

FOR LEASE



EBERHARDT & BARRY INC.

MULTI-TENANT RETAIL STRIP CENTER



46,960± Total Square Feet (3 Buildings) - 5.9± Acres

**1530 Rocky Creek Road
Macon, Bibb County, Georgia 31206**

LEASE RATE: \$6/PSF, MODIFIED GROSS

FOR MORE DETAILS CONTACT:

Revised 8/18/16

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990 Riverside Drive
Macon, GA 31201



EBERHARDT & BARRY INC.

1530 Rocky Creek Road - Macon, GA 31206

PROPERTY OVERVIEW

| | |
|-------------------------------------|--|
| LOCATION: | Intersection of Pio Nono Avenue and Rocky Creek Road; heavily developed commercial area off Interstate 75. |
| BUILDING INFORMATION: | <p>46,960± SF Single story glass storefront buildings (3 buildings)</p> <ul style="list-style-type: none"> - 24,840± SF Building 1 - 19,720± SF Building 2 - 2,400± SF Building 3 - 1,200±SF Restaurant Space with drive-thru - Spaces divisible into many different configurations ranging from 1,200 SF to as large as any of the individual buildings |
| AVERAGE DAILY TRAFFIC COUNT: | 17,590 vehicles per day |
| TOPOGRAPHY: | Mostly level |
| YEAR BUILT: | 1987 |
| ROOF: | Flat built up roof |
| FLOORS: | Concrete; mix of carpet and tile in various spaces |
| WALLS: | Brick |
| LIGHTING: | Fluorescent fixtures |
| HVAC: | Central Heat and Air |
| ZONING: | C4 - Highway Commercial |
| PARKING: | 176 Asphalt/concrete, striped spaces |
| UTILITIES: | All public utilities available to site. Each suite is separately metered. |
| NEIGHBORS: | Piggly Wiggly, McDonald's, Raffield Tire Master, Family Dollar, Title Max, Subway, KFC, Arby's, Waffle House, Roses Department Store, Dollar General, Bank of America, State Bank, Dairy Queen, SunTrust Bank, USPS South Macon Station |

AVAILABLE SUITES / CURRENT TENANTS

| <i>Available Suites</i> | <i>North Building</i> | <i>Total SQ FT</i> | <i>Monthly Rent</i> |
|-------------------------|---------------------------|--------------------|---------------------|
| 410B | Former Subway | 1,200± | \$600 |
| 435 | Former Library | 5,400± | \$3,150 |
| <i>Available Suites</i> | <i>South Building</i> | <i>Total SQ FT</i> | <i>Monthly Rent</i> |
| 1544 | Vacant | 3,600± | \$1,800 |
| 1548 | Former Lottery Store | 2,100± | \$1,050 |
| 1550 | Vacant | 1,200± | \$600 |
| 1552B | Former Private Home Care1 | 2,305± | \$1,153 |
| 1552C | Former Private Home Care2 | 2,305± | \$1,153 |
| 1560 | Vacant | 4,800± | \$2,400 |

CURRENT TENANTS

Dollar Tree
Classic Cuts Beauty Salon
Get R Done Laundry
Granny's Sweet Treats
Sharon's Fashion
Santana Fashion
Church



1530 Rocky Creek Road - Macon, GA 31206

MAPS





Demographic and Income Profile

1530 Rocky Creek Rd, Macon, Georgia, 31206 3
 1530 Rocky Creek Rd, Macon, Georgia, 31206
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.79060
 Longitude: -83.67214

| Summary | Census 2010 | 2015 | 2020 |
|---------------------------------|-------------|-------|----------|
| Population | 4,498 | 4,454 | 4,402 |
| Households | 1,611 | 1,587 | 1,564 |
| Families | 1,065 | 1,039 | 1,018 |
| Average Household Size | 2.75 | 2.76 | 2.77 |
| Owner Occupied Housing Units | 728 | 656 | 649 |
| Renter Occupied Housing Units | 883 | 930 | 914 |
| Median Age | 31.2 | 31.9 | 32.7 |
| Trends: 2015 - 2020 Annual Rate | Area | State | National |
| Population | -0.23% | 0.90% | 0.75% |
| Households | -0.29% | 0.93% | 0.77% |
| Families | -0.41% | 0.80% | 0.69% |
| Owner HHs | -0.21% | 0.90% | 0.70% |
| Median Household Income | 1.56% | 2.80% | 2.66% |

