

MACON, GEORGIA



OUTPARCELS AT KROGER MARKETPLACE

4321 Hartley Bridge Rd, 31216, Bibb County



2023 Demographics (esri)

	3 mile	5 mile	7 mile
Population	15,735	38,435	79,260
Pop Grow (23-28)	0.39%	0.18%	0.13%
Avg. HH Income	\$75,832	\$68,141	\$63,633
Median Age	38.8	37.0	36.7
Households	5,784	13,974	29,760

- **100,000+ SF Expanded Kroger**
- **OUTLOTS AVAILABLE 0.5-1.5 AC**
- **2023 Delivery**
- **Proximity to I-75**
- **Retail Synergy**
- **Excellent Visibility and Access**

GDOT 2022 Avg. Daily Traffic Counts

Interstate I-75:	91,100
Hartley Bridge Road:	20,300

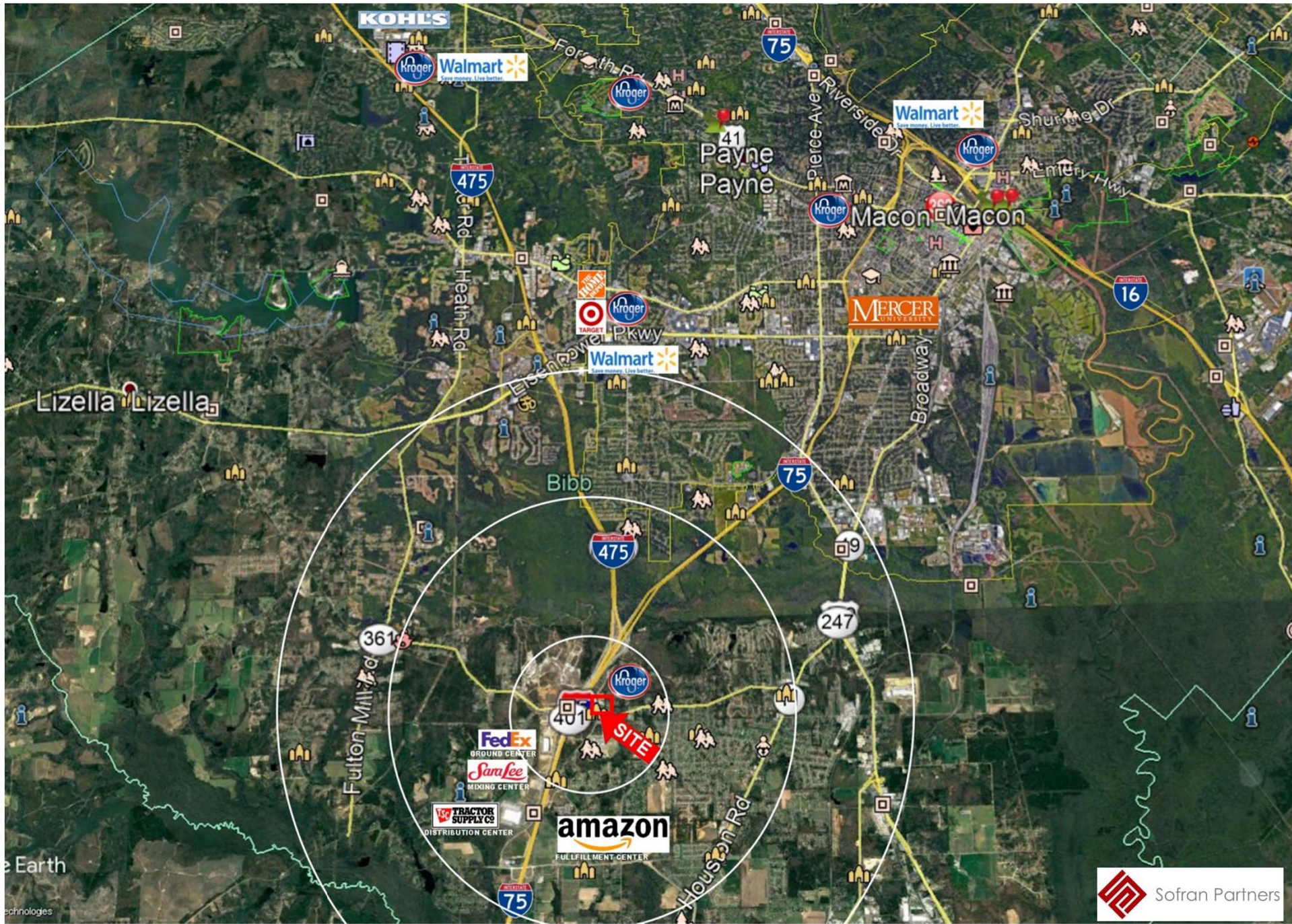


Sofran Partners

Roy Martin

245 W Wieuca Rd NE-Suite 230, Atlanta, Georgia 30342 O
(770) 351-9300, Mobile (770) 377-6343

bmartin@sofranpartners.com / www.sofranpartners.com



PARCEL 2A
+/- 4.0 AC



OL 3
+/- 2.00 AC



OL 4
+/- 0.80 AC

OL 2
+/- 0.50 AC

OL 1
+/- 1.0 AC

MAY BE COMBINED



Hartley Bridge Road

Hartley Station
Proposed 1,100
Residences



OAKVIEW
GOLF COURSE



Food Depot



KUMHO TIRE



Mt Pleasant Church Rd

Hartley Bridge Rd

Allen Rd
Rutland Rutland

YANCEY CAT

FedEx

RUTLAND HIGH SCHOOL

Porter Elementary School

129

Tyson

Sara Lee



Skipper Rd



Heard Elementary School

49

TRACTOR SUPPLY CO

amazon

Goodall Mill Rd

Griffin Rd

Loves

401

Earth



11

Walden Walden

technologies

GEORGIA



MACON AREA



SITE



4321 Hartley Bridge Road, Macon, GA 31216