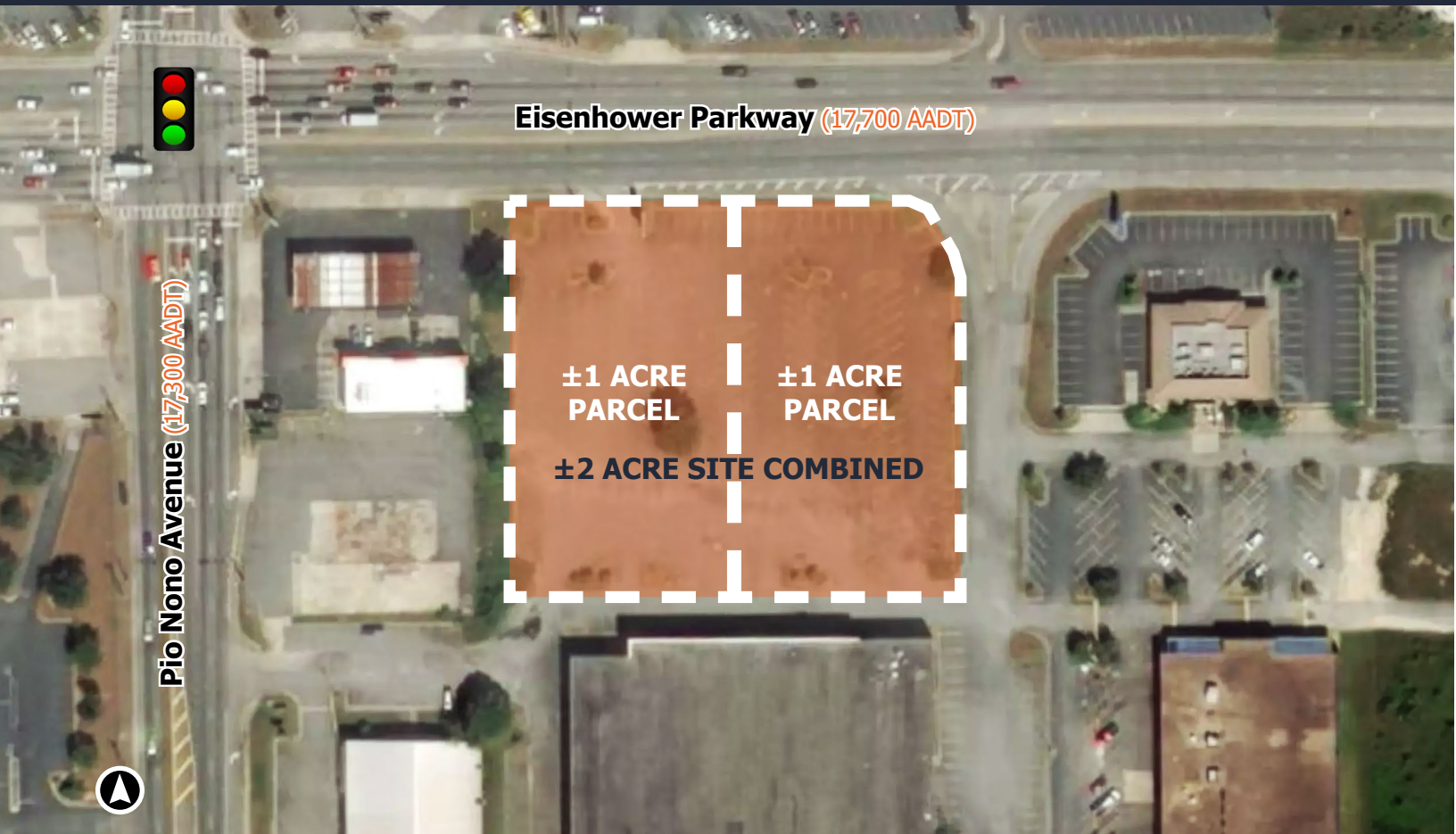


GROUND LEASE | BUILD-TO-SUIT SALE OPPORTUNITY

1234 & 1250 Eisenhower Parkway | Macon, GA 31206



Retail Pad Sites Available - Highly Visible Commercial Parcels in the Heart of Macon