| Households by Income | 2015 | | 2020 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 523 | 33.0% | 527 | 33.7% |
| \$15,000 - \$24,999 | 344 | 21.7% | 278 | 17.8% |
| \$25,000 - \$34,999 | 218 | 13.7% | 196 | 12.5% |
| \$35,000 - \$49,999 | 234 | 14.7% | 241 | 15.4% |
| \$50,000 - \$74,999 | 152 | 9.6% | 168 | 10.7% |
| \$75,000 - \$99,999 | 82 | 5.2% | 107 | 6.8% |
| \$100,000 - \$149,999 | 27 | 1.7% | 38 | 2.4% |
| \$150,000 - \$199,999 | 2 | 0.1% | 2 | 0.1% |
| \$200,000+ | 6 | 0.4% | 7 | 0.4% |
| Median Household Income | \$22,034 | | \$23,808 | |
| Average Household Income | \$30,935 | | \$34,357 | |
| Per Capita Income | \$11,116 | | \$12,281 | |

| Population by Age | Census 2010 | | 2015 | | 2020 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 428 | 9.5% | 402 | 9.0% | 389 | 8.8% |
| 5 - 9 | 404 | 9.0% | 393 | 8.8% | 363 | 8.2% |
| 10 - 14 | 405 | 9.0% | 394 | 8.8% | 397 | 9.0% |
| 15 - 19 | 356 | 7.9% | 345 | 7.7% | 327 | 7.4% |
| 20 - 24 | 298 | 6.6% | 308 | 6.9% | 294 | 6.7% |
| 25 - 34 | 587 | 13.1% | 566 | 12.7% | 563 | 12.8% |
| 35 - 44 | 541 | 12.0% | 526 | 11.8% | 519 | 11.8% |
| 45 - 54 | 598 | 13.3% | 537 | 12.1% | 499 | 11.3% |
| 55 - 64 | 438 | 9.7% | 493 | 11.1% | 507 | 11.5% |
| 65 - 74 | 236 | 5.2% | 293 | 6.6% | 335 | 7.6% |
| 75 - 84 | 151 | 3.4% | 130 | 2.9% | 143 | 3.2% |
| 85+ | 56 | 1.2% | 67 | 1.5% | 68 | 1.5% |

| Race and Ethnicity | Census 2010 | | 2015 | | 2020 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 985 | 21.9% | 871 | 19.6% | 768 | 17.4% |
| Black Alone | 3,309 | 73.6% | 3,361 | 75.5% | 3,391 | 77.0% |
| American Indian Alone | 6 | 0.1% | 6 | 0.1% | 6 | 0.1% |
| Asian Alone | 13 | 0.3% | 13 | 0.3% | 14 | 0.3% |
| Pacific Islander Alone | 1 | 0.0% | 1 | 0.0% | 1 | 0.0% |
| Some Other Race Alone | 120 | 2.7% | 134 | 3.0% | 149 | 3.4% |
| Two or More Races | 63 | 1.4% | 67 | 1.5% | 73 | 1.7% |
| Hispanic Origin (Any Race) | 193 | 4.3% | 221 | 5.0% | 251 | 5.7% |

