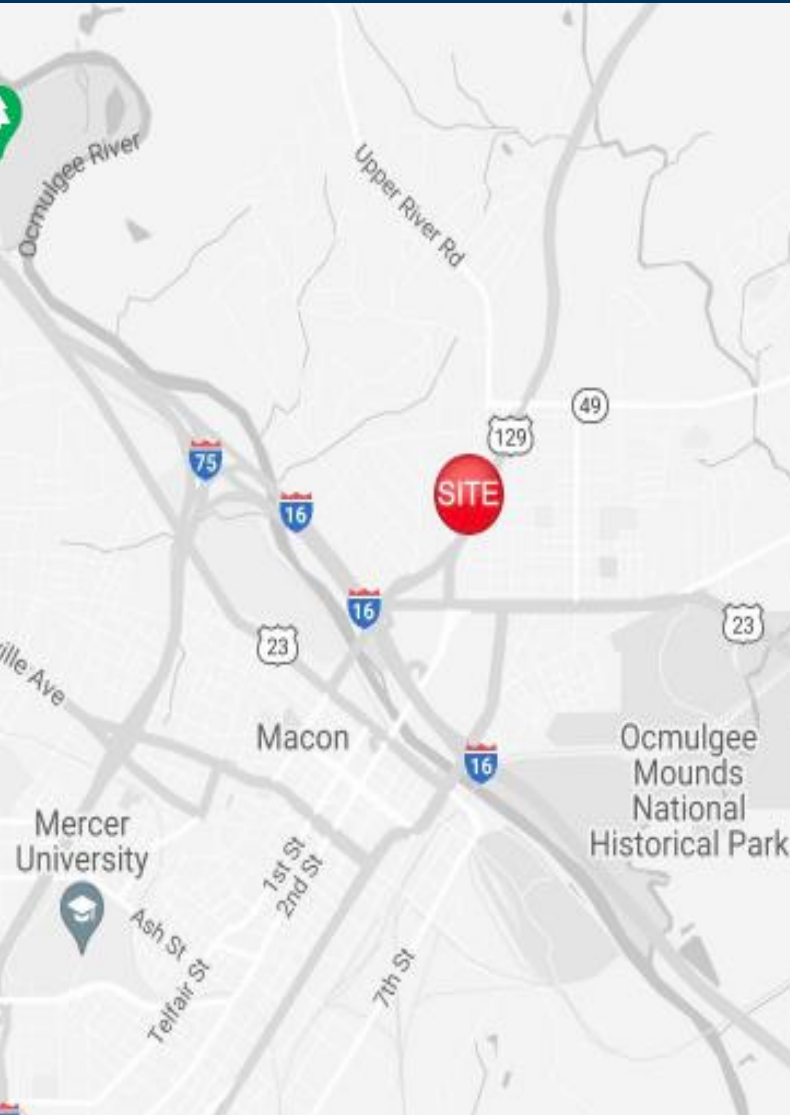


# Town & Country Shopping Center

1034 Gray Highway,  
Macon, Georgia 31121

RIVERWOOD  
PROPERTIES,LLC



## Leasing Contacts

Marrissa Chanin  
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678-501-5342  
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## Property Highlights

Town & County Shopping Center is located on Gray Highway in Macon, Georgia. Traffic count is unmatched in the middle Georgia area with frontage on Gray Highway and New Clinton for a combined traffic count of over 50,000 vpd. The center offers great visibility and excellent access for both national and regional Tenant's. The large parking lot allows for a ground lease drive thru opportunity as well.

