

FALL LINE PLAZA

1425 Rocky Creek Rd, Macon, GA 31206






SPACE AVAILABLE | 1,200 SF

PROPERTY HIGHLIGHTS

- Anchored by Piggly Wiggly for over 40 years with consistent customer traffic
- Excellent visibility from and access to I-75, which carries 60,000 vehicles per day
- Signalized access and over 290 surface parking spaces

AREA DEMOGRAPHICS (2025):

| | 1-MILE | 3-MILE | 5-MILE |
|---|----------|----------|----------|
|  POPULATION | 5,369 | 33,995 | 74,635 |
|  HOUSEHOLDS | 1,952 | 12,189 | 29,083 |
|  AVG HH INCOME | \$44,486 | \$49,713 | \$60,395 |

MARISA ROY

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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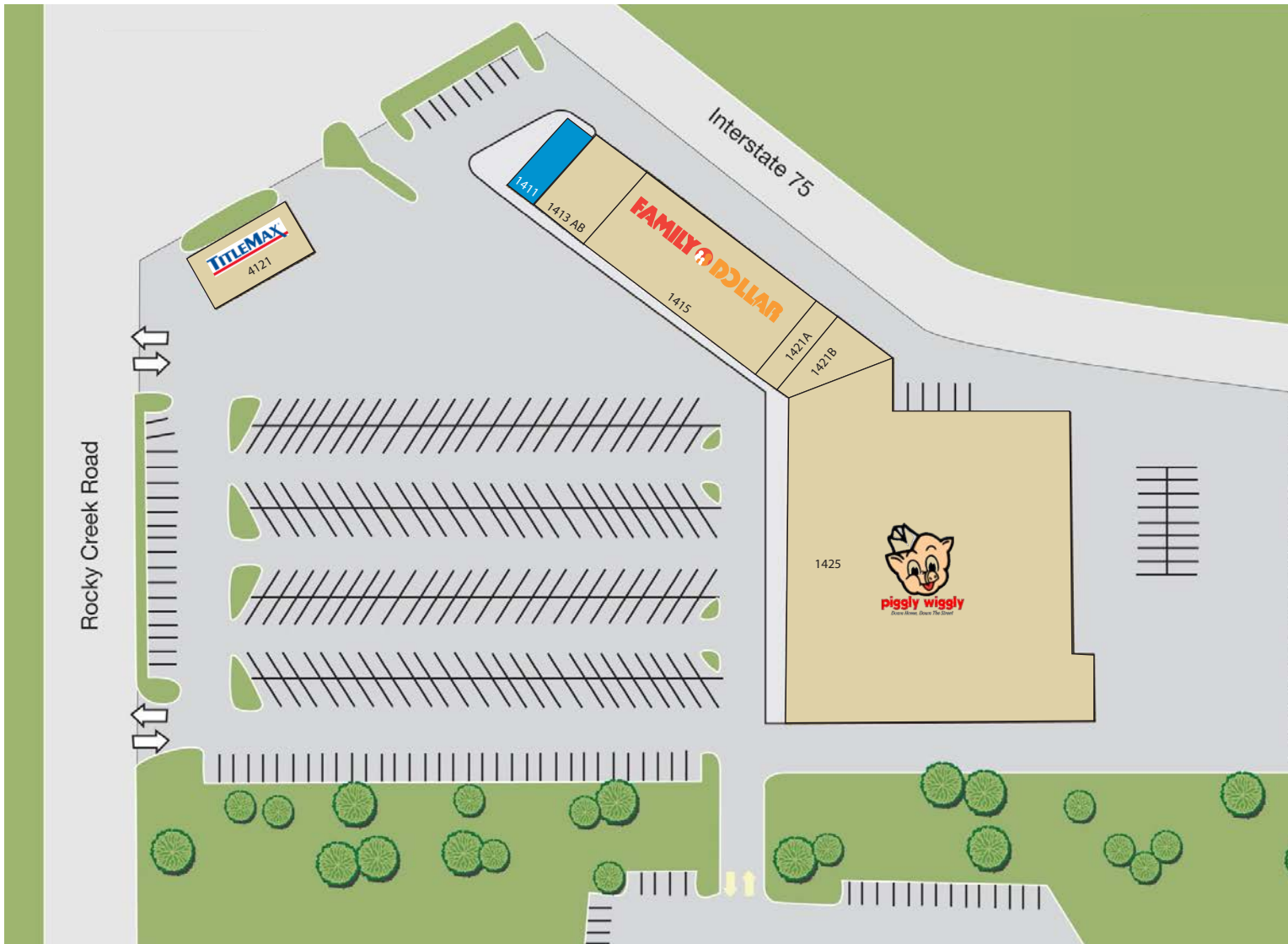
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| STE | TENANT | SF |
|---------|-------------------------|--------|
| 1425 | PIGGLY WIGGLY | 38,725 |
| 1421B | SUNBELT CREDIT | 1,427 |
| 1412A | BOOST MOBILE | 1,300 |
| 1415 | FAMILY DOLLAR | 8,640 |
| 1413 AB | SHARKY'S FISH & CHICKEN | 2,666 |
| 1411 | AVAILABLE | 1,200 |
| 4121 | TITLE MAX | 1,200 |
| TOTAL | | 55,158 |

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