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

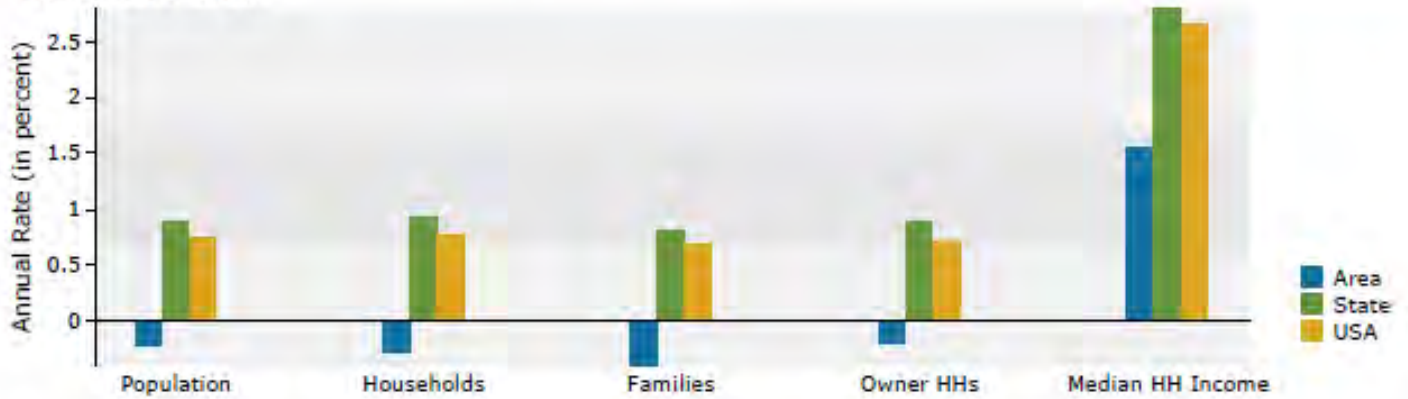


Demographic and Income Profile

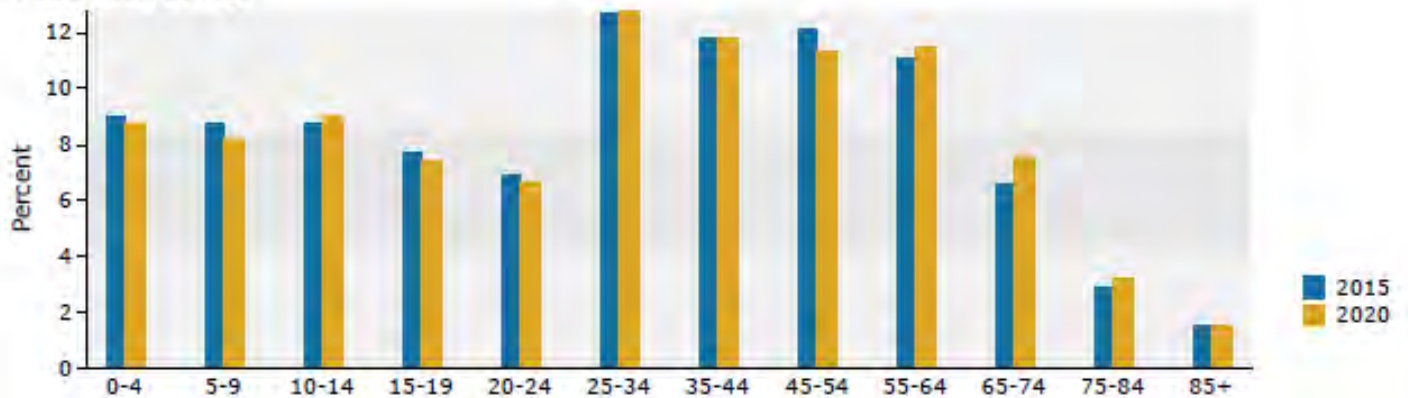
1530 Rocky Creek Rd, Macon, Georgia, 31206 3
 1530 Rocky Creek Rd, Macon, Georgia, 31206
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.79058
 Longitude: -83.67214

