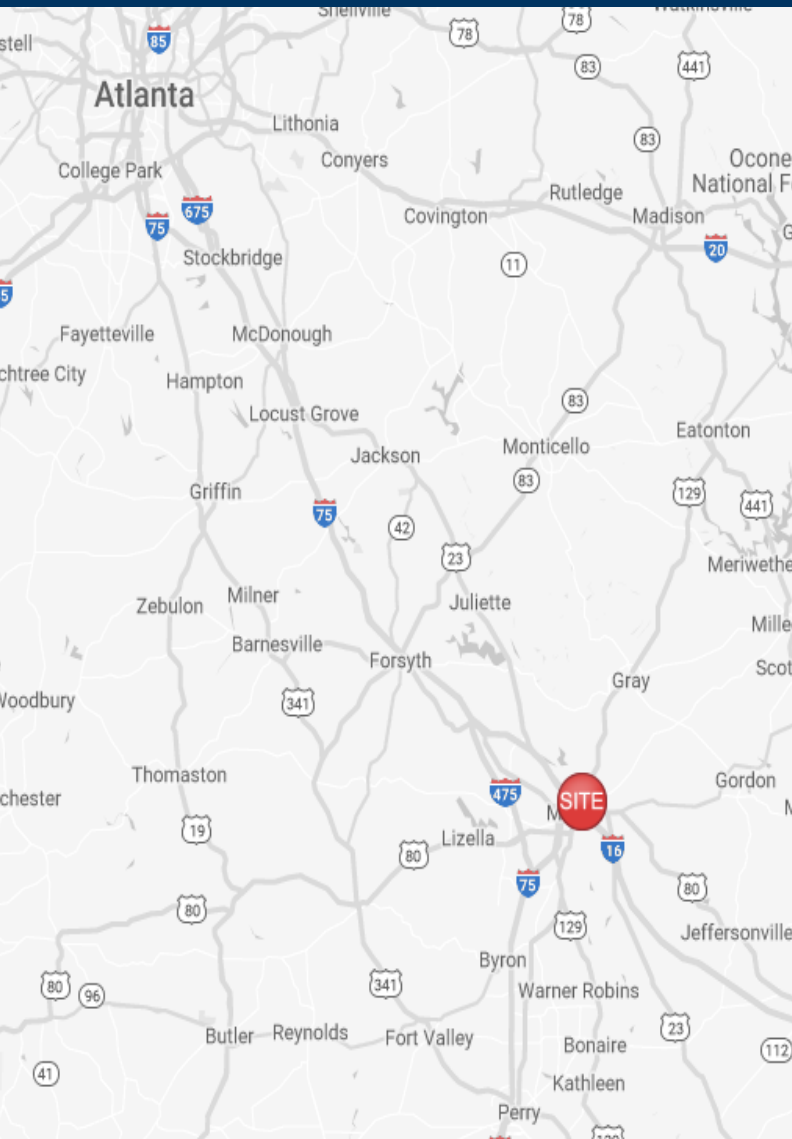


Town & Country Shopping Center

1034 Gray Highway,
Macon, Georgia 31121



RIVERWOOD
PROPERTIES, LLC

Leasing Contacts

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Property Highlights

- Located on Gray Highway in Macon, Georgia.
- Seeing over 50,000 VPD on Gray Highway and New Clinton combined.
- The center offers great visibility and excellent access for both national and regional Tenant's.
- Ground lease with drive thru opportunity available | 0.27 Acres
- Retail Space Available | 2,000 SF

