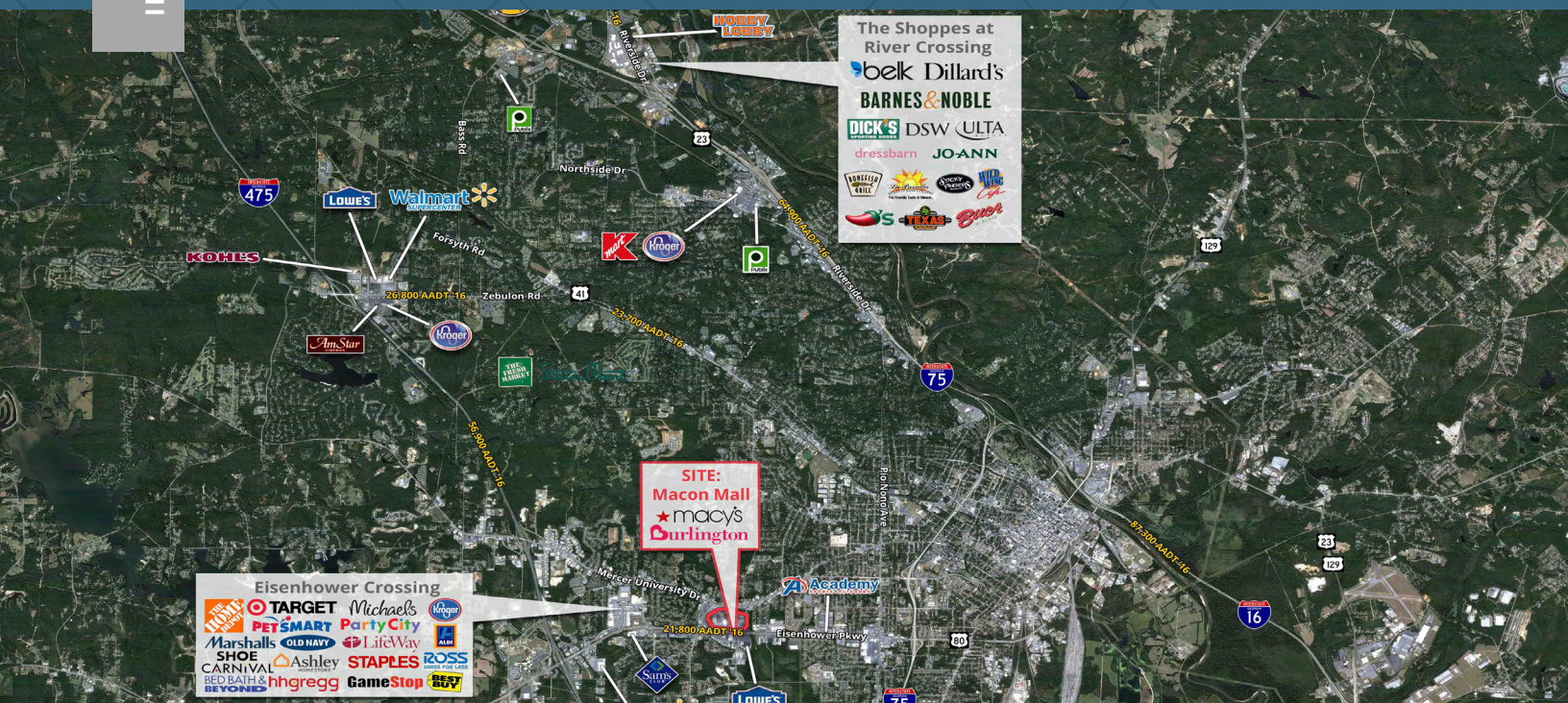


FOR SUBLEASE

Former JCPenney

3661 Eisenhower Pkwy | Macon, GA



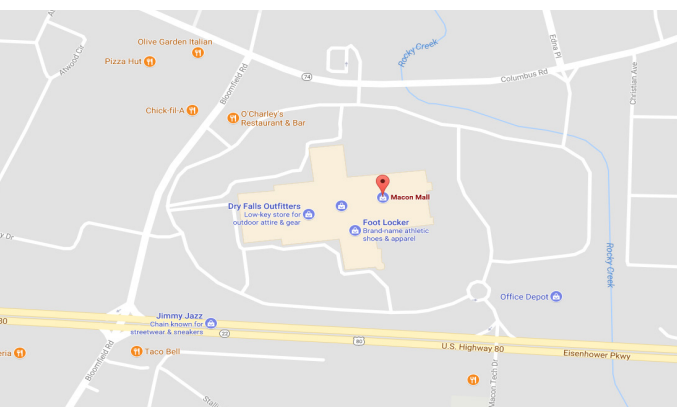
Overview

BUILDING SIZE

159,168 SF

RATE

Call for Rate



Contact

SCOTT TIERNAN

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BRICE POLITO

404.231.9631 | brice.polito@srsre.com

STAN HELLER

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Description

- The Mall was newly renovated five years ago with new carpets, skylights and ceilings, new restrooms, and strategic movement of staircases.
- The exterior storefronts were also given modern facelifts. Macy's and Burlington Coat Factory are anchors in the Mall. The immediate trade area includes major retailers such