



Eisenhower Crossing

■ 4641 PRESIDENTIAL PKWY, MACON, GEORGIA 31206

OFFERING MEMORANDUM

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TRINITY
PARTNERS

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.01 Investment Overview

Executive Summary

PROPERTY OVERVIEW

Trinity Partners is pleased to present exclusively for sale the 100% occupied 8,080 SF Eisenhower Crossing located in Macon, GA, which is the 4th largest city in the state. This deal includes a strip center that has 100% of its income from national tenants. The center has a strong tenant mix including McAlister's, WingStop, and T-Mobile.

SALE PRICE: **\$2,675,000**

OFFERING SUMMARY

| | |
|------------|-----------|
| Cap Rate | 6.78% |
| NOI | \$181,472 |
| Price / SF | \$331.06 |

BUILDING INFORMATION

| | |
|---------------|--|
| Address | 4641 Presidential Pkwy Macon, Georgia 31206 |
| County | Bibb County |
| Building Size | 8,080 SF |
| Lot Size | 1.37 AC |
| Occupancy | 100% |
| Year Built | 2001 |



Investment Highlights

- National tenants make up 100% of the net operating income
- High growth GA market
- Located in Macon, GA, which is the 4th largest city in the state and the growing southeast real estate market
- 20,100 VPD on Eisenhower Pkwy and major visibility on US 80
- National tenants have excellent rent-to-sales ratio, indicating tenant health and stability
- Anchored by McAlister's Deli, a national tenant which has operated out of the space since 2004
- High construction quality and modern design from 2001
- Incredible parking ratio of 10/1,000 with 80 parking spots for customers



Rent Roll

| TENANT | SF | START DATE | LEASE END DATE | ANNUAL RENT | ANNUAL CAM | TOTAL RENT | NEXT INCREASE | OPTIONS |
|--------------|--------------|------------|----------------|------------------|--------------------|---------------------|----------------|---|
| McAlister's | 3,520 | 3/1/2004 | 4/30/2028 | \$73,920.00 | \$24,669.45 | \$98,589.45 | N / A | 1 - 5 year option - 7.5% |
| WingStop | 1,960 | 4/1/2025 | 3/31/2035 | \$47,040.00 | \$14,787.57 | \$61,827.57 | 4/1/2030 - 10% | 3 - 5 year options - 10% increase every 60 months |
| T-Mobile | 2,600 | 7/1/2014 | 10/31/2029 | \$62,400.00 | \$19,616.16 | \$80,716.16 | N / A | None |
| Total | 8,080 | | | \$183,360 | \$59,073.18 | \$242,433.18 | | |

Rent Roll reflects November 2026



Cash Flow Analysis

■ CURRENT

| OPERATING INCOME | |
|-------------------------------|------------------|
| Base Rental Revenue | \$183,360 |
| Annual Reimbursements | \$59,073 |
| Scheduled Gross Income | \$242,433 |

