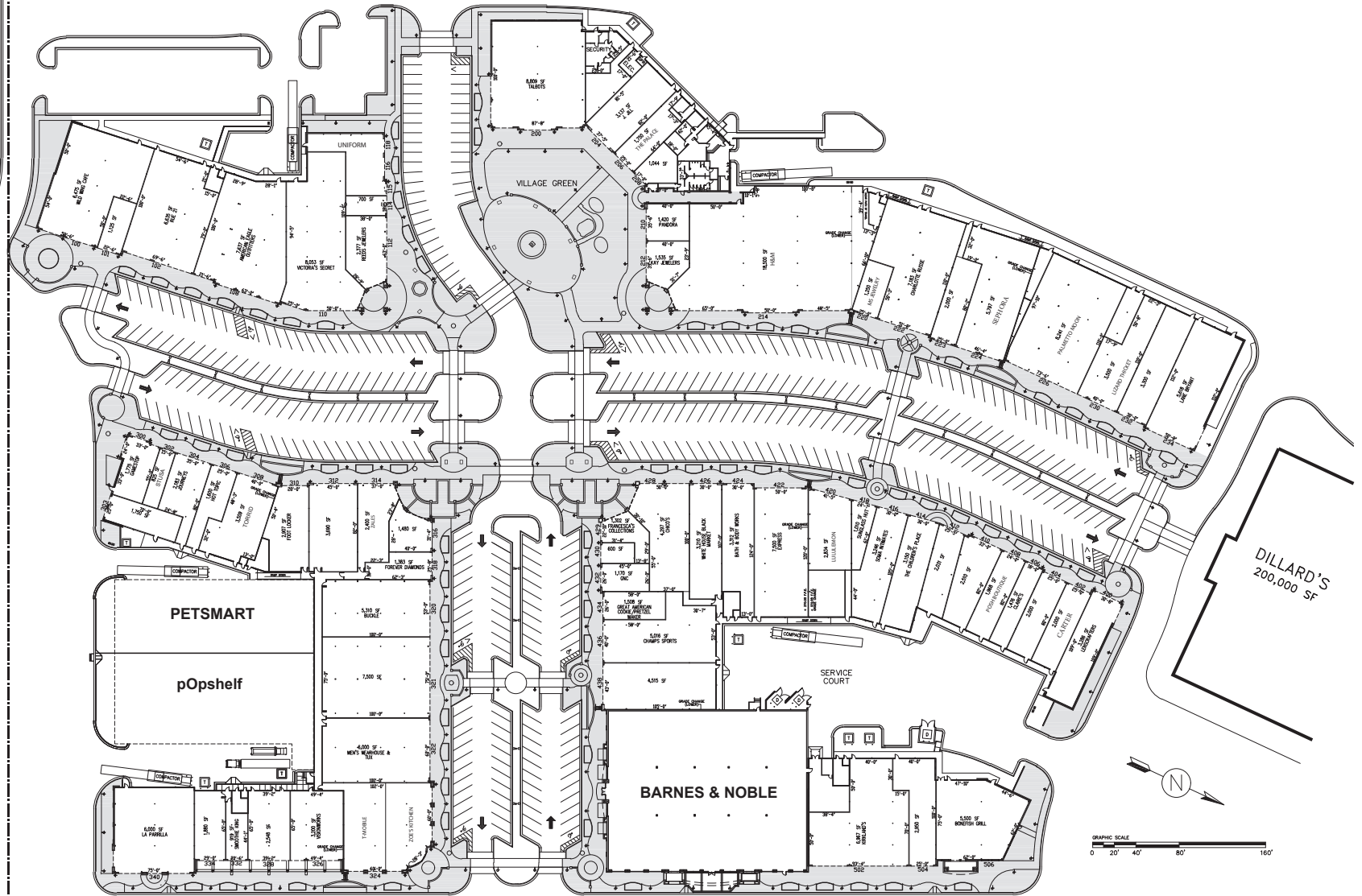
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# THE SHOPPES AT RIVER CROSSING