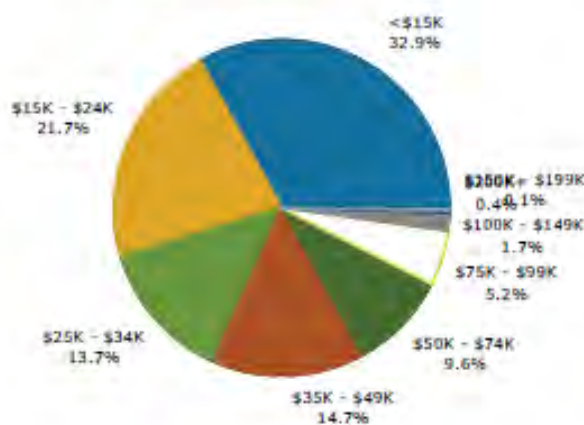
Trends 2015-2020



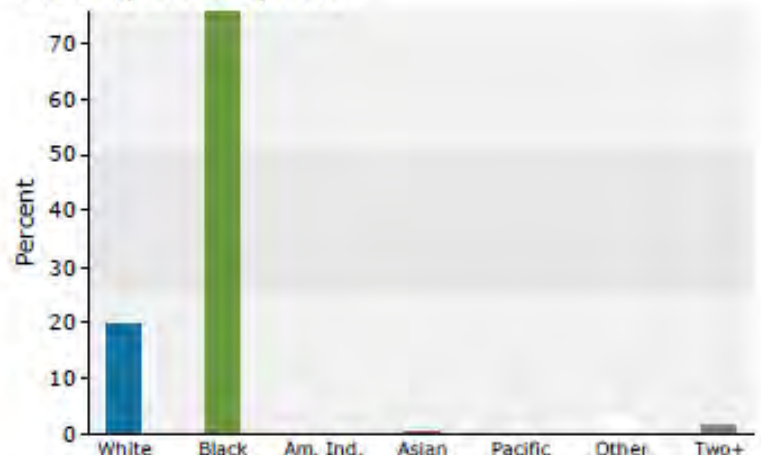
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.0%



Demographic and Income Profile

1530 Rocky Creek Rd, Macon, Georgia, 31206 3
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 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.79060
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| Summary | Census 2010 | 2015 | 2020 |
|--|-------------|--------------|-----------------|
| Population | 39,408 | 38,862 | 38,363 |
| Households | 13,996 | 13,773 | 13,577 |
| Families | 9,525 | 9,244 | 9,039 |
| Average Household Size | 2.70 | 2.70 | 2.70 |
| Owner Occupied Housing Units | 6,196 | 5,506 | 5,382 |
| Renter Occupied Housing Units | 7,800 | 8,267 | 8,195 |
| Median Age | 30.5 | 31.1 | 32.0 |
| Trends: 2015 - 2020 Annual Rate | Area | State | National |
| Population | -0.26% | 0.90% | 0.75% |
| Households | -0.29% | 0.93% | 0.77% |
| Families | -0.45% | 0.80% | 0.69% |
| Owner HHs | -0.45% | 0.90% | 0.70% |
| Median Household Income | 1.54% | 2.80% | 2.66% |

| Households by Income | 2015 | | 2020 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 5,106 | 37.1% | 5,104 | 37.6% |
| \$15,000 - \$24,999 | 2,594 | 18.8% | 2,059 | 15.2% |
| \$25,000 - \$34,999 | 1,602 | 11.6% | 1,496 | 11.0% |
| \$35,000 - \$49,999 | 1,774 | 12.9% | 1,809 | 13.3% |
| \$50,000 - \$74,999 | 1,455 | 10.6% | 1,535 | 11.3% |
| \$75,000 - \$99,999 | 724 | 5.3% | 899 | 6.6% |
| \$100,000 - \$149,999 | 426 | 3.1% | 567 | 4.2% |
| \$150,000 - \$199,999 | 58 | 0.4% | 71 | 0.5% |
| \$200,000+ | 34 | 0.2% | 37 | 0.3% |
| Median Household Income | \$20,870 | | \$22,528 | |
| Average Household Income | \$31,695 | | \$35,127 | |
| Per Capita Income | \$11,562 | | \$12,771 | |

| Population by Age | Census 2010 | | 2015 | | 2020 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,653 | 9.3% | 3,425 | 8.8% | 3,339 | 8.7% |
| 5 - 9 | 3,251 | 8.2% | 3,256 | 8.4% | 2,992 | 7.8% |
| 10 - 14 | 3,125 | 7.9% | 2,994 | 7.7% | 3,021 | 7.9% |
| 15 - 19 | 3,725 | 9.5% | 3,254 | 8.4% | 3,191 | 8.3% |
| 20 - 24 | 3,285 | 8.3% | 3,460 | 8.9% | 3,112 | 8.1% |
| 25 - 34 | 4,696 | 11.9% | 4,808 | 12.4% | 4,903 | 12.8% |
| 35 - 44 | 4,369 | 11.1% | 4,145 | 10.7% | 4,144 | 10.8% |
| 45 - 54 | 5,182 | 13.1% | 4,567 | 11.8% | 4,131 | 10.8% |
| 55 - 64 | 4,047 | 10.3% | 4,462 | 11.5% | 4,479 | 11.7% |
| 65 - 74 | 2,224 | 5.6% | 2,654 | 6.8% | 3,087 | 8.0% |
| 75 - 84 | 1,334 | 3.4% | 1,293 | 3.3% | 1,411 | 3.7% |
| 85+ | 516 | 1.3% | 545 | 1.4% | 553 | 1.4% |

