



RIVOLI CROSSING

4357 Forsyth Rd., Macon GA 31210



DEMOGRAPHICS

1 MILE



5,511
Estimated population



2,293
Estimated daytime population



\$86,156
Average household income



2,487
Households

3 MILE



39,606
Estimated population



14,887
Estimated daytime population



\$72,236
Average household income



16,739
Households

5 MILE



95,441
Estimated population



68,076
Estimated daytime population



\$66,963
Average household income



38,880
Households

DRIVE TIME POPULATION

5
Min



13,882

10
Min



63,385

15
Min



122,317

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

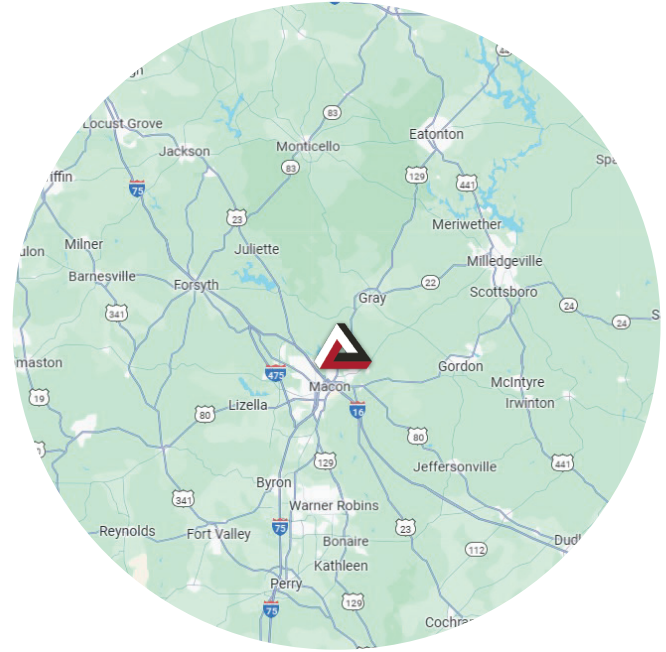
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
OP1	Available	.44 AC	160	LC Nail Salon	1,600 SF	240	Amanda Jane Hair Salon	2,526 SF
OP2	Planter's Bank (Coming Available)	4,140 SF	170	Sorella Apparel	1,760 SF	245	Stretch Zone	1,263 SF
80	Leslie's Pool	3,214 SF	200	Mattress by Appointment	1,270 SF	250	Orange Theory Fitness	5,000 SF
100/110	Dollar Tree	10,265 SF	205	Available	1,270 SF	260	Available	1,263 SF
120	Available	35,716 SF	220	Available	1,270 SF	265	Blossom Nutrition	1,263 SF
130	The Fresh Market	21,192 SF	230	Available	1,270 SF	280	Under Contract	2,760 SF
140	Beem Light Sauna	1,760 SF	235	Available	1,270 SF			



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HIGHLIGHTS

- Sub-dividable 35,716 sf former Stein Mart box and 1,170 – 7,726 sf of shop space available.
- Former BB&T outparcel available for ground lease or build to suit.
- Anchored by The Fresh Market, the only specialty grocer in Macon.
- Adjacent to Piedmont Macon Medical Center, ranked #10 in the Top Large Hospitals in Georgia.
- Conveniently situated on Hwy 41, the property is minutes from Idle Hour Golf & Country Club, Wesleyan College, and Downtown Macon.



21,100 on Forsyth Rd
49,600 on Highway 475



Full access lighted intersection along Rivoli Dr and Forsyth Rd
Right-in/Right-out access along Charter Lane



Pylon Signage along Rivoli Dr



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