

Shoppes at the Village

6275 Zebulon Rd MACON, GA 31210

RETAIL SITES COMPARISON

CATEGORY	ZEBULON RD AT I-75 (EAST SIDE)	BASS RD AT I-75 (EAST SIDE)
Traffic Count on Main Road	22,280 on Zebulon Road	4,900 on Bass Road
Side Walks on Both Sides	Yes, for 2 miles Connecting Forsyth Road Side Walks	No
Traffic Count on Interstate	59,360 -S ; 55,400 -N	40,160-S; 33,930-N;
Population 3 Miles	19,737	16,119
Median Household Income 3 Miles	\$69,710	\$68,729
Population 5 Miles	48,677	37,037
Median Household Income 5 Miles	\$57,433	\$65,089
Retail G.L.A. Proximate	785,000 S.F. (Both sides of I-475)	250,000 S.F. +/- Including Bass Pro 1 Mile North (Both Sides I-75)
Free Standing Restaurants	11 (Both Sides I-475)	8 (Both Sides I-75)
Free Standing Bank Branches	5	3
Office Space (1 Mile)	140,000 S.F.	400,000 +/- S.F.
Special Purpose Commercial	55,000 S.F.	35,000 +/- S.F.
Multi Family Units	730 units	725+/- units
Senior Care Facilities	(4) 125,000 S.F. +/- (Excl. 300 unit Carlyle CCRC)	None
School Population	2,800 including 2 high end private schools	900 (Charter School)
Quality Residential Subdivisions Within 1 Mile	9 with 1 having some 1,000 homes	7 with 1 having some 300 homes
Connects with Main Arterial From "Heart of North Macon Residential" to C.B.D., Universities & Dominant & Dominant Medical Offices and Hospitals	Yes; Forsyth Road becoming Vineville Avenue	No
Major Retailers over 50,000 S.F. Within Sight of Intersection	4 (525,000 S.F. +/-)	1 (55,000 S.F.)
Major Recreational Draw Within Sight of Intersection	16 Screen Amstar Theater (only one in Macon)	None
Major USPS at Intersection	Yes	No
Interstate Potential to Provide Regional Access to some 300,000 Within 60 Miles South of Macon	Yes; Direct, Shorter and Unobstructed	Yes; Longer and Obstructed by Interchange Deficiency Near C.B.D.

For Leasing Information contact Doug Molyneux @ 228.238.5008
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Traffic, Population and Income data compiled from ESRI.

Developed by:



BAXTER EVANS AND COMPANY
 Commercial Real Estate Services