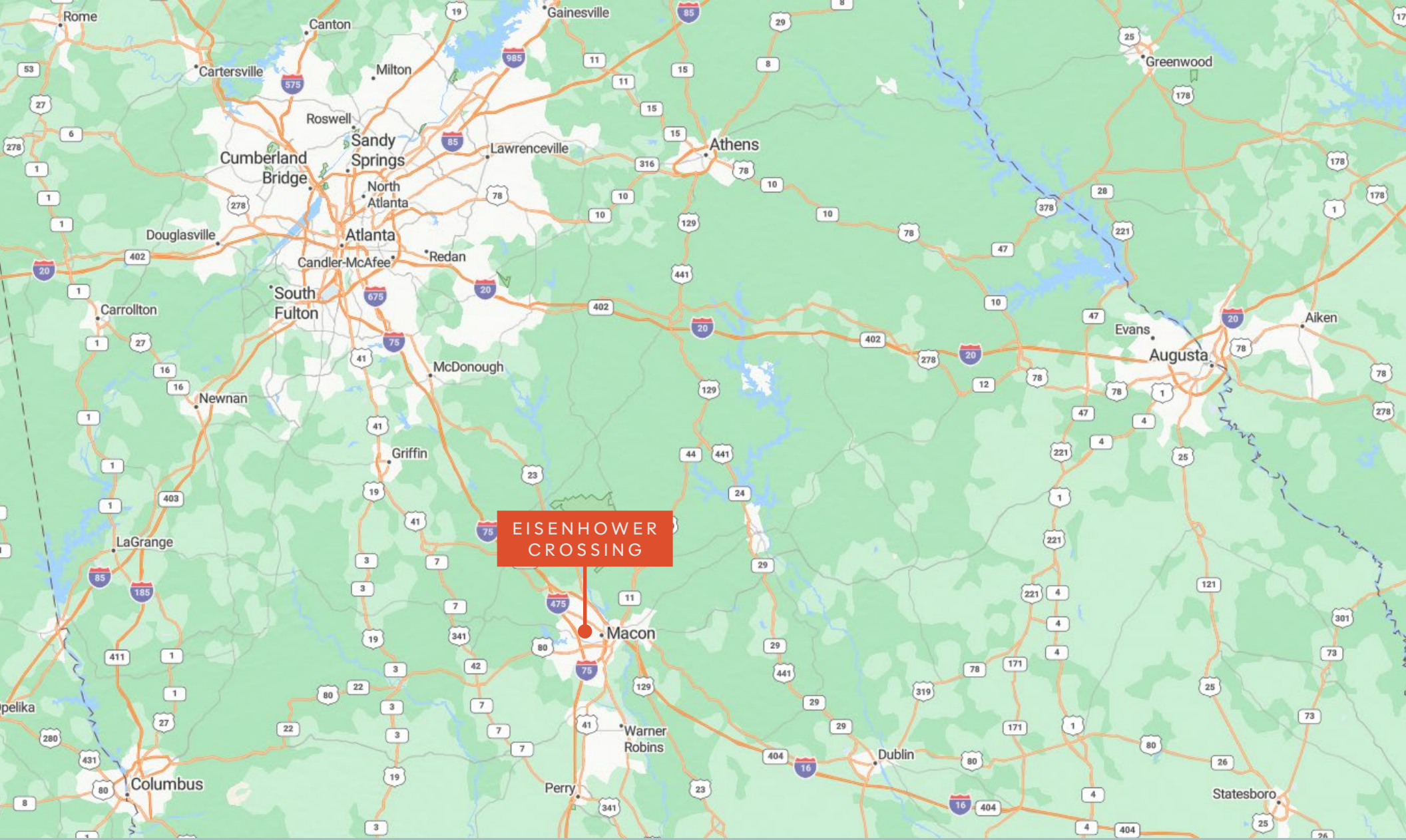
| OPERATING EXPENSES | |
|-----------------------------|------------------|
| Taxes | \$18,734 |
| Insurance | \$5,811 |
| CAM | \$29,166 |
| Management Fee | 4% - \$7,250 |
| Total Operating Expenses | \$60,961 |
| Net Operating Income | \$181,472 |

| ASKING PRICE | |
|---------------------|--------------------|
| Cap Rate | 6.78% |
| Price/SF | \$331.06 |
| Asking Price | \$2,675,000 |



.02 Property Overview

Location Map



Market Aerial



Additional Photos





.03 Tenant Overview

Tenant Profiles



■ MCALISTER'S DELI

3,520 SF • LEASE ENDS 4/30/28

McAlister's Deli is a fast-casual restaurant chain known for sandwiches, salads, spuds, and its signature sweet tea. With strong brand recognition and a loyal customer base, the chain operates in freestanding and endcap locations, often in high-traffic retail corridors, offering steady foot traffic and long-term lease stability for landlords.