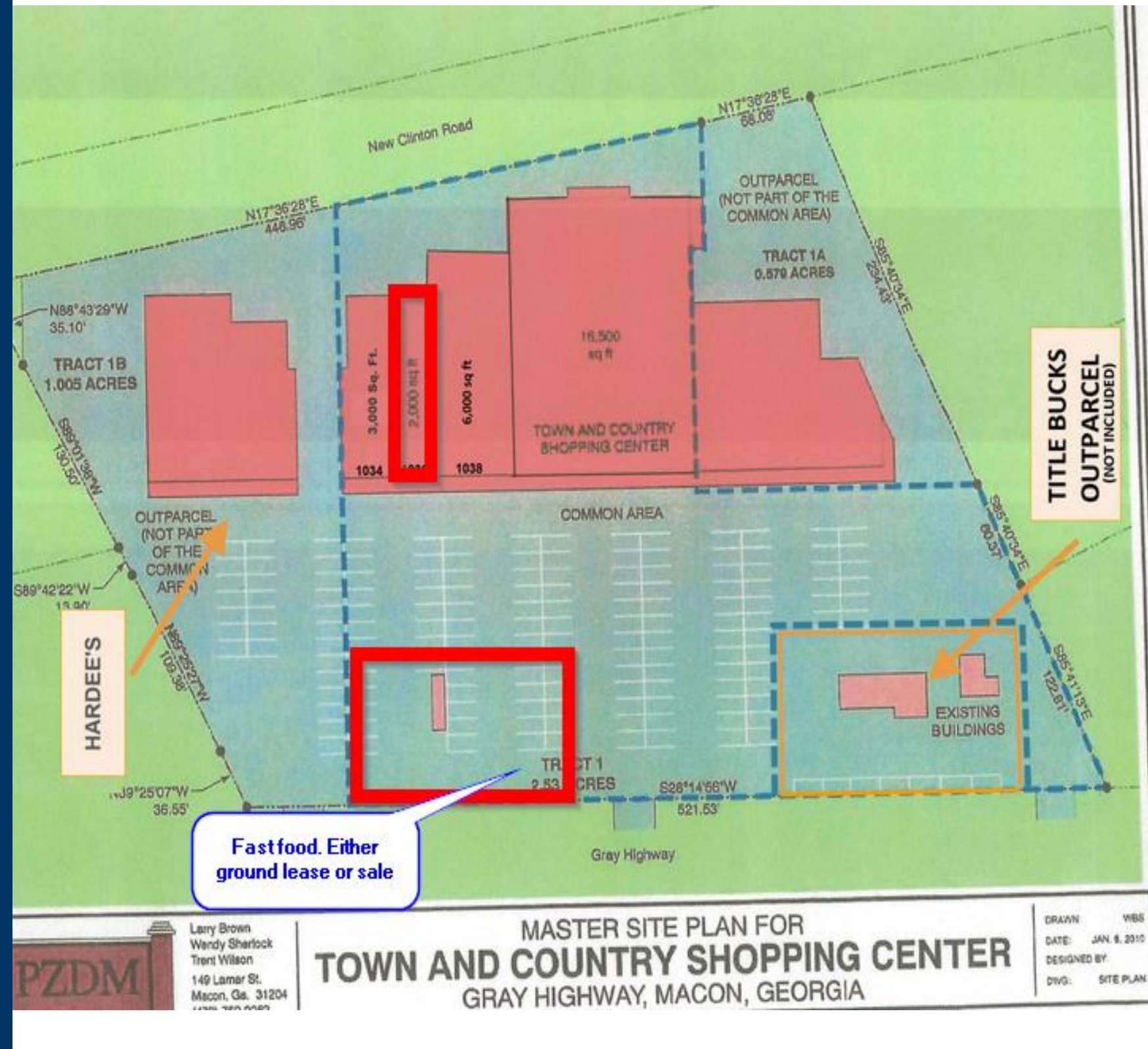
Site Access: Property is accessible by multiple curb cuts on Gray Highway and Clinton Rd.

