

Rivergate

Macon, GA

Publix Anchored Investment Opportunity





PROPERTY DETAILS

| | |
|-----------------------|---|
| Address | 121 Tom Hill Sr Blvd Macon, GA |
| Year Built | 1989 |
| Acreage | 22.91 acres |
| Square footage | 205,810 |
| Occupancy | 98% |
| Anchor | Publix |
| Tenants | Planet Fitness, Starbucks, Panera Bread, FedEx, IHOP, Steak N' Shake, Buffalo Wild Wings, Pet Supermarket |

The Southeastern Investment Sales Team is pleased to exclusively offer For Sale, Rivergate. Rivergate demonstrates an incredibly strong leasing environment and is positioned with a strong and dynamic tenant mix. Rivergate is anchored by Publix Supermarket, one of the region's fastest growing and most successful grocery chains. The center has eight stand-alone outparcels with diverse national tenants including Starbucks, Buffalo Wild Wings, IHOP, and Steak N' Shake as well as co-tenant buildings with FedEx/Panera, Dunkin' Donuts and Subway/Peach Swirl, Planet Fitness/SkyZone and Pet Supermarket/Tuesday Morning. Significant lease bumps will provide an investor with immediate organic growth over the next 5 years. Excluding Publix, 70% of the center has built-in rent escalations.

- Publix has an attractive health ratio below 3%
- Long term Publix commitment
- Significant organic NOI growth through built-in rent escalations
- Staggered Lease Terms with national anchor Tenants – Publix, Sky Zone, Miller-Motte, Dollar Tree, Sky Zone, Pet Supermarket
- Strong Demographics - Average Household Income at \$79,295
- Unique opportunity to pick up eight outparcels that are 100% leased with National Tenants



\$79,295
3 Mile HHI

154,209
10 Mile Pop.

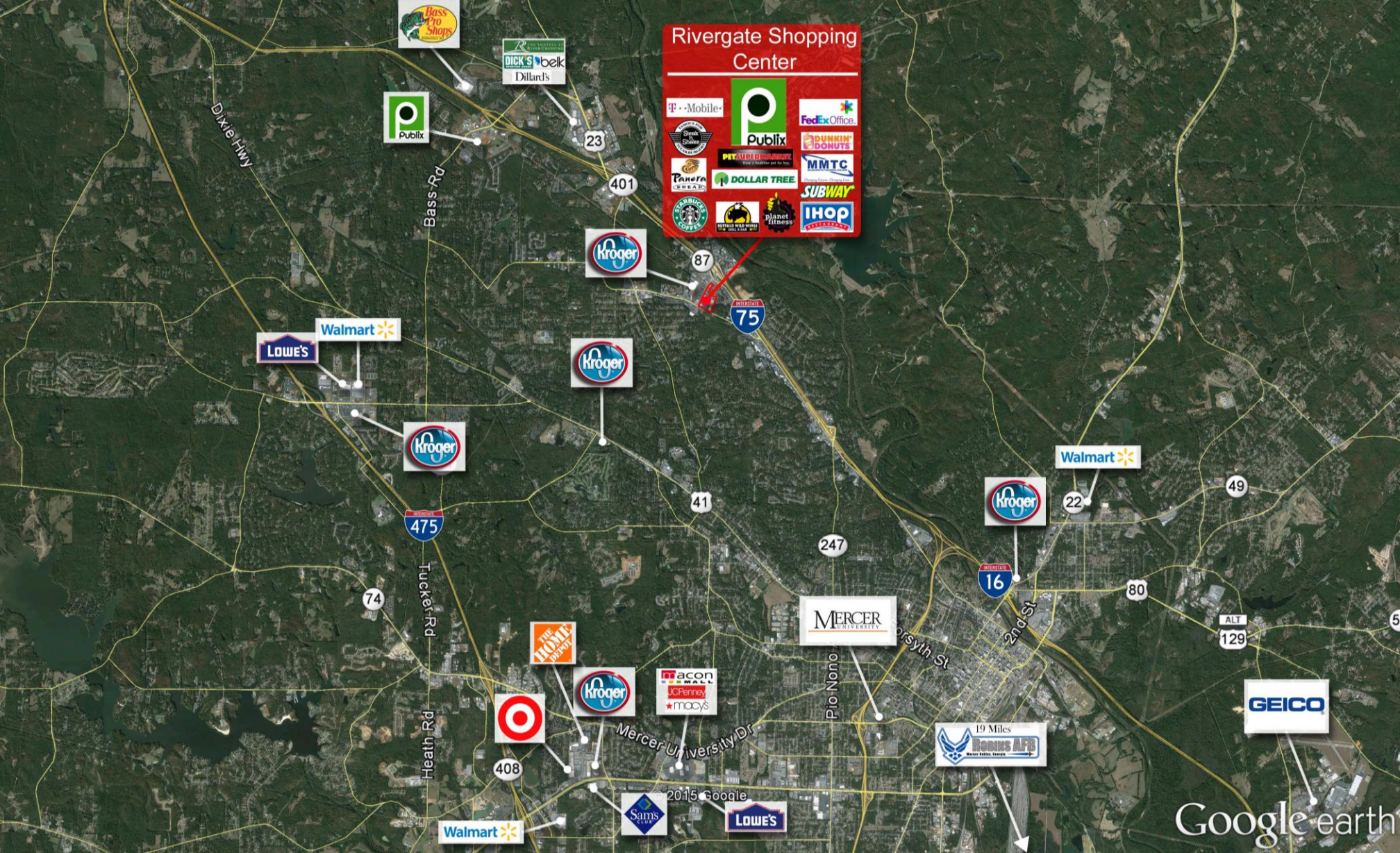
95%
Occupancy

87%
GLA by Nationals

\$2,800,000
NOI







LOCATION

Rivergate is located in Macon, GA (Bibb County) less than 0.25 miles off Interstate 75. With the most advantageously located real estate in the market, Rivergate offers premier access to the Bibb, Jones, and Monroe County marketplace as well as a logical stopping point for travelers along I-75. Macon, GA is the fourth largest city in the state of Georgia. Macon is located 70 miles south of Atlanta and is uniquely positioned centrally within the state and enjoys access from three major interstates, I-75, I-16 and I-475. Rivergate is located at the intersection of I-75 and Tom Hill Sr. Blvd at “Ground Zero” of the North Macon retail corridor. Rivergate has excellent curb appeal as well as signage and access that is second to none. There are 10 pylon signs dedicated to the property along with 11 different access points. Many of the Pylon signs were renovated in 2011. Retailers within the submarket include Kroger, Bass Pro Shops, a GGP development anchored by Dick’s Sporting Goods, Belk and Dillard’s.

EXCLUSIVELY OFFERED BY
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Southeastern is a full-service commercial real estate firm. The Investment Team specializes in well positioned anchored or unanchored retail properties throughout the country. Their proven track record on both the acquisition and disposition sides are a direct result of their understanding of the market place, appropriate asset valuation based off current market conditions and the alignment of asset to the most suitable and qualified Buyer/ Seller.