

RIVERGATE SHOPPING CENTER

MACON, GEORGIA

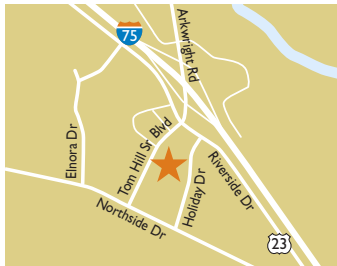


SIZE

207,567 square feet

NATIONAL TENANTS

Publix
Dollar Tree
Planet Fitness
Starbucks
Buffalo Wild Wings



LOCATION

121 Tom Hill Sr Boulevard | Macon, Georgia 31210

PROPERTY HIGHLIGHTS

- 207,567-square-foot center anchored by Publix, Georgia's leading grocer
- Located in a prime retail corridor with excellent visibility and access to Interstate 75 (60,000 VPD)
- The center includes a great line-up of tenants including Starbucks, Panera, Dunkin' Donuts, Subway, Steak 'n Shake, IHOP and Buffalo Wild Wings.
- More than 25,800 residents in the three-mile trade area with an average household income of \$80,700

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

RIVERGATE SHOPPING CENTER

121 TOM HILL SR. BLVD | MACON, GA 31210

SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
B11	AVAILABLE	4,061	106	AVAILABLE	3,354	202	AVAILABLE	900	O-1A	Panera Bread	4,578	O-F2	Subway	1,200
100A	Planet Fitness	16,303	107	AAA Auto Club	3,028	203	K's Electric Vapor	900	O-1B	FedEx Office	5,502	O-F3	Papouli's	1,200
100B	Sky Zone	20,050	108	Publix	47,814	204	Great Clips	1,125	O-2	Buffalo Wild Wings	8,330		Mediterranean	
101	Springleaf Financial	2,355	109	Dollar Tree	7,559	205	Guitarras Mexican Grill	2,250	O-3	Internatl House of Pancakes	5,000	O-F4	Peach Swirl	1,200
102	H&R Block	1,572	110	Stevi B's	6,910	300	Pet Supermarket	7,000	O-4	Steak N' Shake	4,130	TOTAL SQ. FT.		205,810
103	T-Mobile	1,900	111A	Miller-Motte Technical College	22,169	301	AVAILABLE	10,644	O-5	Starbucks	2,400			
104	OneMain Financial CRS #100049	1,900	200	Spas Nails	1,406	302	Papa John's Pizza	2,250	O-F1	Dunkin	1,720			
105	Randstad Staffing	1,900	201	AVAILABLE	900	303	Batteries Plus	2,300		Donuts/Baskin Robbins				

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



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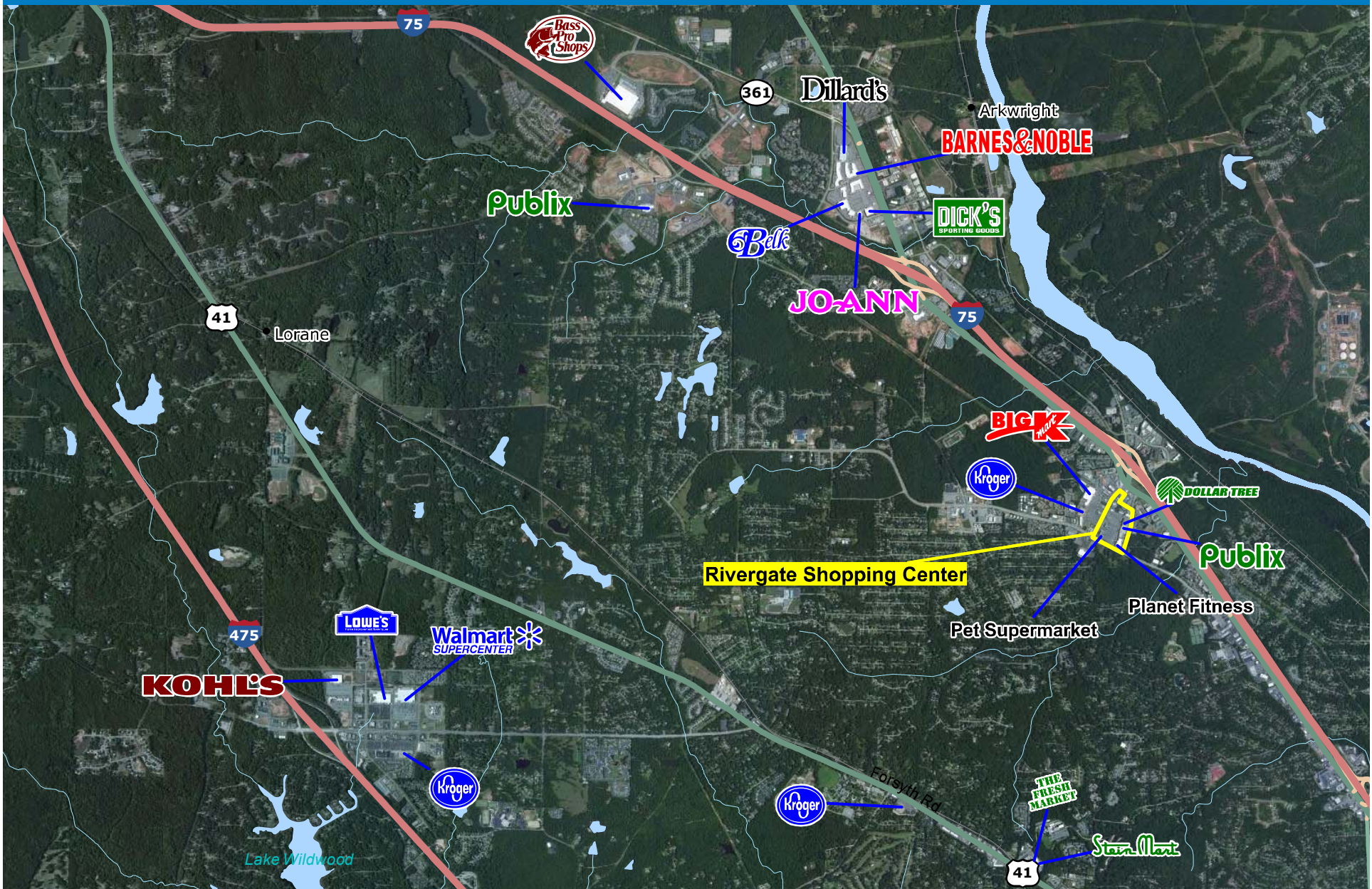
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PHILLIPS EDISON & COMPANY

Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 32.897084 Longitude: -83.687262

Rivergate Shopping Center Macon, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	4,563	25,868	65,244	155,740
	2018 Projected Population	4,632	26,334	66,372	158,530
	2010 Census Population	4,625	25,947	65,210	155,743
	2000 Census Population	4,418	25,316	64,485	154,185
	1990 Census Population	4,186	23,191	62,661	149,457
	Historical Annual Growth 1990 to 2000	0.54%	0.88%	0.29%	0.31%
	Historical Annual Growth 2000 to 2010	0.46%	0.25%	0.11%	0.10%
	Estimated Annual Growth 2010 to 2013	-0.36%	-0.08%	0.01%	0.00%
	Projected Annual Growth 2013 to 2018	0.30%	0.36%	0.34%	0.36%
	Median Age	34.0	37.4	36.8	35.9
Households	Q4 2013 Estimated Households	2,044	10,965	27,671	60,286
	2018 Projected Households	2,075	11,154	28,142	61,381
	2010 Census Households	2,069	10,998	27,634	60,237
	2000 Census Households	2,040	10,763	27,101	59,892
	1990 Census Households	1,689	9,231	25,235	56,159
	Historical Annual Growth 1990 to 2000	1.91%	1.55%	0.72%	0.65%
	Historical Annual Growth 2000 to 2013	0.14%	0.22%	0.19%	0.06%
	Estimated Annual Growth 2000 to 2013	-0.32%	-0.08%	0.04%	0.02%
	Projected Annual Growth 2013 to 2018	0.30%	0.34%	0.34%	0.36%
	Population per Household	2.20	2.32	2.31	2.48
Population by Race	White	54.3%	67.9%	52.6%	43.2%
	Black or African American	36.1%	24.8%	41.0%	51.1%
	Asian & Pacific Islander	3.0%	3.0%	2.3%	1.6%
	Other Races	2.1%	1.7%	1.7%	1.6%
	Hispanic Population	4.5%	2.6%	2.3%	2.5%
Income	Average Household Income	\$48,235	\$80,727	\$67,909	\$58,010
	Median Household Income	\$37,730	\$58,301	\$46,096	\$38,511
	Per Capita Income	\$21,917	\$34,877	\$29,290	\$22,992
Education (Age 25+)	Elementary	5.4%	1.6%	2.8%	4.8%
	Some High School	6.3%	5.0%	8.9%	12.4%
	High School Graduate	25.1%	20.4%	25.9%	31.9%
	Some College	25.9%	21.6%	20.7%	21.1%
	Associates Degree Only	5.1%	6.1%	6.9%	6.2%
	Bachelors Degree Only	23.9%	29.2%	22.0%	15.0%
	Graduate Degree	8.4%	16.1%	12.8%	8.5%
Business	Number of Businesses	265	936	2,078	4,673
	Total Number of Employees	4,779	15,976	35,963	87,803
	Employees per Business	18.04	17.06	17.31	18.79
	Residential Population per Business	17.23	27.63	31.40	33.33

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