| Race and Ethnicity | Census 2010 | | 2015 | | 2020 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 6,939 | 17.6% | 6,160 | 15.9% | 5,475 | 14.3% |
| Black Alone | 30,972 | 78.6% | 31,095 | 80.0% | 31,134 | 81.2% |
| American Indian Alone | 83 | 0.2% | 73 | 0.2% | 72 | 0.2% |
| Asian Alone | 245 | 0.6% | 258 | 0.7% | 274 | 0.7% |
| Pacific Islander Alone | 15 | 0.0% | 14 | 0.0% | 14 | 0.0% |
| Some Other Race Alone | 628 | 1.6% | 705 | 1.8% | 786 | 2.0% |
| Two or More Races | 526 | 1.3% | 557 | 1.4% | 608 | 1.6% |
| Hispanic Origin (Any Race) | 1,217 | 3.1% | 1,389 | 3.6% | 1,586 | 4.1% |

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

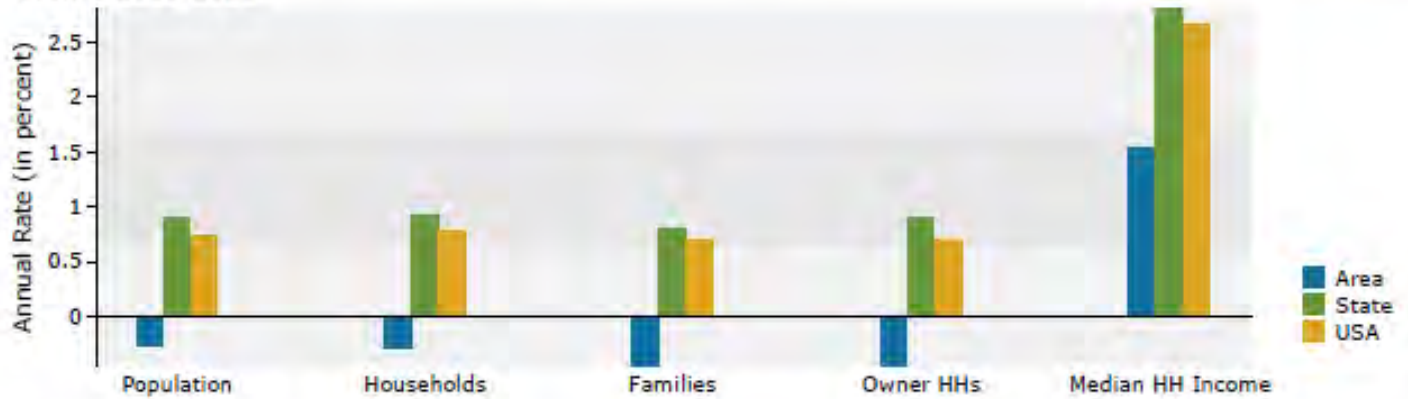


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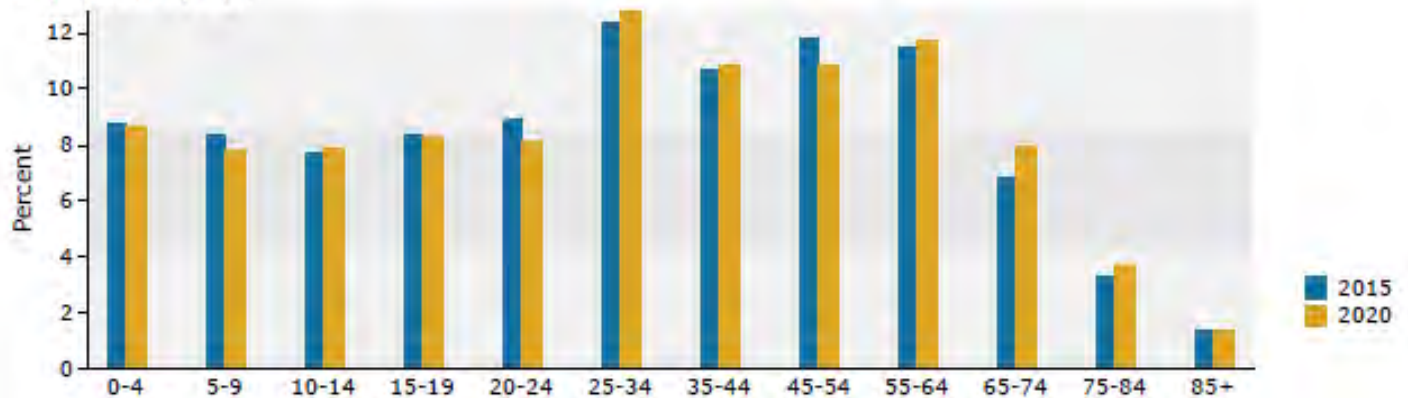
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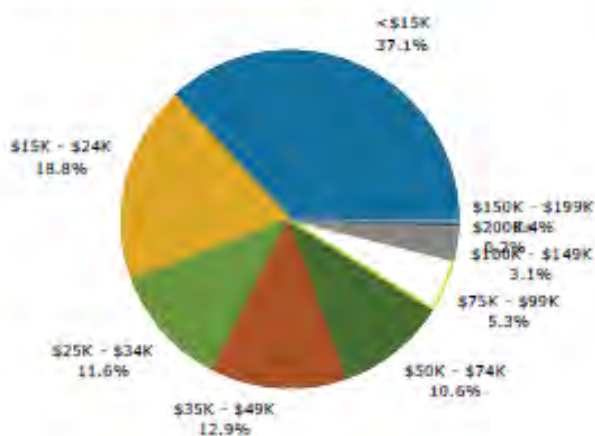
Trends 2015-2020



