

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, Bonafish 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
2025 Population	44,296	146,626	197,983
2030 Projected Population	44,769	147,622	202,149
2025 Avg. Household Income	\$129,352	\$91,216	\$90,990
2025 Households	18,522	58,998	78,112

DEMOGRAPHICS	10 MINUTE	15 MINUTE	20 MINUTE
2025 Population	28,051	68,037	115,086
2030 Projected Population	28,439	69,482	115,119
2025 Avg. Household Income	\$126,028	\$106,572	\$89,790
2025 Households	12,095	29,039	47,005

CONTACT INFORMATION

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THE SHOPPES AT RIVER CROSSING
GENERAL INFORMATION / DEMOGRAPHICS

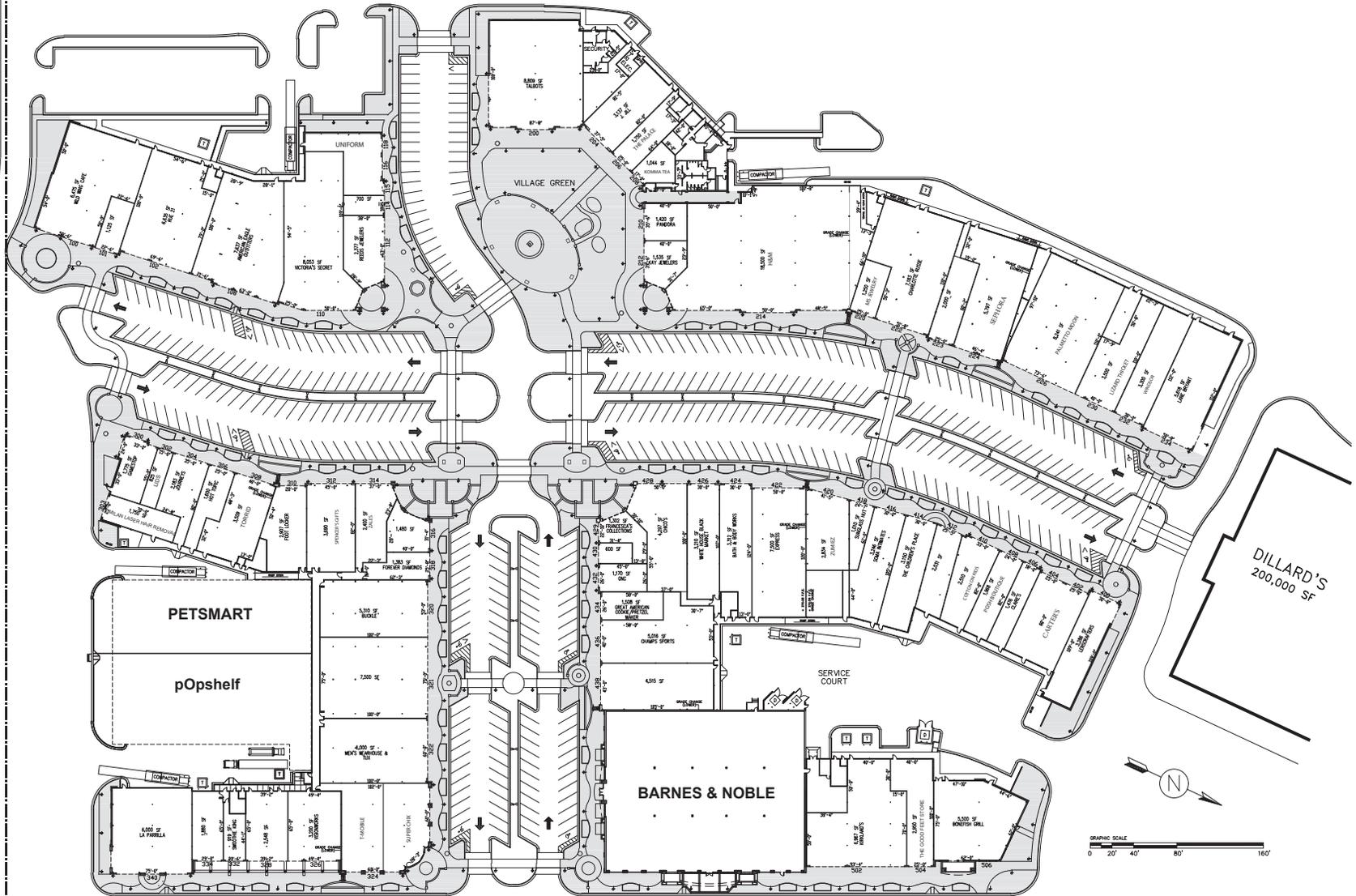



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THE SHOPPES AT RIVER CROSSING