as Target, Marshall's, Kroger, Ross, Macy's, Burlington Coat Factory, Lowe's, Party City, Michael's, Home Depot, and PetSmart.
- One of the largest private sector employers, GEICO, employs 5,200 in Macon. The Second largest hospital in the state of Georgia, the Medical Center of Central Georgia (MCCG), employs 6,200 and is affiliated with Mercer University Medical & Nursing Schools (3,000+ students).

Demographics

	1 MILE	3 MILES	5 MILES
Current Est Population	5,927	55,251	90,882
Average HH Income	\$33,296	\$38,399	\$50,262
Households	2,293	20,025	34,295
Daytime Population	7,758	57,554	115,300

Year: 2017 | Source: Esri

Traffic Counts

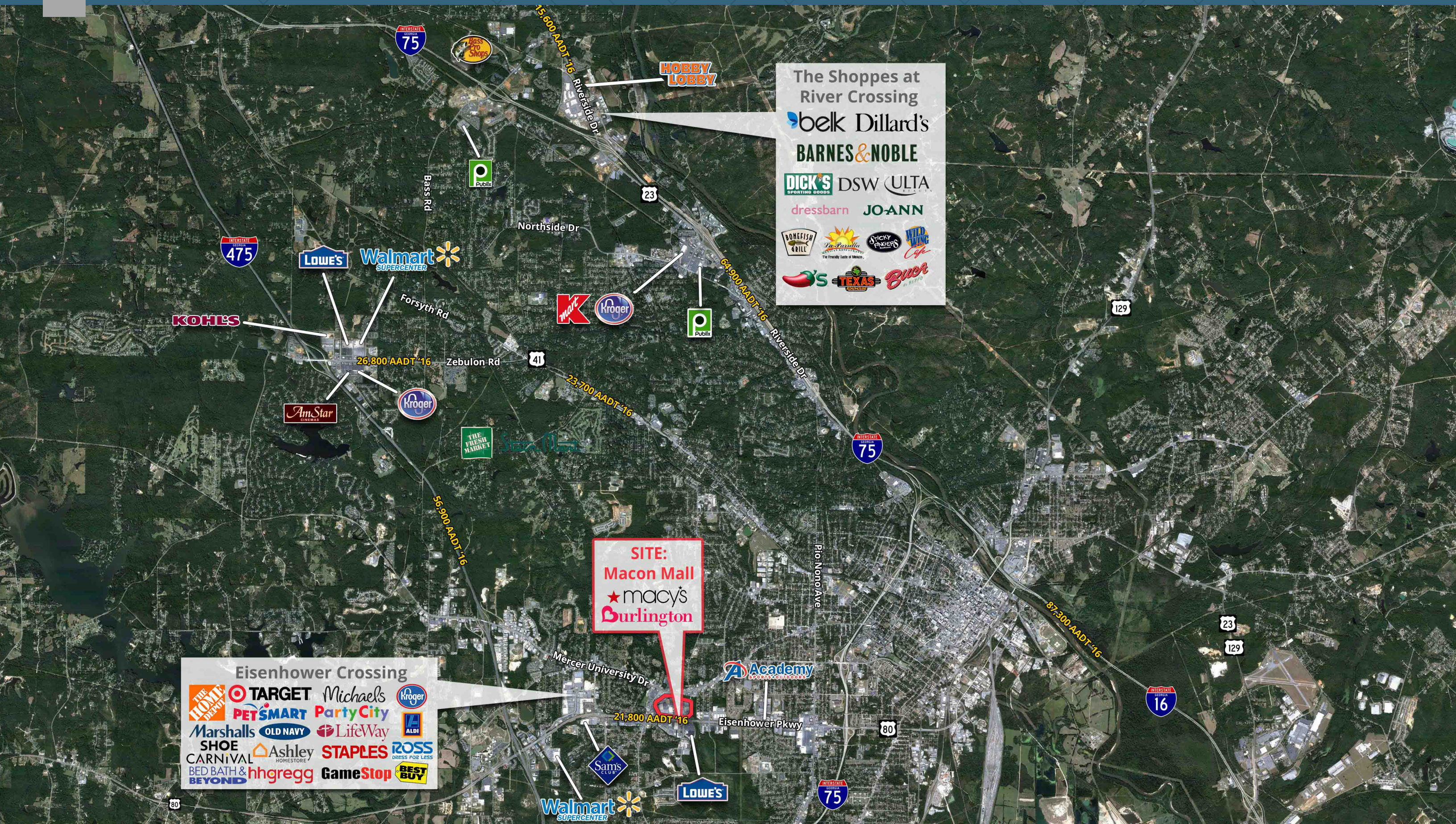
US 80	21,800 VPD
Mercer University Dr	34,590 VPD