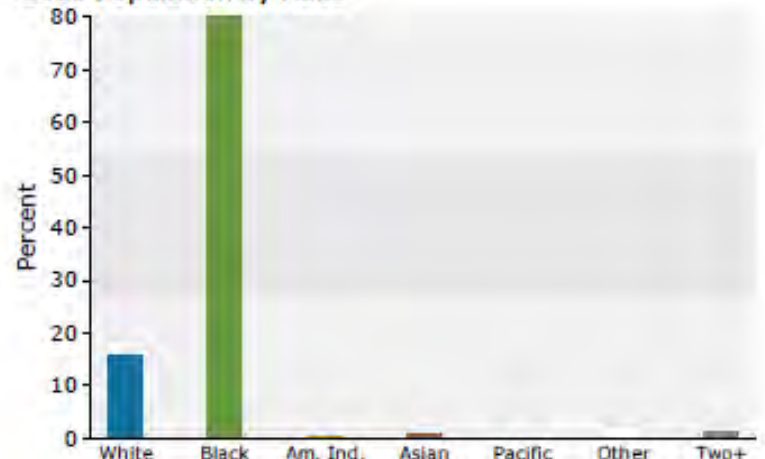
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 3.6%



Demographic and Income Profile

1530 Rocky Creek Rd, Macon, Georgia, 31206 3
 1530 Rocky Creek Rd, Macon, Georgia, 31206
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.79058
 Longitude: -83.67214

| Summary | Census 2010 | 2015 | 2020 |
|--|-------------|--------------|-----------------|
| Population | 78,377 | 77,636 | 76,821 |
| Households | 29,222 | 28,875 | 28,532 |
| Families | 18,075 | 17,623 | 17,267 |
| Average Household Size | 2.52 | 2.52 | 2.52 |
| Owner Occupied Housing Units | 13,273 | 12,027 | 11,791 |
| Renter Occupied Housing Units | 15,949 | 16,847 | 16,742 |
| Median Age | 32.7 | 33.4 | 34.2 |
| Trends: 2015 - 2020 Annual Rate | Area | State | National |
| Population | -0.21% | 0.90% | 0.75% |
| Households | -0.24% | 0.93% | 0.77% |
| Families | -0.41% | 0.80% | 0.69% |
| Owner HHs | -0.40% | 0.90% | 0.70% |
| Median Household Income | 2.01% | 2.80% | 2.66% |

| Households by Income | 2015 | | 2020 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 9,335 | 32.3% | 9,213 | 32.3% |
| \$15,000 - \$24,999 | 4,898 | 17.0% | 3,845 | 13.5% |
| \$25,000 - \$34,999 | 3,475 | 12.0% | 3,222 | 11.3% |
| \$35,000 - \$49,999 | 3,550 | 12.3% | 3,549 | 12.4% |
| \$50,000 - \$74,999 | 3,617 | 12.5% | 3,693 | 12.9% |
| \$75,000 - \$99,999 | 2,201 | 7.6% | 2,715 | 9.5% |
| \$100,000 - \$149,999 | 1,310 | 4.5% | 1,683 | 5.9% |
| \$150,000 - \$199,999 | 280 | 1.0% | 370 | 1.3% |
| \$200,000+ | 210 | 0.7% | 243 | 0.9% |
| Median Household Income | \$25,442 | | \$28,108 | |
| Average Household Income | \$38,430 | | \$43,178 | |
| Per Capita Income | \$14,871 | | \$16,635 | |