- Two contiguous commercial parcels with a combined, highly usable footprint
- Excellent frontage along Eisenhower Boulevard, one of Macon's busiest retail corridors
- Surrounded by national retailers, restaurants, and service-oriented businesses
- Ideal for retail, QSR/drive-thru, medical, office, or redevelopment
- Strong visibility and signage potential

avisonyoung.com

Get more information

Nick Mastro (*Lead Broker*)

Senior Associate

813. 444. 5334

nick.mastro@avisonyoung.com

Tony Reckker

Associate

919.798.2309

tony.reckker@reckkerrealestate.com

**AVISON
YOUNG**

Summary

1234 & 1250 EISENHOWER PARKWAY
Macon, Georgia

STRATEGIC RETAIL POSITIONING

- Sits within a corridor undergoing active revitalization, increasing long-term value and tenant demand
- Strong demographics and daytime population support a wide range of retail and service uses

FLEXIBLE DEVELOPMENT POTENTIAL

- Ideal for QSR, drive-thru, medical, professional office, automotive, coffee shop, retail pads or small-bay commercial
- Site configuration supports single-tenant, multi-tenant, or custom build-to-suit layouts

HIGH VISIBILITY + HIGH UTILITY

- Prominent frontage ensures brand visibility for national or regional tenants
- Level topography and straightforward access reduce development complexity and cost

ATTRACTIVE FOR LONG-TERM HOLD OR LEASE

- Corridor improvements and anchor-level investments (Macon Mall, amphitheater) create strong future upside
- Ground lease or BTS options appeal to tenants seeking modern, right-sized footprints in a repositioning corridor

PROVEN RETAIL DEMAND

- Market studies show clear gaps in the tenant mix, making this a compelling site for new concepts
- Recent successful openings nearby demonstrate strong consumer support for fresh retail offerings

Property stats

Address	1234 & 1250 Eisenhower Parkway Macon, GA 31206
Land Area (SF)	±87,120 SF
Land Area (AC)	±2.0 AC
In-Place Zoning	C-2



Summary

1234 & 1250 EISENHOWER PARKWAY
Macon, Georgia

Regional growth

A CORRIDOR BACKED BY INVESTMENT

Targeted public and private reinvestment is accelerating momentum across the Eisenhower Parkway area.

BUSINESS-LED IMPROVEMENT DISTRICT

The Eisenhower BID—representing 90+ businesses—continues to fund lighting, landscaping, and safety enhancements.

RISING REGIONAL ACTIVITY

Major anchors like the Macon Mall redevelopment and the Atrium Health Amphitheater are driving new traffic and economic energy.

STRENGTHENING MARKET FUNDAMENTALS

Increasing tax digest growth and renewed investor interest signal a market trending upward.

Retail corridor

ESTABLISHED RETAIL SPINE

Eisenhower Parkway remains one of Macon's most recognizable and accessible commercial corridors.

UNTAPPED RETAIL DEMAND

Recent market studies highlight clear gaps in the retail mix and strong potential for new concepts.

IMPROVED ACCESS & VISIBILITY

Upgrades at I-475 and ongoing beautification efforts enhance customer experience and corridor appeal.

