



CAPITAL GROWTH
BUCHALTER

RETAIL SPACE AVAILABLE

FOR LEASE

4,500 Square Feet

Hartley Bridge Road & Interstate 75
Macon, GA 31216

CONTACT

Greg Craft

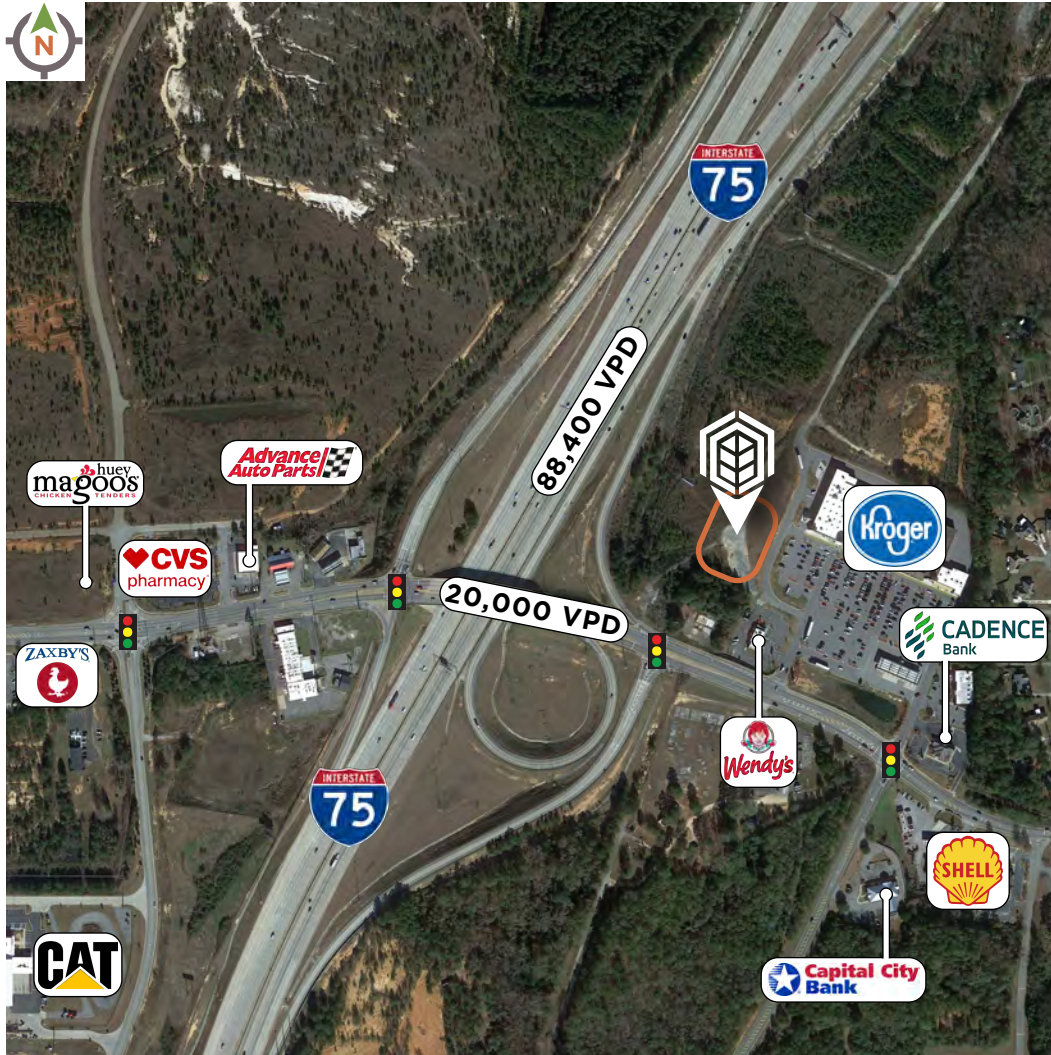
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PROPERTY OVERVIEW

Hartley Bridge Road & I-75 / Macon, GA 31216



Site is an outparcel to the #4 Kroger in the state of GA (#46 nationally), with excellent exposure to over 88,000 VPD on I-75. Retail Space will be adjacent to a new Mavis Tires & Breaks development.

