

RIVERGATE SHOPPING CENTER



A subsidiary of Wheeler Real Estate Investment Trust

121 Tom Hill Sr. Boulevard
Macon, GA 31210

Size:
205,810 s.f.

Co-Tenants:



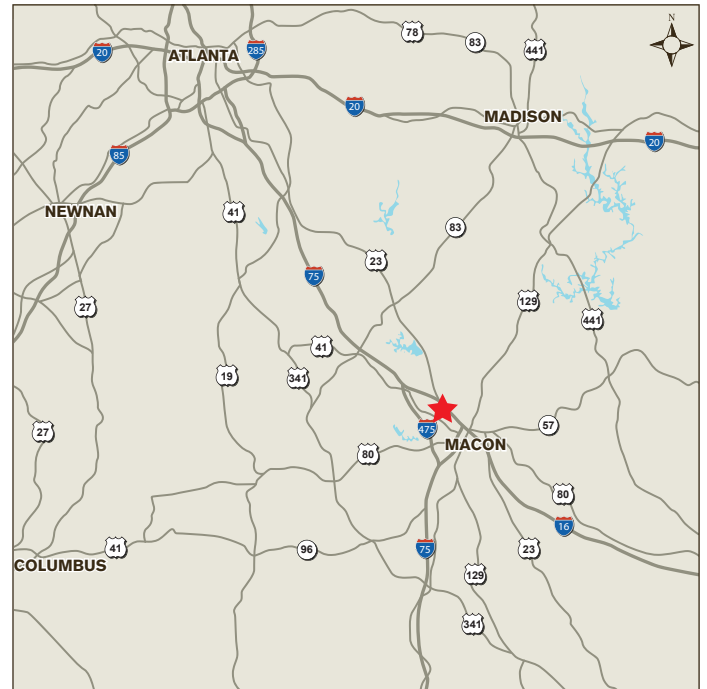
Excellent Outparcel Opportunity!!!
Lease existing 4,130 sf Building or
1.17 Acres available for Build-to-Suit or Ground Lease

Traffic Counts:
21,210 AADT
on Tom Hill Sr. Blvd.

20,297 AADT
on Northside Drive

Additional Info:

Located at
"ground zero" of the
North Macon Retail
Corridor, Rivergate
Shopping Center has
excellent visibility and
access to I-75 and
has a strong and dynamic
tenant mix.



Demographics*:

	1 Mile	3 Miles	5 Miles
Population	3,573	26,344	61,113
Households	1,553	11,235	25,717
Avg. HH Income	\$50,681	\$79,453	\$69,134

* Based on 2010 Census & 2016 Estimates

www.wheelerrec.com

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Wheeler Real Estate Company, a subsidiary of Wheeler Real Estate Investment Trust, is a full service commercial real estate firm specializing in leasing and managing regional and neighborhood shopping centers from 50,000 sf to 300,000 sf located in the Northeast, Mid-Atlantic, Southeast, Southwest and Midwest regions. Our current portfolio includes over 5 million square feet of gross leasable area and more than 500 local and national tenants such as Walmart, Kroger, Food Lion, TJ Maxx, Hobby Lobby, Starbuck's, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

