

RETAIL | WAREHOUSE FOR LEASE



1673 EISENHOWER PARKWAY, MACON, 31206 BIBB COUNTY

LEASE RATE: \$10/SF



ADAM BAILEY C: 478.733.7961

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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

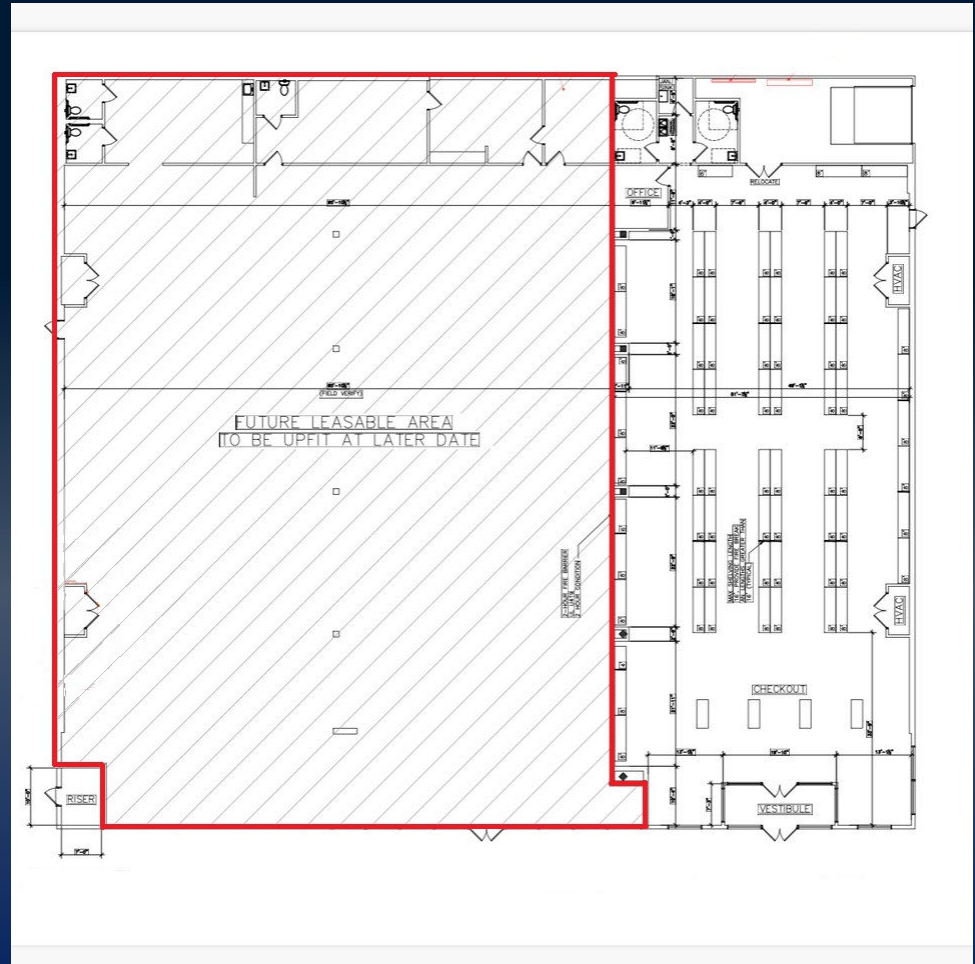
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±18,000 SF retail/warehouse
 - ±13,000 SF retail/showroom
 - ±5,000 SF warehouse (can be leased separately)
- Includes 3 restrooms, 2 offices, a break room, & a loading dock
- Located less than a mile from Macon's new Amphitheater
- Zoned C-3



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TRAFFIC COUNTS

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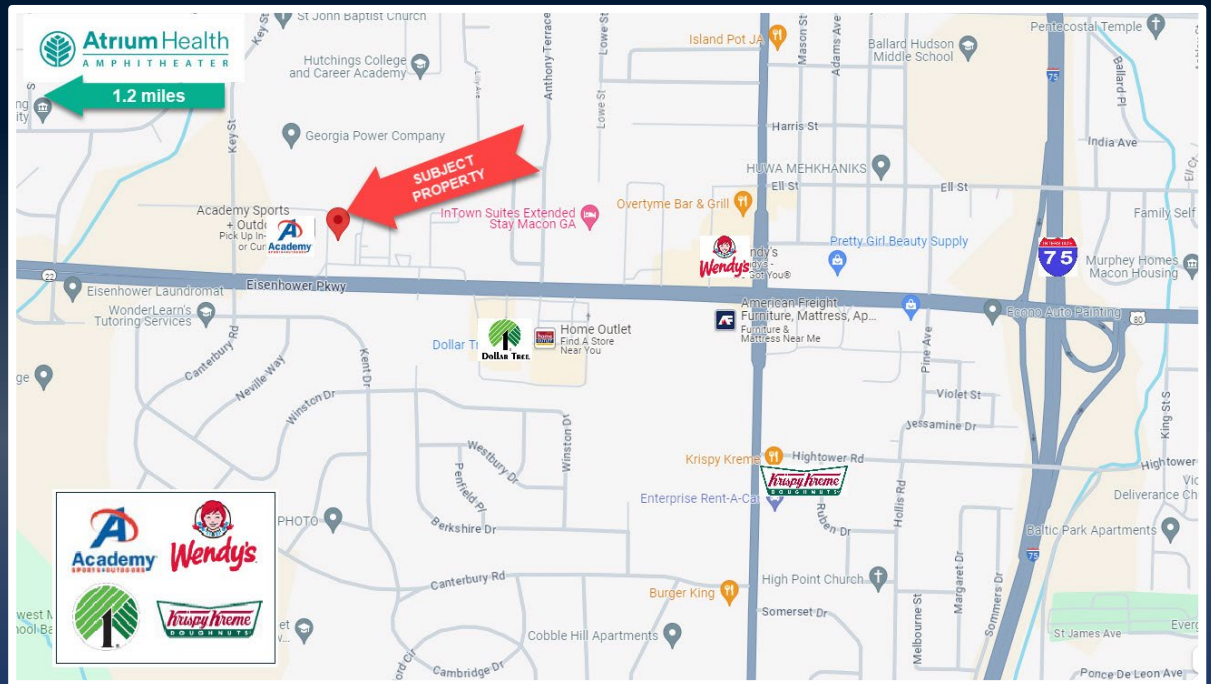
(GDOT 2023 PUBLISHED DATE ESTIMATE)

Eisenhower Parkway – 19,800 VPD

Key Street – 3,060 VPD

DEMOGRAPHICS:

| | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|----------------------------------|---------------|----------------|----------------|
| 2023 Population: | 6,685 | 56,415 | 86,537 |
| 2028 Population Estimate: | 6,628 | 55,911 | 85,911 |
| 2023 Households: | 2,591 | 22,393 | 34,712 |
| 2028 Households Estimate: | 2,600 | 22,435 | 34,820 |
| 2023 Average HH Income: | \$40,397 | \$50,868 | \$61,162 |
| 2028 Average HH Income Estimate: | \$47,207 | \$60,287 | \$72,468 |



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