

# EXCELLENT REDEVELOPMENT OPPORTUNITY

7± Acres with Interstate Frontage  
150 Starcadia Circle  
Macon, GA 31210



Summary

Area Info

Aerial



- HIBBETT SPORTS
- Michael's
- Marshalls
- DAVID'S BRIDALS
- bealls
- FAMOUS Footwear
- HomeGoods
- OLD NAVY
- YOUR PIE
- FIVE BEL'EV
- SHANE'S

- SYNOVUS
- RENASANT BANK
- ups
- TACOMAC
- CIRCLE K
- Shell
- SUBWAY
- Waffle House
- BURGER KING
- CVS pharmacy
- DQ
- TACO BELL
- Mellow Mushroom
- Chick-fil-A
- Publix

- benefit
- GameStop
- carter's
- The Good Feet Store
- SEPHORA
- COTTON ON
- HOT TOPIC
- popshelf
- SOMA
- ZUMIEZ
- Kirklands
- ROOMSTOGO
- francesca's
- T
- claire's
- SMOOTHIE KING
- H&M
- GNC
- PETSMART
- CHAMPS
- Foot Locker
- Bath & Body Works
- DSW
- Dillard's
- belk
- charlotte RUSSE
- PLACE
- J.Jill
- VICTORIA'S SECRET
- LANE BRYANT
- chico's
- AMERICAN EAGLE
- WHITEHOUSEBLACKMARKET
- TALBOTS
- BARNES & NOBLE
- ULTA
- Buckle
- MEN'S WEARHOUSE

## CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 150 Starcadia Circle  
Macon, GA 31210

**County:** Bibb

**Lot Size:** 7 Acres

**Frontage:** Approx. 1,000' Interstate frontage

**Depth:** Approx. 300-600'

**Traffic Count:** 12,700 VPD Bass Road  
48,500 VPD I-75

### SITE

**Site Size:** 7 Acres

**Parcel ID:** K003-0005

**Zoning:** C-2

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	20,332	43,918	142,682
Avg HH Income	\$129,315	\$131,539	\$92,110
Median Age	38.1	39.2	37.1

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### LOCATION

The site is zoned C-2 (Commercial) and benefits from approximately 1,000 feet of interstate visibility / frontage with easy access to I-75. Its location offers superb exposure and ingress/egress flexibility. Located in the heart of the retail growth sector of North Macon just off I-75. Within 1.5 miles of the Shoppes at River Crossing lifestyle mall. Potential for dividing property for a multiple use development. New 166,465 SF shopping center opened directly across from the subject property. The tenant lineup includes Marshall's/HomeGoods, Michaels, Beall's Outlet, Old Navy, Five Below, Famous Footwear, Shane's Rib Shack, Your Pie, and David's Bridal.

### HIGHLIGHTS

- Outstanding visibility from I-75 and adjacent roadways
- Strong retail co-tenant environment and consumer traffic
- Located near North Macon's premier retail nodes and growth sectors
- Ideal for investors, developers, or owner-users seeking a high-visibility site
- Superb exposure and ingress/egress flexibility

### TRAFFIC COUNT (Vehicles per Day)

I-75	48,500 VPD
Bass Road	12,700 VPD
Riverside Drive	15,200 VPD

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