■ WINGSTOP

1,960 SF • LEASE ENDS 3/31/35

Wingstop is a quick-service restaurant chain focused on chicken wings, boneless tenders, and fries served in a wide variety of bold, signature flavors. The brand thrives in smaller footprint spaces, often in inline retail strips or outparcels, and benefits from strong carryout and delivery demand that supports steady sales and long-term lease stability.



■ T-MOBILE

2,600 SF • LEASE ENDS 10/31/26

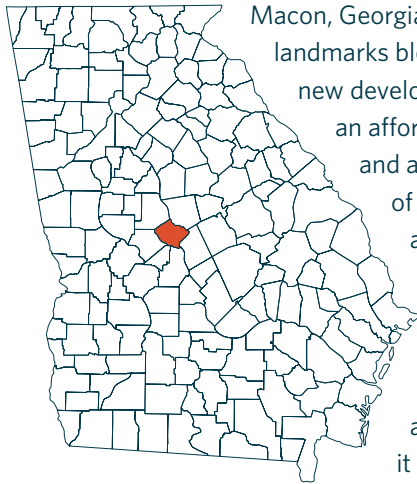
T-Mobile is a leading wireless carrier offering mobile phones, accessories, and nationwide service plans. The company typically operates in small-format inline or endcap spaces within busy shopping centers, drawing consistent daily traffic. With its strong brand presence and essential service offerings, T-Mobile provides landlords with dependable tenancy and stable lease performance.



.04 Market Overview

Market Overview

■ MACON, GEORGIA | BIBB COUNTY



Macon, Georgia, is a city full of character, where historic streets and landmarks blend with a growing downtown filled with arts, music, and new development. Home to roughly 157,000 people, the city offers an affordable cost of living, strong transportation connections, and a business-friendly environment that supports a variety of industries, from healthcare and education to logistics and manufacturing. Macon's ongoing revitalization efforts, particularly in its downtown core, are creating opportunities for both residents and businesses. With a mix of established economic anchors and emerging growth sectors, the city combines opportunity, accessibility, and a strong sense of community that makes it a compelling market for investors.

157,000

*total residents in
Bibb County*

1.25M+

*square feet of actively
listed retail inventory*

4

*colleges and universities
located in Macon*

1,200+

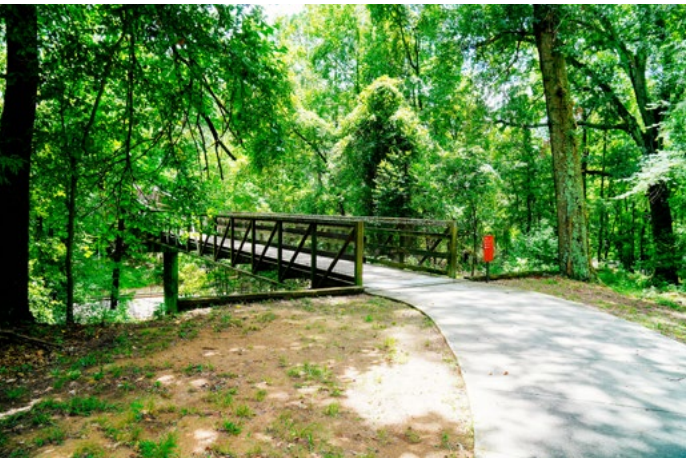
*acres of parks and
recreational space*

\$100M

*redevelopment of
Macon Mall*

\$4.83M

*annual visitor spending in
Macon in 2023*



Demographics & Income

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|------------------|---------|---------|----------|
| Total Population | 40,862 | 94,404 | 167,227 |
| Average Age | 33.7 | 35.3 | 37.8 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 14,977 | 36,855 | 66,129 |
| Average HH Income | \$52,008 | \$64,567 | \$72,810 |
| Average Home Value | \$90,437 | \$137,530 | \$160,886 |

| TRAFFIC COUNTS | |
|----------------------|------------|
| Eisenhower Pkwy | 20,100 VPD |
| Log Cabin Dr | 15,308 VPD |
| Mercer University Dr | 24,500 VPD |

CONTACT



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