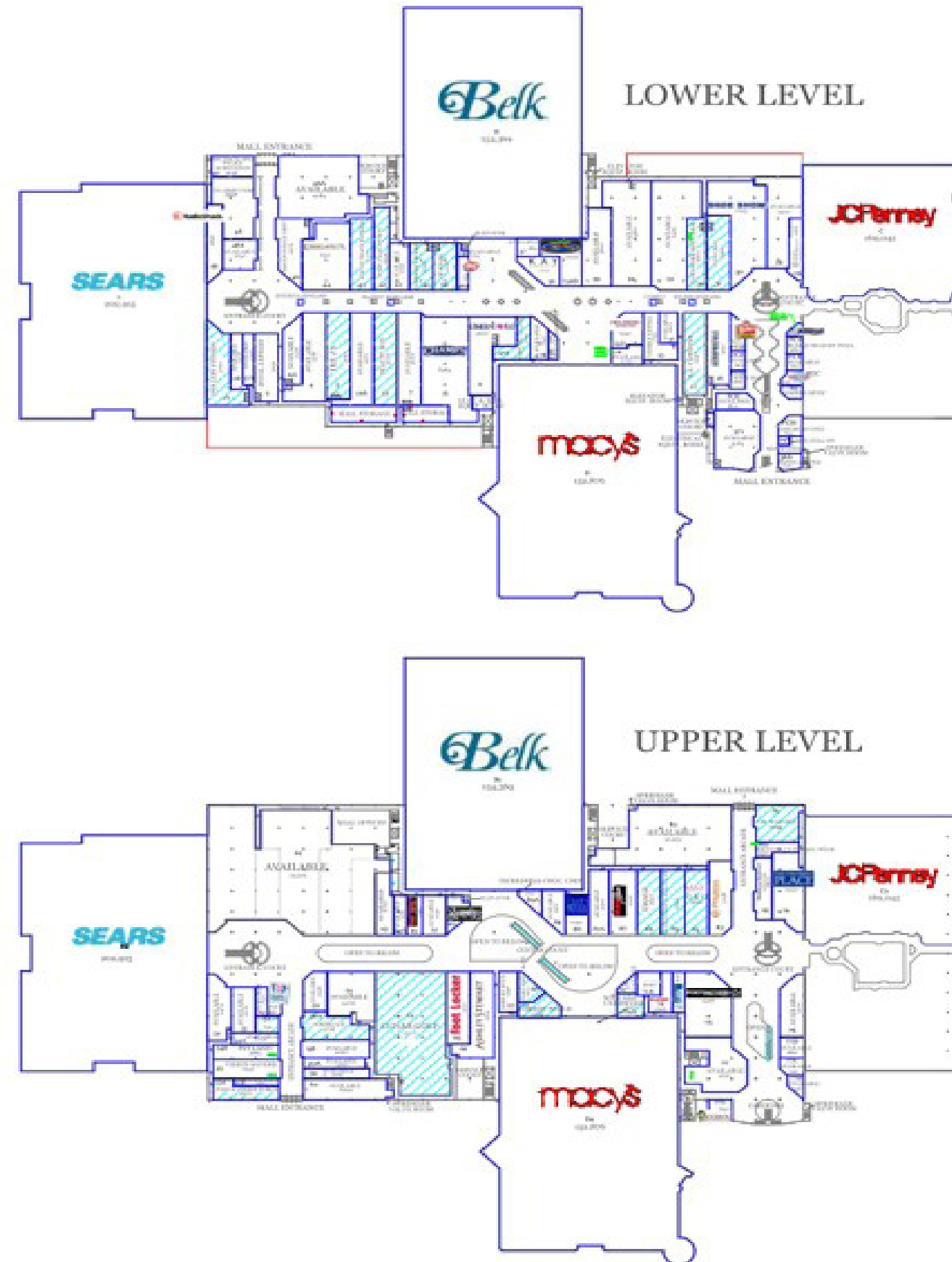
Year: 2016 | Source: GDOT

SRS REAL ESTATE PARTNERS | 3400 Peachtree Road NE, Suite 1100 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