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Town & Country Shopping Center

TENANTS

1034	Cod Tail of Macon	3,000
1036	Retail Space Available	2,000
1038	Caring Companions	6,000
1040	Cash America	16,500
GL	Ground Lease Available	0.27 AC
GLA		27,500
Available		2,000



TOWN & COUNTRY SHOPPING CENTER

Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	6,239
3 MILE	34,718
5 MILE	76,498



2022 Daytime
Population

1 MILE	4,033
3 MILE	30,837
5 MILE	44,739



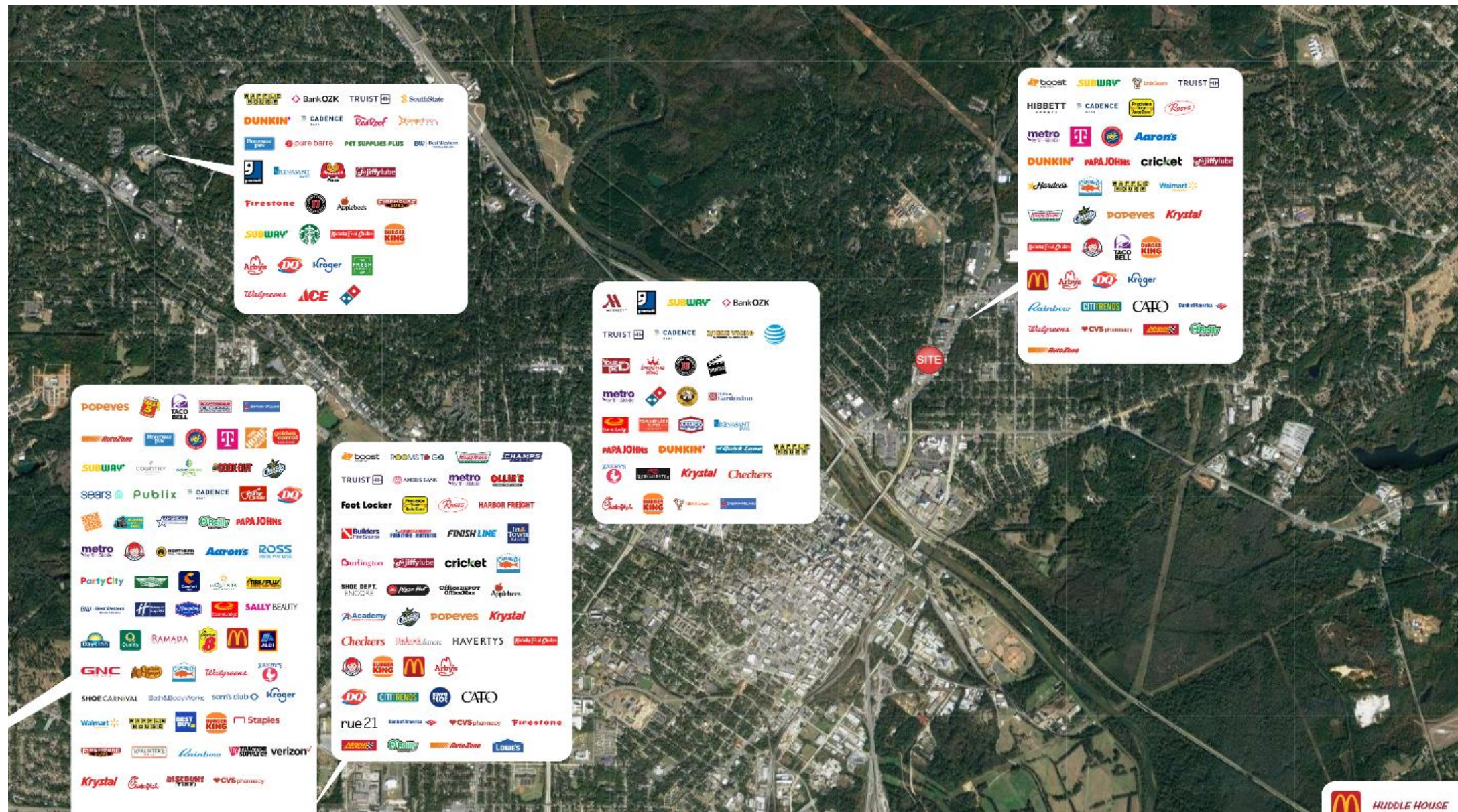
Household 2022

1 MILE	2,730
3 MILE	14,445
5 MILE	31,219



Household
Income

1 MILE	\$28,486
3 MILE	\$40,510
5 MILE	\$46,910



TOWN & COUNTRY SHOPPING CENTER

Trade Area Overview