AERIAL / RETAILERS

BELK
133,219 SF

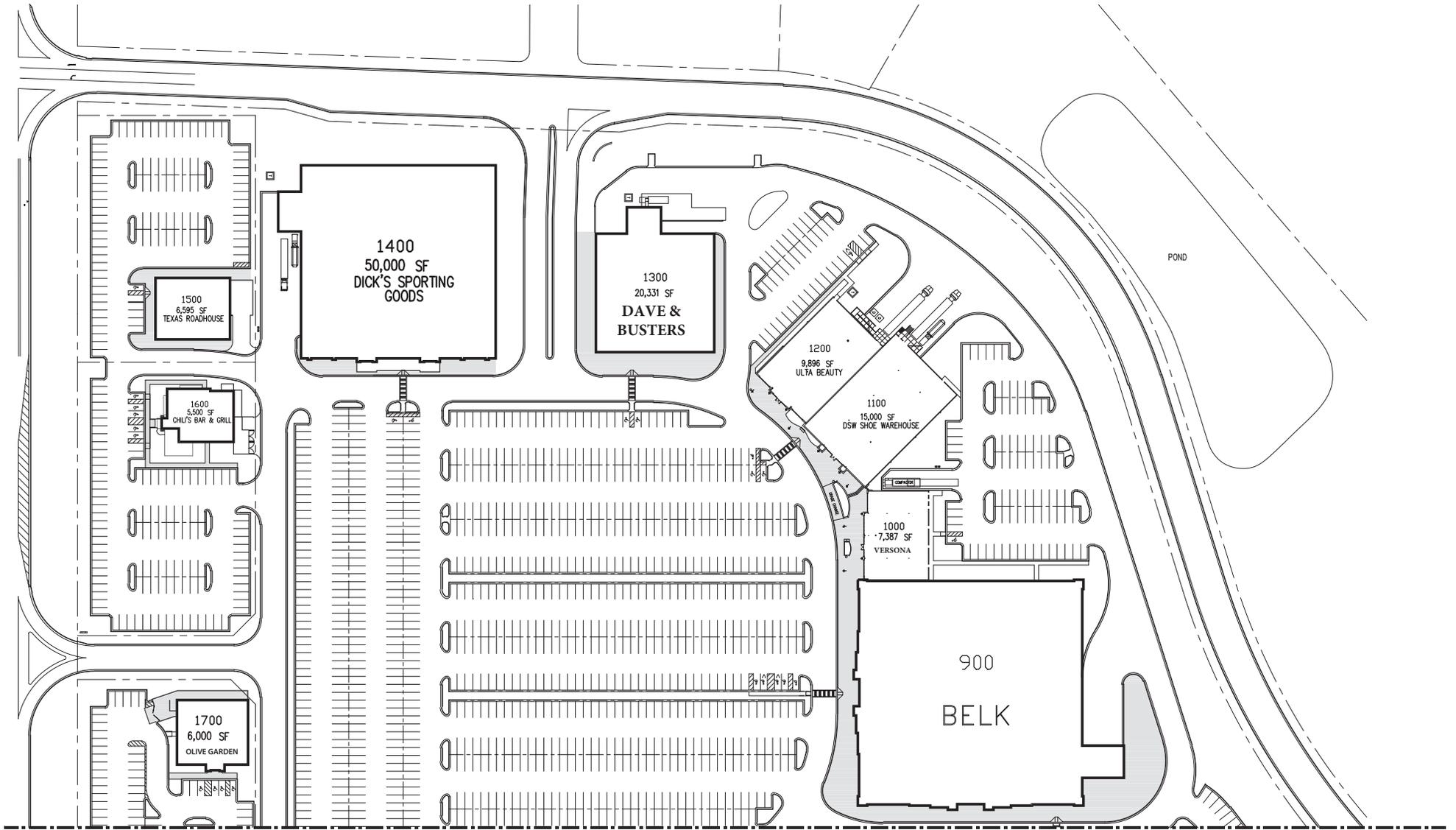


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THE SHOPPES AT RIVER CROSSING

EAST LEASE PLAN



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THE SHOPPES AT RIVER CROSSING

WEST LEASE PLAN