

NEIS ACQUISITIONS



EISENHOWER CROSSING



OVERVIEW

EISENHOWER CROSSING MACON, GA

PROPERTY HIGHLIGHTS

Address : 4628-4696 Presidential Pkwy, Macon, GA 31206
Property Type : Grocery Anchored Regional Power Center
GLA : 546,112 SF
Lot Area : 60+ Acres
Year Built : 2001
Parking Ratio : 5+ per 1000
Available Spaces : 1,009 sf - 39.943 sf

- Largest Power Center in the Macon, GA Market (Critical Mass)
- Major Grocery Anchor, National Co-Tenants and Shadow Anchors create strong traffic-drivers and cross-traffic shopping opportunities within the shopping center for the consumer base.
- Immediate access off I-475 and Eisenhower Parkway (Wide Draw Radius)
- #1 of 18 most visited Shopping Centers in 5-Mile radius (-Placer AI)
- 3.6m Million+ Annual Shopper Visits (-Placer AI)
- Retail Trade Area serving 108,000+ local population base.
- Located near multiple Colleges and Universities, including: Mercer University, Middle Georgia State College, and Central Georgia Technical College.

CO-TENANTS



STAPLES

SHADOW ANCHORS



Andy Neiswenter
NEIS ACQUISITIONS
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PROPERTY PHOTOS

EISENHOWER CROSSING
MACON, GA



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- LEASED
- TEMPORARY LEASED
- PENDING
- AVAILABLE
- NOT OWNED

Fajitas Mexican Grill
 AVAILABLE D3
 AVAILABLE D2
 AVAILABLE D1
 State of Georgia

GNC
 LIVE WELL

AVAILABLE C17
 AVAILABLE C18
 AVAILABLE C19
 AVAILABLE C20
 AVAILABLE C21

10.36 Acres
 Ground Lease or
 Built-To-Suit

Bath & Body Works
 MAC
 Ashley
 HOMESTORE

C22 Available
 C23 Available
 C24
 C25
 C26
 C27

AVAILABLE C38
 AVAILABLE C37
 C42
 C39

CRAB HOUSE
 RESTAURANT

U-05

TAXBY'S

U-06

U-07

McALISTER'S
 DELI

T Mobile

U-13B

EISENHOWER PKWY
 22
 80

AVAILABLE C10

BEST BUY U-02
 ROSS U-03
 du's DISCOUNTS C12
 C11
 C09
 STAPLES C08

C28
 C29
 C30 Available
 C31 Available
 C33

FIREHOUSE
 SUBS
 FOUNDED BY FIREMEN

State Farm C07
 HIBBETT SPORTS C05
 C04
 C03
 C02
 Sun Nails Express C40

Kroger C01

Marble Lawrence U-10

C34
 C35
 C36

SMOKE CITY

THE TAVERN

OPEN BOX

Rainbow



ANCHOR and JUNIOR ANCHOR Space AVAILABILITY (> 8,000 SF)
EISENHOWER CROSSING | MACON, GA

EASTSIDE CENTER Available Space @ 4658 Presidential Parkway, Macon, GA

Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
#C10	8,982	79'	113'	N
#C11	11,048	--	--	--
#C09	5057	--	--	--

WESTSIDE CENTER Available Space @ 4657 Presidential Parkway, Macon, GA

Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
#C22	29,748	150'	206'	N
#C23	39,943	183'	218'	Y
#C24	11,857	75'	158'	N
#C25	22,167	142'	156'	N
#C27	45,491	185'	158'	Y
#C29	5,668	--	--	--

PARKWAY PLAZA Available Space @ 4696 Presidential Parkway, Macon, GA

Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
#D1 (ENDCAP)	9,000	98'	103'	Y
#D1 & #D2 (ENDCAP)	10,500	118'	103'	Y

*** INQUIRE FOR PRICING AND INDIVIDUAL FLOOR PLANS**

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SMALL SHOPPES Space AVAILABILITY (< 8,000 SF)

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KROGER SHOPPES Available Space @ 4640 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Junior Anchor - Inline Shoppes (End Cap)	#C28	6,116	51'	70.5'	N
Inline Shoppes	#C29	1,400	51'	70.5'	N
Inline Shoppes	#C30	1,400	51'	70.5'	N
Inline Shoppes	#C31	3,607	51'	70.5'	N

EASTSIDE CENTER Available Space @ 4658 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Junior Anchor - Inline Shoppes	#C09	5,057	51'	99'	N

WESTSIDE CENTER Available Space @ 4657 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Inline Shoppes	#C16	1,494	15'	98'	N
Inline Shoppes	#C18	4,368	44'	98'	N
Inline Shoppes	#C20	2,783	28'	98'	N
Inline Shoppes	#C21	5,125	52'	98'	N

WESTSIDE OP STRIP Available Space @ 4659 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Inline Shoppes (End Cap)	#C37	2,782	38'	98'	N
Inline Shoppes	#C38	1,009	14'	98'	N
Freestanding Outparcel Bldg	#C37- #C42	6,036	82'	98'	Y

PARKWAY PLAZA Available Space @ 4696 Presidential Parkway, Macon, GA

Space Type	Suite #	Square Footage	Frontage (Feet)	Depth (Feet)	Divisible
Inline Shoppes	#D-2	1,250	20'	64'	N

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