## SITE PLAN

BELK  
133,219 SF

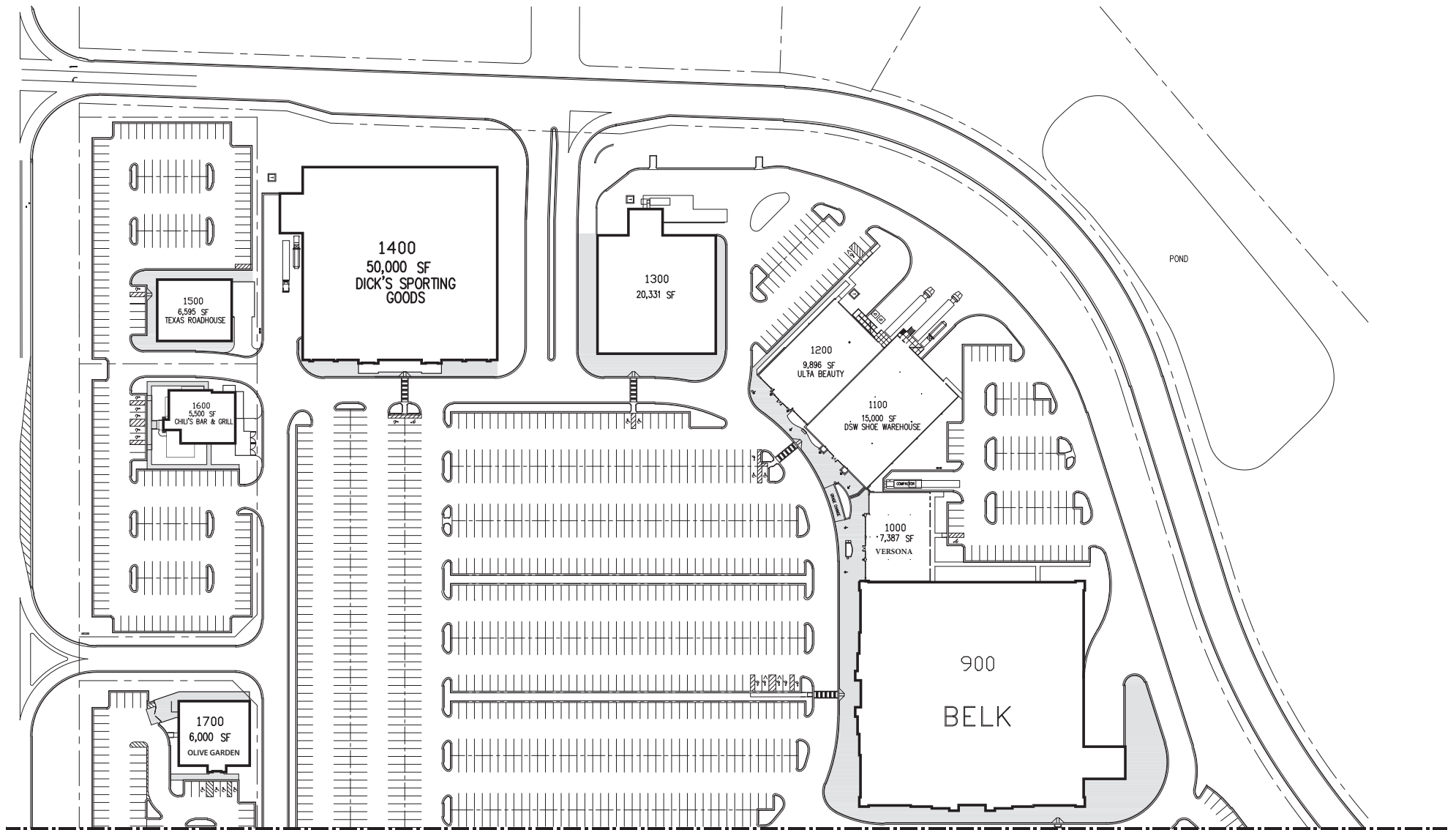


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# THE SHOPPES AT RIVER CROSSING

## EAST LEASE PLAN



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THE SHOPPES AT RIVER CROSSING  
WEST LEASE PLAN