| Population by Age | Census 2010 | | 2015 | | 2020 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 6,490 | 8.3% | 6,064 | 7.8% | 5,930 | 7.7% |
| 5 - 9 | 5,746 | 7.3% | 5,716 | 7.4% | 5,311 | 6.9% |
| 10 - 14 | 5,456 | 7.0% | 5,304 | 6.8% | 5,314 | 6.9% |
| 15 - 19 | 6,638 | 8.5% | 5,960 | 7.7% | 5,863 | 7.6% |
| 20 - 24 | 6,808 | 8.7% | 6,943 | 8.9% | 6,324 | 8.2% |
| 25 - 34 | 10,231 | 13.1% | 10,352 | 13.3% | 10,413 | 13.6% |
| 35 - 44 | 9,244 | 11.8% | 9,033 | 11.6% | 9,060 | 11.8% |
| 45 - 54 | 10,585 | 13.5% | 9,447 | 12.2% | 8,735 | 11.4% |
| 55 - 64 | 8,404 | 10.7% | 9,043 | 11.6% | 8,965 | 11.7% |
| 65 - 74 | 4,728 | 6.0% | 5,704 | 7.3% | 6,530 | 8.5% |
| 75 - 84 | 2,892 | 3.7% | 2,837 | 3.7% | 3,134 | 4.1% |
| 85+ | 1,157 | 1.5% | 1,233 | 1.6% | 1,241 | 1.6% |

| Race and Ethnicity | Census 2010 | | 2015 | | 2020 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 23,577 | 30.1% | 21,880 | 28.2% | 20,163 | 26.2% |
| Black Alone | 51,569 | 65.8% | 52,203 | 67.2% | 52,698 | 68.6% |
| American Indian Alone | 161 | 0.2% | 155 | 0.2% | 160 | 0.2% |
| Asian Alone | 647 | 0.8% | 703 | 0.9% | 773 | 1.0% |
| Pacific Islander Alone | 43 | 0.1% | 41 | 0.1% | 42 | 0.1% |
| Some Other Race Alone | 1,254 | 1.6% | 1,436 | 1.8% | 1,632 | 2.1% |
| Two or More Races | 1,125 | 1.4% | 1,219 | 1.6% | 1,354 | 1.8% |
| Hispanic Origin (Any Race) | 2,541 | 3.2% | 2,976 | 3.8% | 3,471 | 4.5% |

