

**SALE OR LEASE**  
**WORLD MARKET**  
4437 COLUMBUS RD \* MACON, GA  
A 63,000 SF RETAIL CENTER



**Up to 43,462 SF**  
**Available for Tenant**  
**or Owner/User**

**LOCATION:**

Located at the intersection of Columbus Road and Mercer University Dr and across the street from a main entrance to the 750,000 sf Eisenhower Crossing Shopping Center

**TRAFFIC COUNT:** 5,570 VPD Columbus Rd;  
28,000 VPD Mercer Univ. Dr.

**NEARBY BUSINESSES:**

Include Best Buy, Target, Kroger, Old Navy, Sam's, Sears, and Staples

**IMPROVEMENTS:**

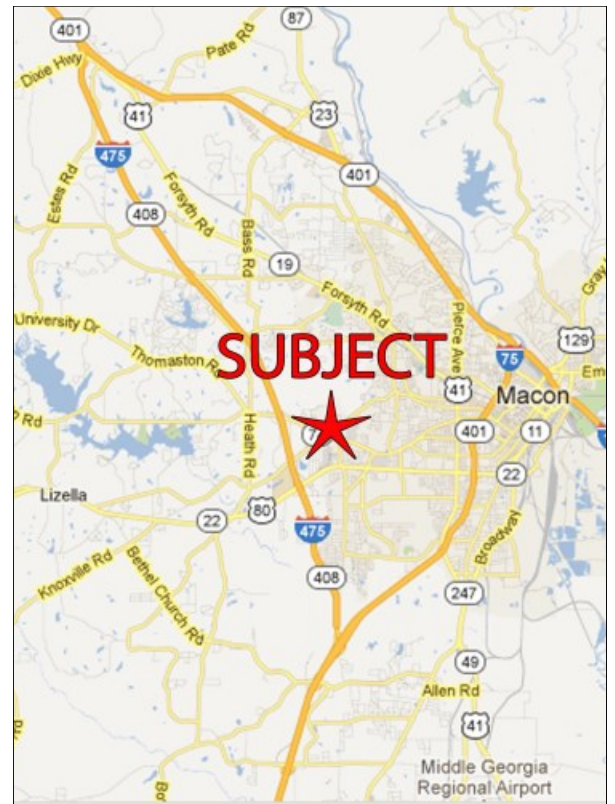
Property consists of 1 building, subdivide for 10 tenants

**ADDRESS:** 4437 Columbus Road  
**BUILDING SIZE:** One building totaling approximately 63,310 sf. Up to 43,462 SF contiguous space available for owner/user.  
**LAND AREA:** 6.8 acres  
**ZONING:** Commercial  
**UTILITIES:** All utilities are available  
**YEAR BUILT:** 1991  
**ESTIMATED REAL ESTATE TAXES:** \$32,000 (\$.51 psf)  
**ESTIMATED INSURANCE:** \$13,000( \$.21 psf)

**Lease Space:**

**ANCHOR SPACE:** 43,462 SF/\$2.50 psf  
**DOLLAR STORE SPACE:** 8,450 SF/\$8.00 psf

**Sale Price: \$2,750,000**



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Inside Building



Inside Building



Side of Building



Signage on Mercer Univ. Dr.



Demographics 2016	1 Mile	3 Miles	5 Miles
Population	6,700	38,993	98,474
Median Age	29.2	33.4	35.1
Average HH Income	\$34,483	\$41,449	\$51,388
Households	2,580	14,296	37,184