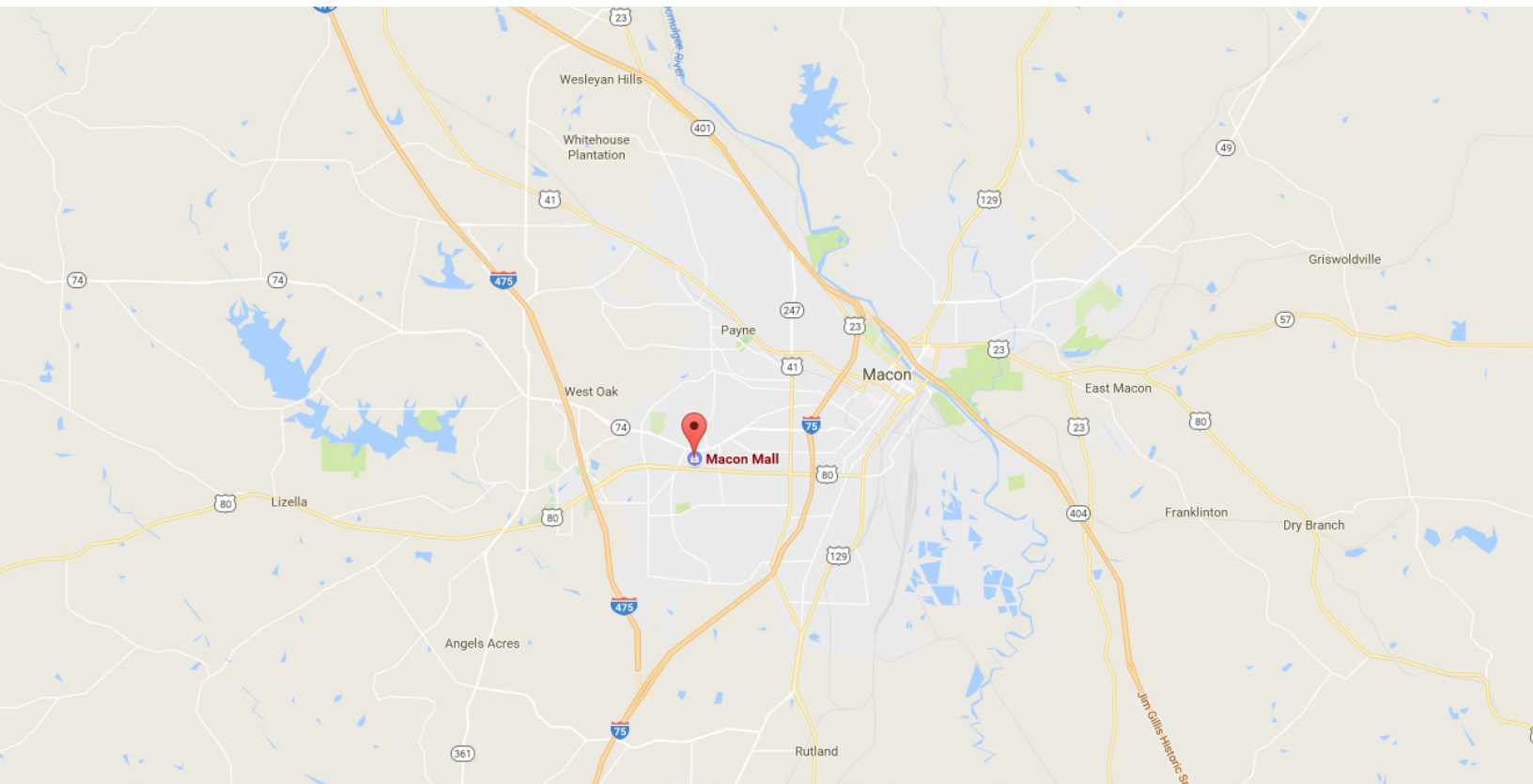
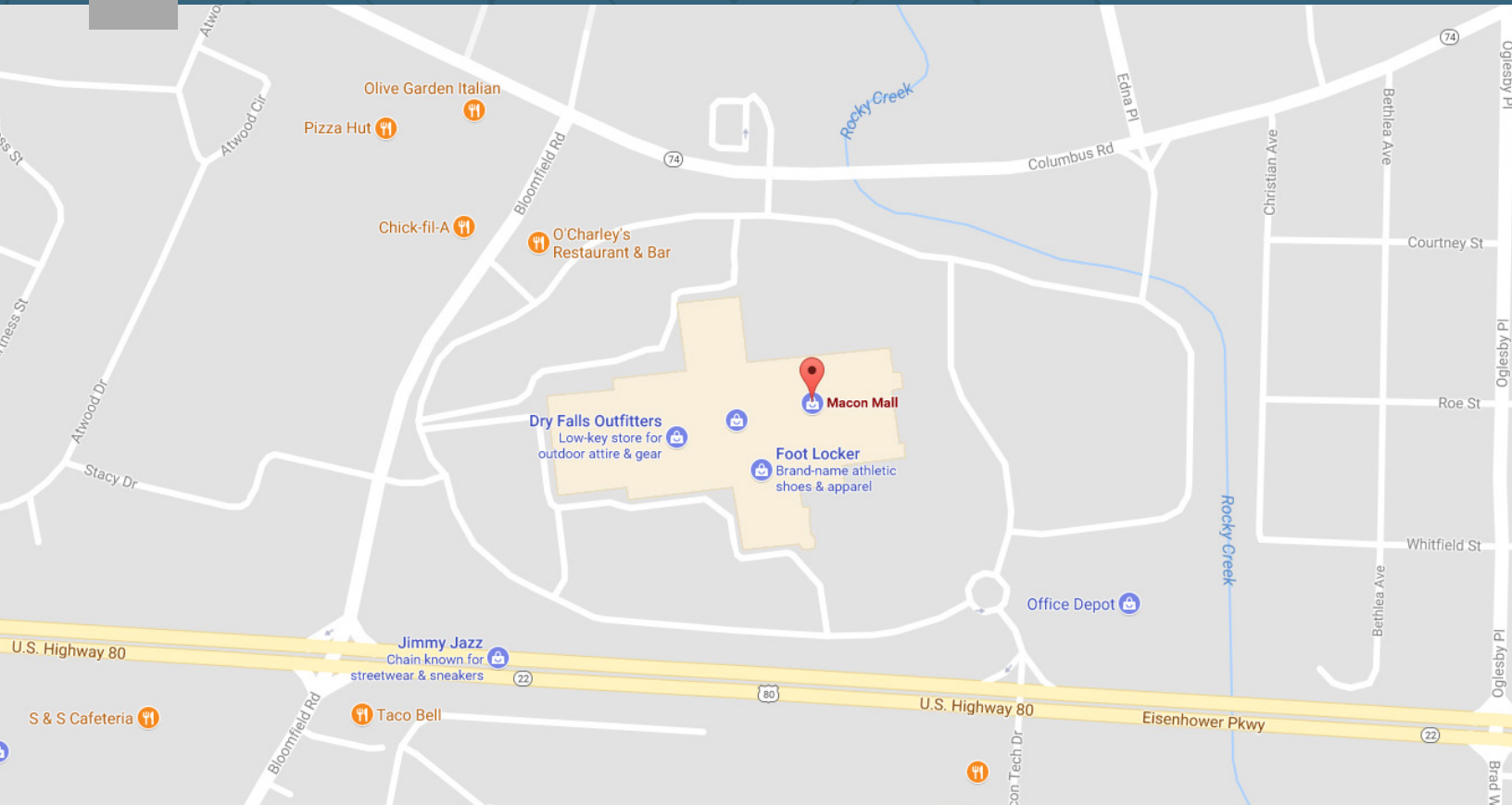
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Former JCPenney

