

LEASE

PLANTATION CENTRE - "KROGER ANCHORED"
5966 ZEBULON ROAD, MACON, GEORGIA 31210



PROPERTY OVERVIEW

- High traffic retail located one block from Interstate 475
- 2,400± SF Storefront Retail
 - Second generation restaurant space
 - Dining area
 - Kitchen
 - Two (2) walk-in coolers
 - Private office
 - Storage room
 - Two (2) restrooms
 - Furniture and kitchen equipment included
- Average Daily Traffic Count: 26,800 vehicles per day
- Adjacent to AmStar 16 Cinema
- Signage available on the façade and pylon fronting Zebulon Road
- Zoned PDE

TENANT LIST

Kroger
Sport Clips
State Farm
UPS Store
QTan
The Style Company
Subway
Macon Pizza
Marble Slab Creamery
Bird Store
Tobacco & Vapor

CONTACT AGENT FOR LEASE RATE

STEPHANIE FOLSOM CCIM
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Created 2/21/22

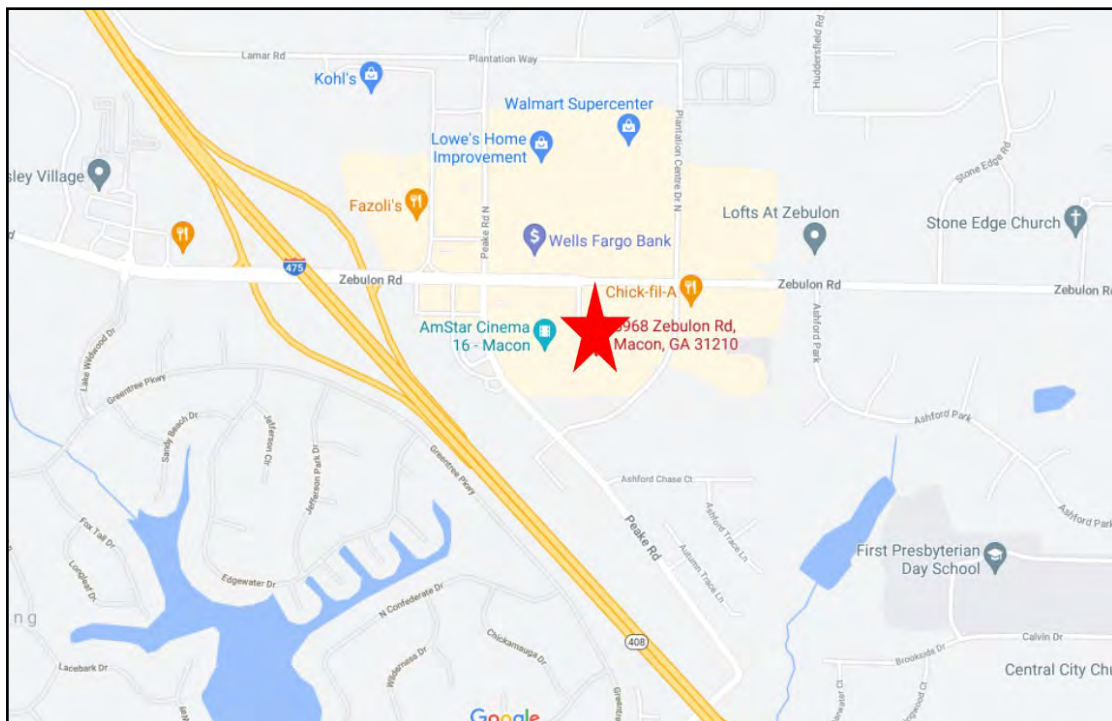
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DEMOGRAPHICS - ONE MILE

KEY FACTS

3,508

Population

46.4

Median Age

\$89,708

Median Household Income

2.5

Average Household Size

EDUCATION

5%

No High School Diploma



17%

High School Graduate



28%

Some College



50%

Bachelor's/Grad/Prof Degree

BUSINESS



223

Total Businesses



3,359

Total Employees

EMPLOYMENT



White Collar

82%



Blue Collar

7%



Services

10%

4.8%

Unemployment Rate

INCOME



\$89,708

Median Household Income



\$44,736

Per Capita Income



\$248,403

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (24%)

The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	5.9%	-11.8%	
\$15,000 - \$24,999	2.8%	-7.9%	
\$25,000 - \$34,999	4.8%	-8.2%	
\$35,000 - \$49,999	10.6%	-3.4%	
\$50,000 - \$74,999	14.5%	-0.1%	
\$75,000 - \$99,999	17.1%	+6.3%	
\$100,000 - \$149,999	24%	+13.2%	
\$150,000 - \$199,999	11.3%	+7.1%	
\$200,000+	8.9%	+4.8%	