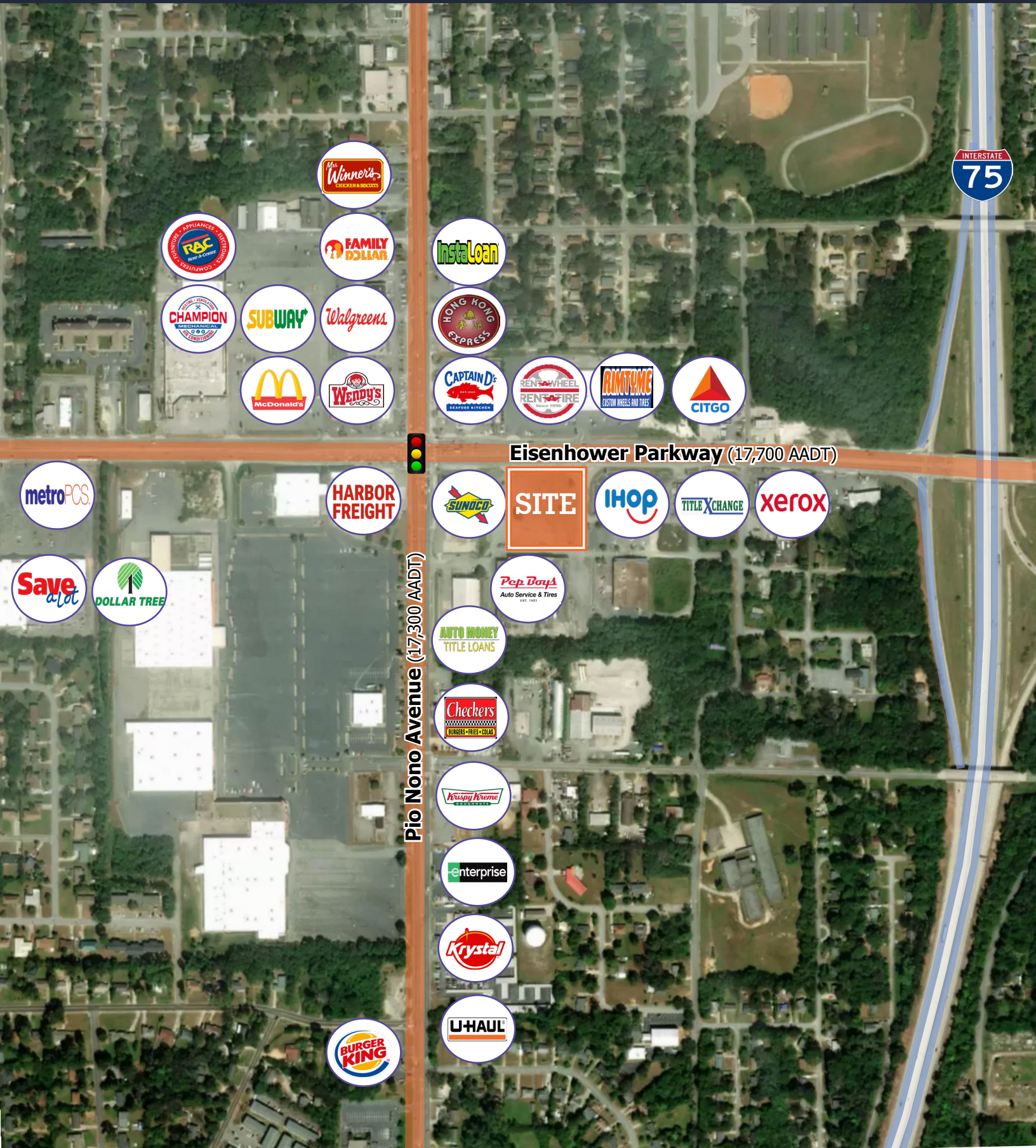
REPOSITIONING FOR WHAT'S NEXT

With new openings and redevelopment opportunities emerging, the corridor is shifting toward a more modern, right-sized retail environment.