3661 Eisenhower Pkwy | Macon, GA



Executive Summary

3661 Eisenhower Pkwy | Macon, GA



	1 mile	3 miles	5 miles
Population			
2000 Population	6,437	58,970	93,954
2010 Population	6,114	55,875	91,450
2017 Population	5,927	55,251	90,882
2022 Population	5,818	54,508	89,743
2000-2010 Annual Rate	-0.51%	-0.54%	-0.27%
2010-2017 Annual Rate	-0.43%	-0.15%	-0.09%
2017-2022 Annual Rate	-0.37%	-0.27%	-0.25%
2017 Male Population	43.8%	45.2%	47.0%
2017 Female Population	56.2%	54.8%	53.0%
2017 Median Age	32.0	31.7	34.6
Households			
2000 Households	2,450	22,576	36,903
2010 Households	2,385	20,540	34,922
2017 Total Households	2,293	20,025	34,295
2022 Total Households	2,243	19,663	33,729
2000-2010 Annual Rate	-0.27%	-0.94%	-0.55%
2010-2017 Annual Rate	-0.54%	-0.35%	-0.25%
2017-2022 Annual Rate	-0.44%	-0.36%	-0.33%
2017 Average Household Size	2.52	2.63	2.51
Housing Units			
2017 Total Housing Units	2,713	24,832	41,838
2017 Owner Occupied Housing Units	758	7,701	14,914
2017 Renter Occupied Housing Units	1,535	12,324	19,381
2017 Vacant Housing Units	420	4,807	7,543
Race and Ethnicity			
2017 White Alone	6.3%	18.4%	32.0%
2017 Black Alone	90.1%	77.8%	63.1%
2017 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2017 Asian Alone	0.5%	0.8%	1.5%
2017 Pacific Islander Alone	0.1%	0.0%	0.1%
2017 Hispanic Origin (Any Race)	2.5%	2.7%	3.3%
Income			
2017 Median Household Income	\$25,367	\$25,992	\$32,768
2017 Average Household Income	\$33,296	\$38,399	\$50,262
Per Capita Income	\$13,431	\$14,589	\$20,252
2017 Population 25+ by Educational Attainment			
Total	3,561	32,661	57,366
High School Graduate	31.3%	33.6%	28.9%
GED/Alternative Credential	5.1%	5.9%	4.9%
Some College, No Degree	20.5%	20.3%	20.4%
Associate Degree	7.6%	5.2%	5.6%
Bachelor's Degree	5.1%	7.1%	12.3%
Graduate/Professional Degree	3.7%	4.6%	8.5%
Data for all businesses in area			
Total Businesses:	383	2,021	4,679
Total Employees:	4,202	22,394	65,317
Daytime Population			
2017 Total Daytime Population	7,758	57,554	115,300
Workers	3,706	19,902	58,316
Residents	4,052	37,652	56,984

Source: Esri, Esri and Infogroup, U.S. Census