

SALE OR LEASE
WORLD MARKET
4437 COLUMBUS RD * MACON, GA
A 63,000 SF RETAIL CENTER



Up to 43,462 SF
Available for Tenant
or Owner/User

LOCATION:

Located at the intersection of Columbus Road and Mercer University Dr and across the street from a main entrance to the 750,000 sf Eisenhower Crossing Shopping Center

TRAFFIC COUNT: 5,570 VPD Columbus Rd;
28,000 VPD Mercer Univ. Dr.

NEARBY BUSINESSES:

Include Best Buy, Target, Kroger, Old Navy, Sam's, Sears, and Staples

IMPROVEMENTS:

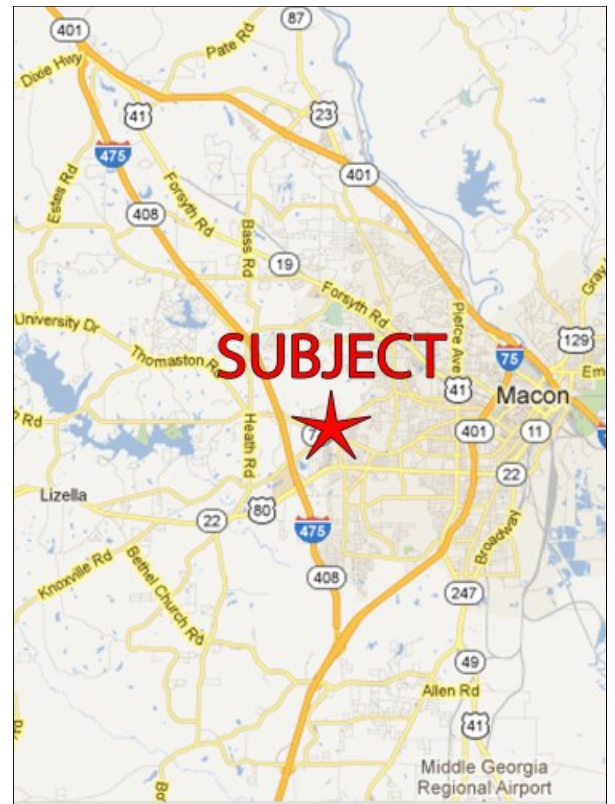
Property consists of 1 building, subdivide for 10 tenants

ADDRESS: 4437 Columbus Road
BUILDING SIZE: One building totaling approximately 63,310 sf. Up to 43,462 SF contiguous space available for owner/user.
LAND AREA: 6.8 acres
ZONING: Commercial
UTILITIES: All utilities are available
YEAR BUILT: 1991
ESTIMATED REAL ESTATE TAXES: \$32,000 (\$.51 psf)
ESTIMATED INSURANCE: \$13,000(\$.21 psf)

Lease Space:

ANCHOR SPACE: 43,462 SF/\$2.50 psf
DOLLAR STORE SPACE: 8,450 SF/\$8.00 psf

Sale Price: \$2,750,000



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- 1 – SUBJECT
- 2 – Eisenhauer Crossing Center
 - ◆ Best Buy
 - ◆ Target
 - ◆ Bed, Bath & Beyond
 - ◆ Home Depot
 - ◆ Michael's
 - ◆ Kroger
 - ◆ Staples
 - ◆ Ross
 - ◆ Marshall's
 - ◆ Old Navy
 - ◆ Party City
 - ◆ Lifeway Christian Store
 - ◆ Aldi
- 3 – Macon Mall
 - ◆ Burlington
 - ◆ JCPenney
 - ◆ Macy's
- 4 – Sam's
- 5 – Wal-Mart



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Inside Building



Inside Building



Side of Building



Signage on Mercer Univ. Dr.



Demographics 2016	1 Mile	3 Miles	5 Miles
Population	6,700	38,993	98,474
Median Age	29.2	33.4	35.1
Average HH Income	\$34,483	\$41,449	\$51,388
Households	2,580	14,296	37,184