LOCATED NEAR

-  Grocery-anchored Shopping Center
-  Major Interstate
-  Rutland High School (800 Students)
-  Multiple Banking Institutions
-  All Major Utilities

MAJOR BRANDS



MAJOR INTERSECTIONS

INTERSTATE 75 / 88,400 VPD
HARTLEY BRIDGE ROAD / 20,000 VPD

DEMOGRAPHICS

Hartley Bridge Road & I-75 / Macon, GA 31216

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|--|---------|---------|----------|
| 2022 Estimated Population | 16,140 | 37,800 | 181,430 |
| 2027 Projected Population | 16,290 | 38,050 | 182,600 |
| Projected Annual Growth (2022-2027) | 0.18% | 0.14% | 0.13% |

| HOUSEHOLDS | 3 MILES | 5 MILES | 10 MILES |
|---------------------------|---------|---------|----------|
| 2022 Estimated Households | 5,920 | 13,690 | 72,190 |
| 2027 Projected Households | 6,030 | 13,900 | 73,060 |

| HOUSEHOLD INCOME | 3 MILES | 5 MILES | 10 MILES |
|-------------------------------|----------|----------|----------|
| 2022 Estimated Average Totals | \$74,300 | \$64,700 | \$71,400 |

| BUSINESS | 3 MILES | 5 MILES | 10 MILES |
|---------------------------------|---------|---------|----------|
| 2022 Estimated Total Businesses | 270 | 990 | 7,190 |
| 2022 Estimated Total Employees | 2,620 | 13,770 | 92,920 |



\$74,300

Average Income (3M)



16,140

Population (3M)



5,920

Households (3M)



2.78%

Unemployment (3M)

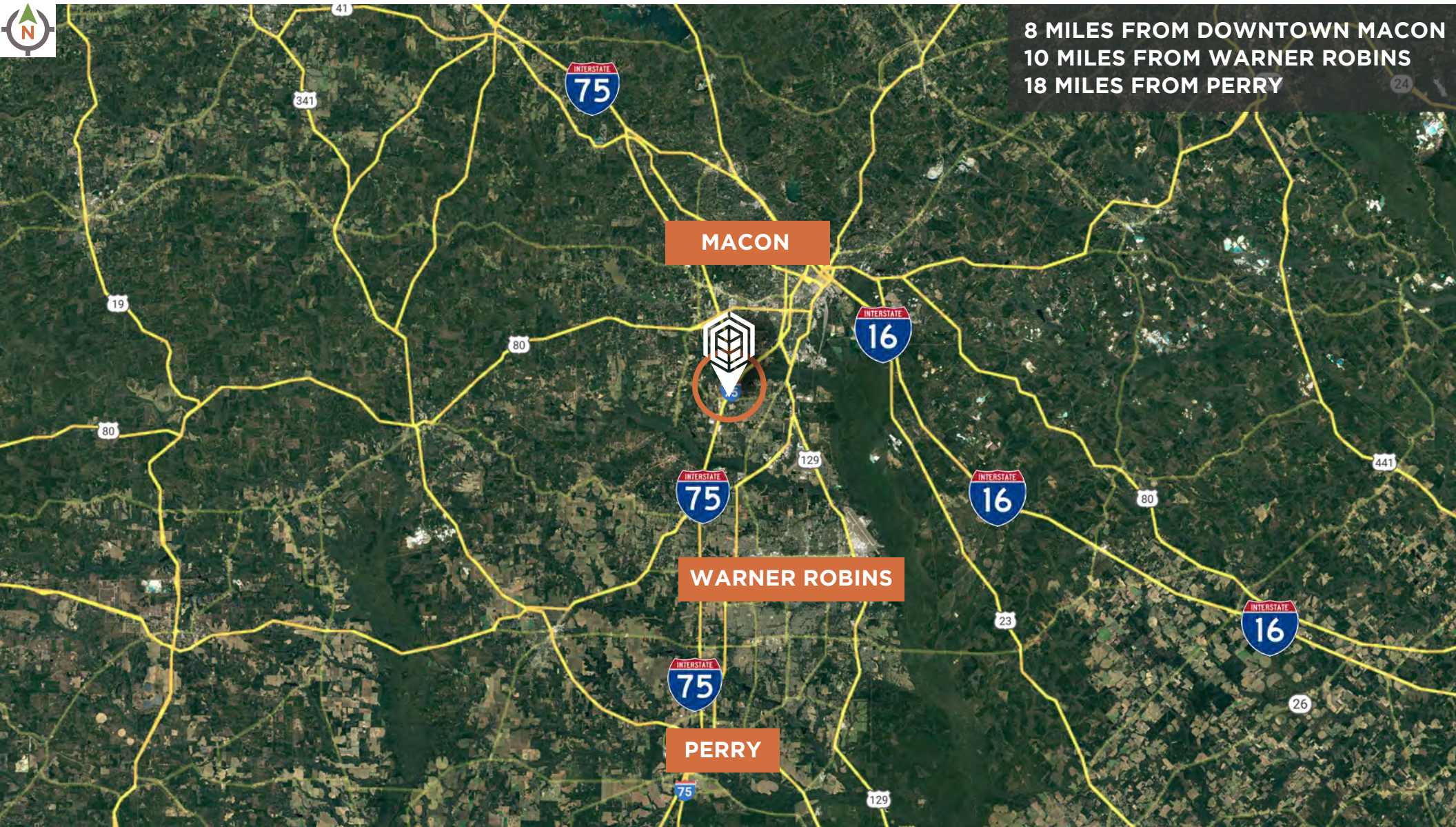


12,740

Labor Force (3M)