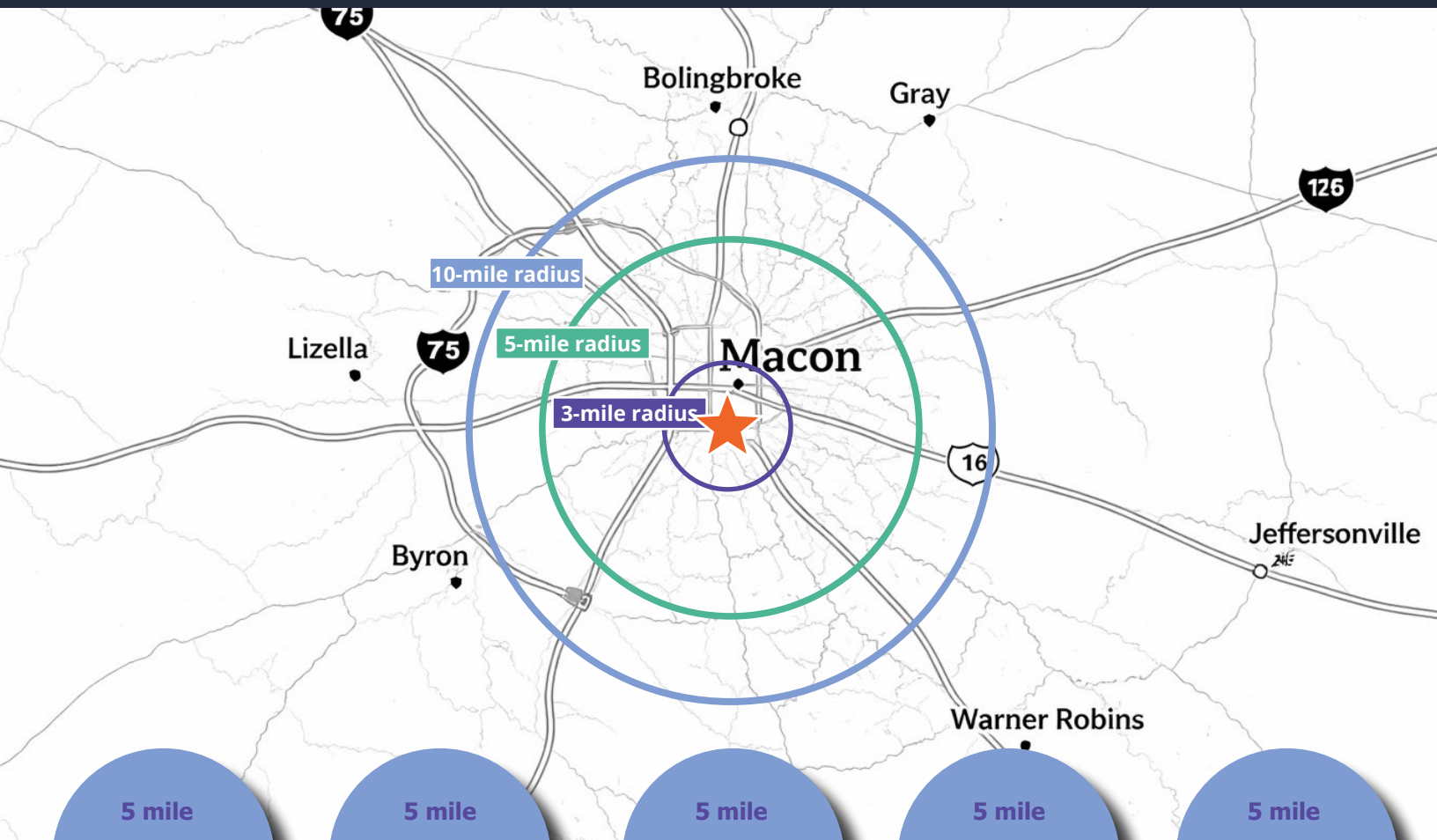
Area map

1234 & 1250 EISENHOWER PARKWAY
Macon, Georgia



Local Demographics

1234 & 1250 EISENHOWER PARKWAY
Macon, Georgia



5 mile
82,387
POPULATION

5 mile
32,856
HOUSEHOLD

5 mile
\$63,736
AVERAGE HH
INCOME

5 mile
\$187,224
MEDIAN HOME
VALUE

5 mile
45,642
EMPLOYMENT
POPULATION

3 MILE

5 MILE

10 MILE

POPULATION.....

Total Current Population	47,630	82,387	168,325
Total Households	18,870	32,856	66,695

HOUSING.....

Median Home Value	\$149,782	\$187,224	\$218,413
Renter-Occupied Units	12,731	20,299	33,077
Occupied Housing Units	18,870	32,856	66,695

INCOME.....

Average Household Income	\$50,024	\$63,736	\$83,754
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BUSINESSES.....

Total Businesses	3,569	5,893	9,813
Total Employees	27,150	45,642	74,900

Demographics

1234 & 1250 EISENHOWER PARKWAY
Macon, Georgia

Bibb County serves as the economic and cultural anchor of Central Georgia, offering a strategic location with strong regional connectivity. Anchored by the City of Macon, the county benefits from direct access to I-75, I-16, and major state highways, creating a natural hub for logistics, healthcare, education, and retail activity. With a population of more than 238,000 residents, Bibb County draws from a broad labor pool and supports a diverse mix of employers, including Mercer University, Atrium Health, and Robins Air Force Base nearby.

BIBB COUNTY

238,359

2025 POPULATION

\$211,638

2025 MEDIAN
HOME VALUE

\$9,321

2025 MEDIAN
INCOME

39.4

2025 MEDIAN AGE

MERCER
UNIVERSITY

FOUNDED 1833



If you would like to discuss this further, please get in touch.



Nick Mastro, Senior Associate
813. 444. 5334
nick.mastro@avisonyoung.com



Tony Reckker, Associate
919.798.2309
tony.reckker@reckkerrealestate.com



Nick Steen, Associate
404.865.3663
nick.steen@avisonyoung.com

Visit us online

avisonyoung.com