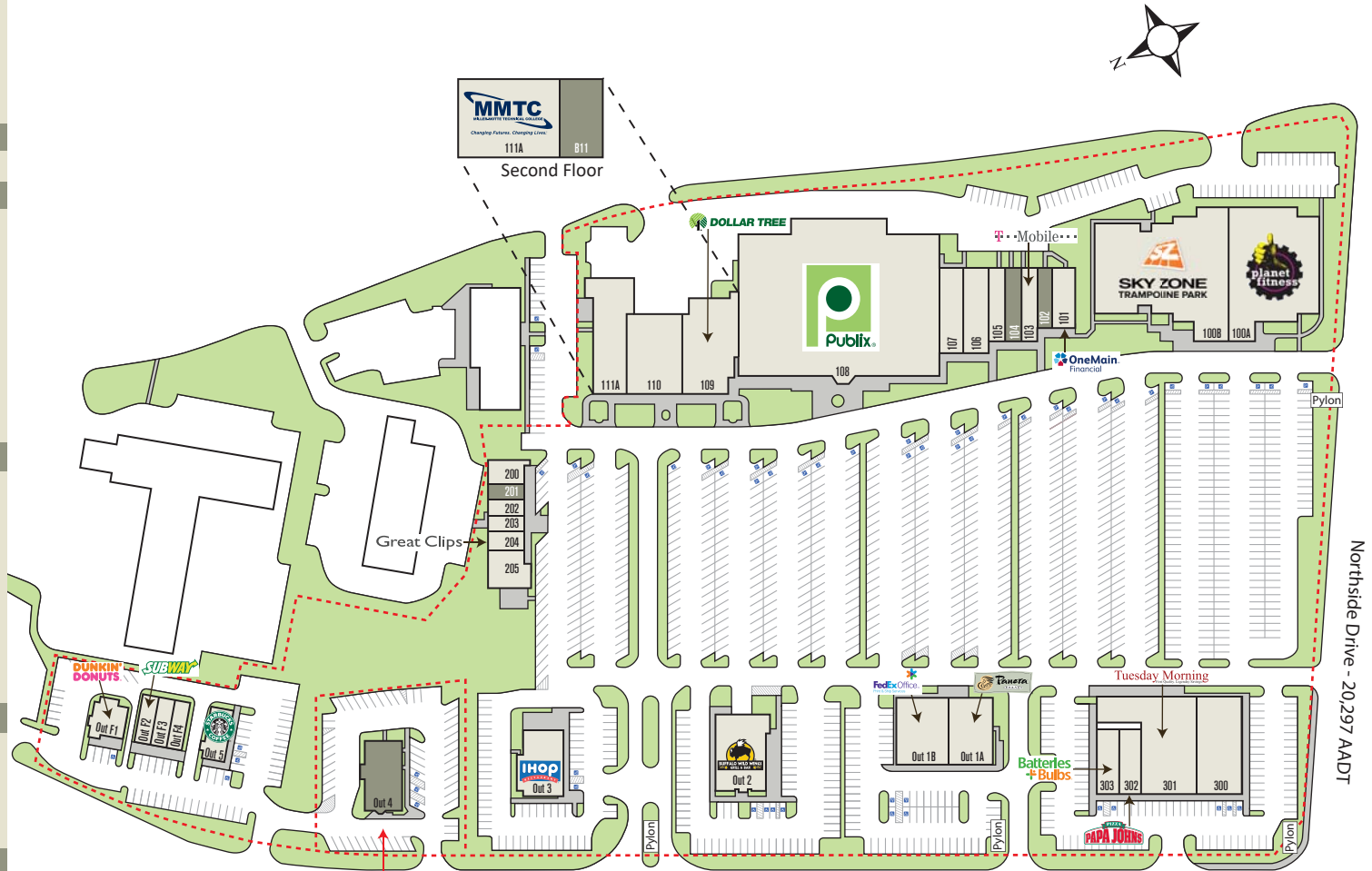
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Suite	Tenants	S.F.
100A	Planet Fitness	16,303
100B	Sky Zone	20,050
101	OneMain Financial	2,355
102	AVAILABLE	1,572
103	T-Mobile	1,900
104	AVAILABLE	1,900
105	Randstad Staffing	1,900
106	Pacific Dental	3,354
107	AAA Auto Club	3,028
108	Publix	47,814
109	Dollar Tree	7,559
110	Stevi B's	6,910
111A	Miller-Motte Technical College	22,169
200	Spa Nails	1,406
201	AVAILABLE	900
202	All Virgin Hair Boutique	900
203	K's Electric Vapor	900
204	Great Clips	1,125
205	Guitarras Mexican Grill	2,250
300	Pet Supermarket	7,000
301	Tuesday Morning	10,644
302	Papa John's Pizza	2,250
303	Batteries Plus	2,300
B11	AVAILABLE	4,061
Out 1A	Panera Bread	4,578
Out 1B	FedEx Office	5,502
Out 2	Buffalo Wild Wings	8,330
Out 3	IHOP	5,000
Out 4	AVAILABLE	4,130
Out 5	Starbucks	2,400
Out F1	Dunkin Donuts/Baskin Robbins	1,720
Out F2	Subway	1,200
Out F3	Papouli's Mediterranean	1,200
Out F4	Ice Queen	1,200
TOTAL CENTER SIZE		205,810



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Northside Drive - 20,297 AADT