Bars show deviation from Bibb County

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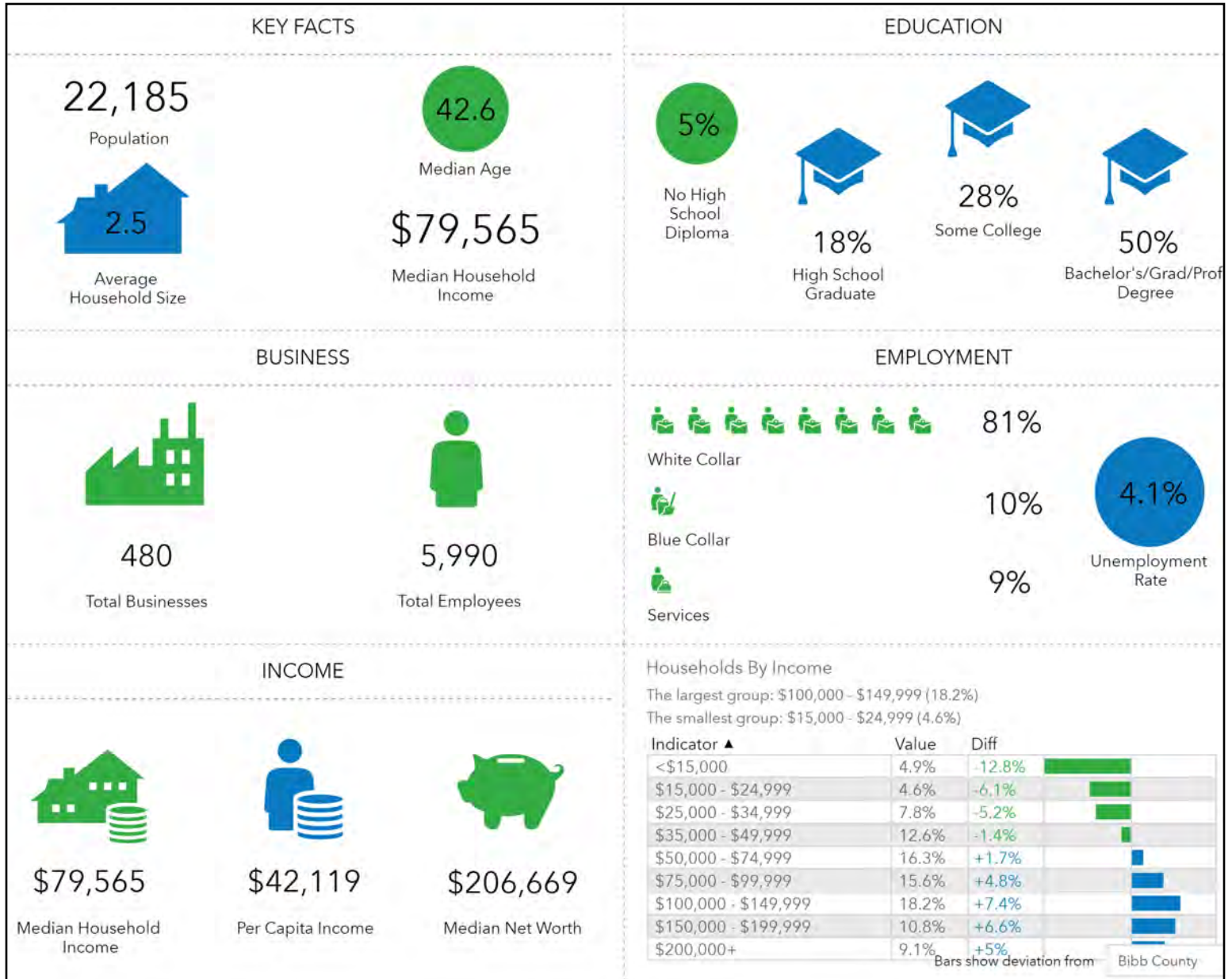
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DEMOGRAPHICS - THREE MILE



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DEMOGRAPHICS - FIVE MILE

KEY FACTS

57,002

Population



Average
Household Size

39.1

Median Age

\$62,464

Median Household
Income

BUSINESS



2,243

Total Businesses



26,664

Total Employees

INCOME



\$62,464

Median Household
Income



\$37,226

Per Capita Income



\$117,627

Median Net Worth

EDUCATION

7%

No High
School
Diploma



22%

High School
Graduate



28%

Some College



43%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



77%

White Collar



13%

Blue Collar



10%

Services

5.1%

Unemployment
Rate

Households By Income

The largest group: \$50,000 - \$74,999 (16.6%)

The smallest group: \$150,000 - \$199,999 (7.1%)

Indicator ▲	Value	Diff	
<\$15,000	8.8%	-8.9%	
\$15,000 - \$24,999	7.4%	-3.3%	
\$25,000 - \$34,999	10.1%	-2.9%	
\$35,000 - \$49,999	13.9%	-0.1%	
\$50,000 - \$74,999	16.6%	+2%	
\$75,000 - \$99,999	13.6%	+2.8%	
\$100,000 - \$149,999	13.9%	+3.1%	
\$150,000 - \$199,999	7.1%	+2.9%	
\$200,000+	8.6%	+4.5%	

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