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

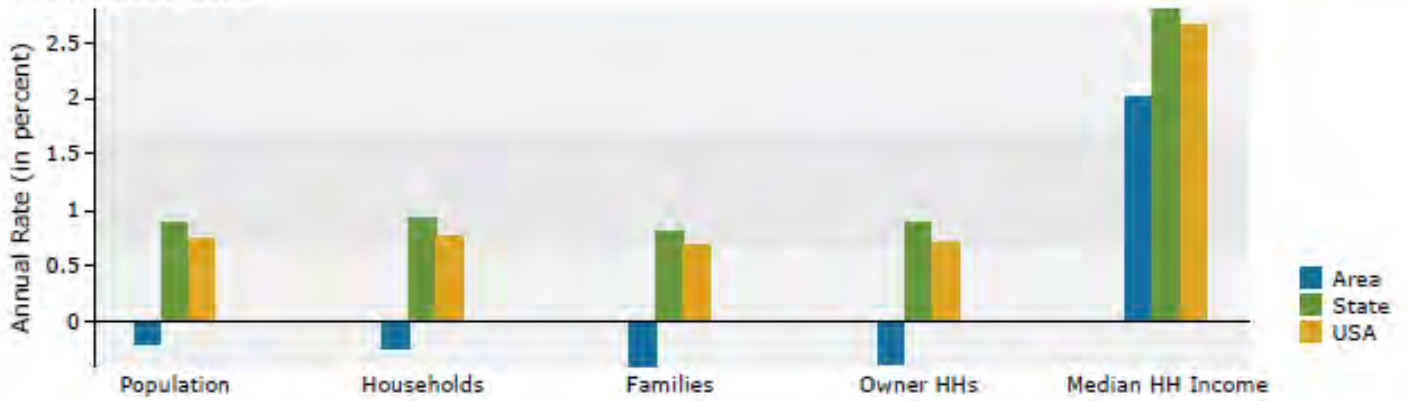


Demographic and Income Profile

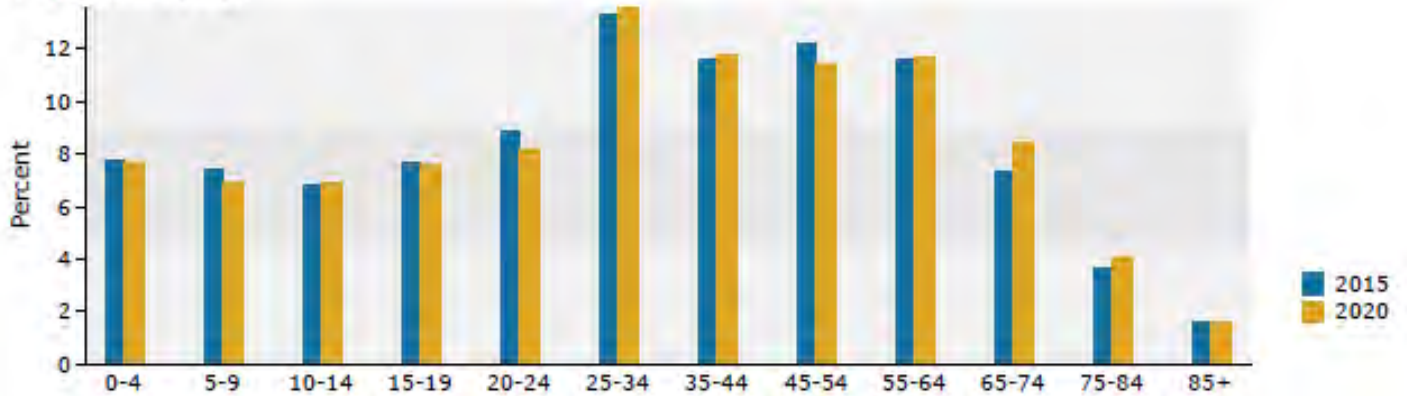
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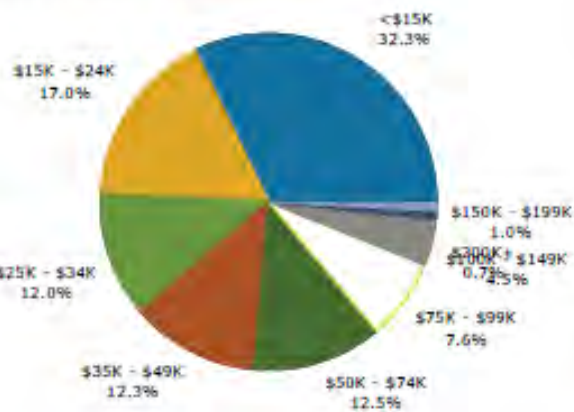
Trends 2015-2020



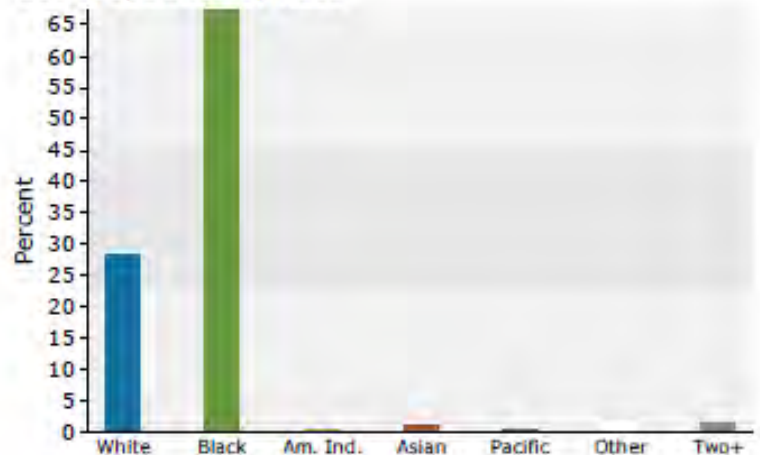
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 3.8%