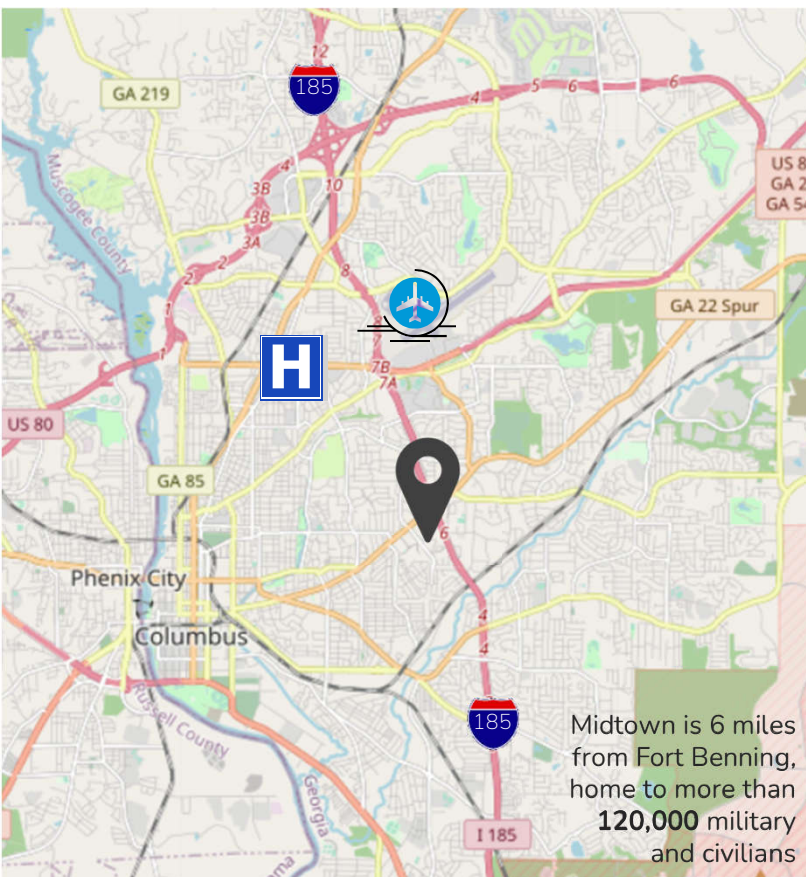


MIDTOWN SHOPPING CENTER

3150 - 3200 Macon Road, Columbus, Ga 30906 | Muscogee County



MARKET INFORMATION:

The Midtown Shopping Center Redevelopment is complete. It is 100% leased. Newest tenants in Phase II include Five Below, ALDI, Panera, Auto Zone and Rose's. Phase I was renovated in 2014 with Ross Dress for Less, Bealls, Dollar Tree, Shoe Carnival and later Starbucks.

PROPERTY HIGHLIGHTS:

Location:	Macon Road at Boxwood Drive, near I-185
Project GLA:	199,763 SF
Available:	100% Leased
Type:	Community Center Redevelopment
Parking:	1,780 spaces
Pylon Sign:	Two located at major entrances

Owned & Managed by
Waddell Realty



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TRAFFIC COUNTS

39,100 AADT on Macon Rd | 74,000 AADT on I-185 N

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DEMOGRAPHICS

DRIVE TIME

1-3 Miles 3-5 Miles

5- 10 Min 10-15 Min

Population	67,826	84,503
Households	28,063	12,909
Average HH Income	\$49,561	\$56,472
Daytime Population	88,437	93,125

Population	89,451	98,978
Households	36,769	37,174
Average HH Income	\$53,928	\$67,307
Daytime Population	114,688	107,716

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Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments.

We provide very individual attention to our Landlords, Developers and the Communities we serve.

We pride ourselves on being a small firm with the reach and resources of a large firm.

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