LOCATION OVERVIEW

Hartley Bridge Road & I-75 / Macon, GA 31216



8 MILES FROM DOWNTOWN MACON
10 MILES FROM WARNER ROBINS
18 MILES FROM PERRY

MACON

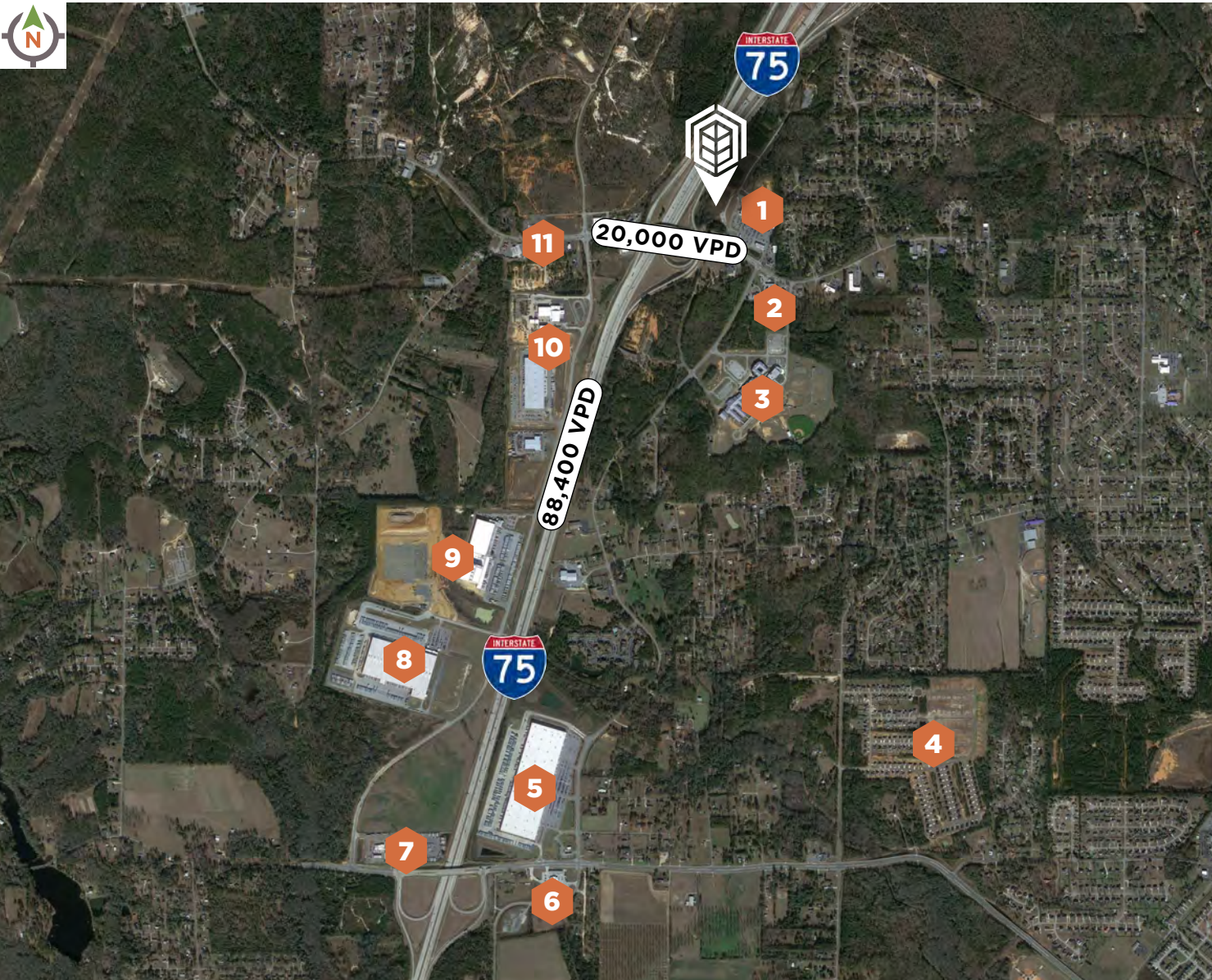
WARNER ROBINS

PERRY

CONTACT

SURROUNDING MARKET

Hartley Bridge Road & I-75 / Macon, GA 31216

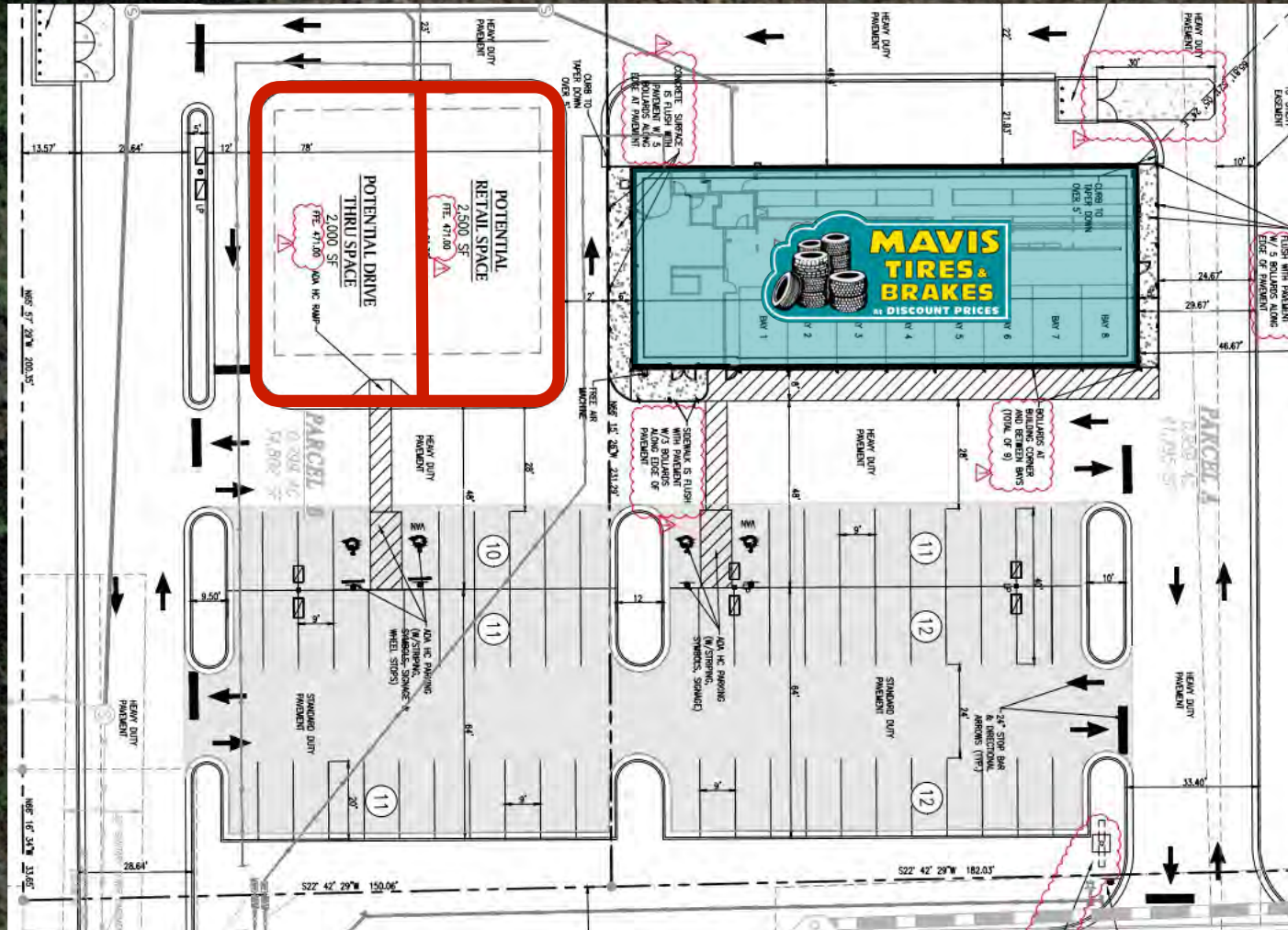


- 1
- 2
- 3 Rutland High School
800 Students
- 4 Goodall Woods
117 SFH Under Construction
- 5 1,200 Employees
- 6
- 7
- 8
- 9
- 10
- 11

CONTACT

PROPERTY SITE PLAN

Hartley Bridge Road & I-75 / Macon, GA 31216





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TO INQUIRE ABOUT THIS PROPERTY

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