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

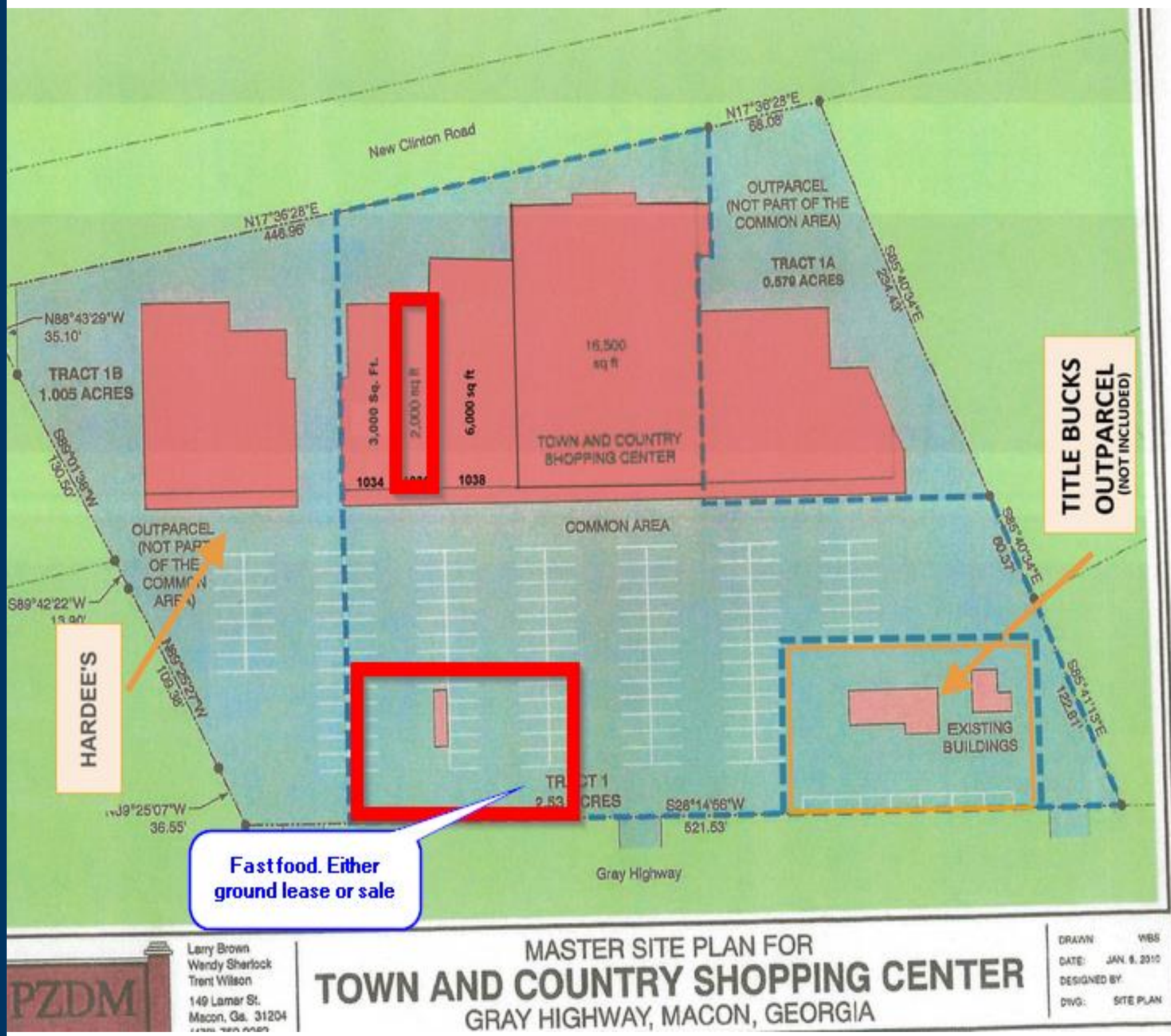
[riverwoodproperties.com](http://riverwoodproperties.com)



# Town & Country Shopping Center

## TENANTS

1034	Cod Tail of Macon	3,000
1036	Retail Space Available	2,000
1038	Beauty Supply	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



2021 Population

1 MILE	5,648
3 MILE	34,820
5 MILE	76,345



2021 Daytime Population

1 MILE	3,620
3 MILE	30,312
5 MILE	144,780



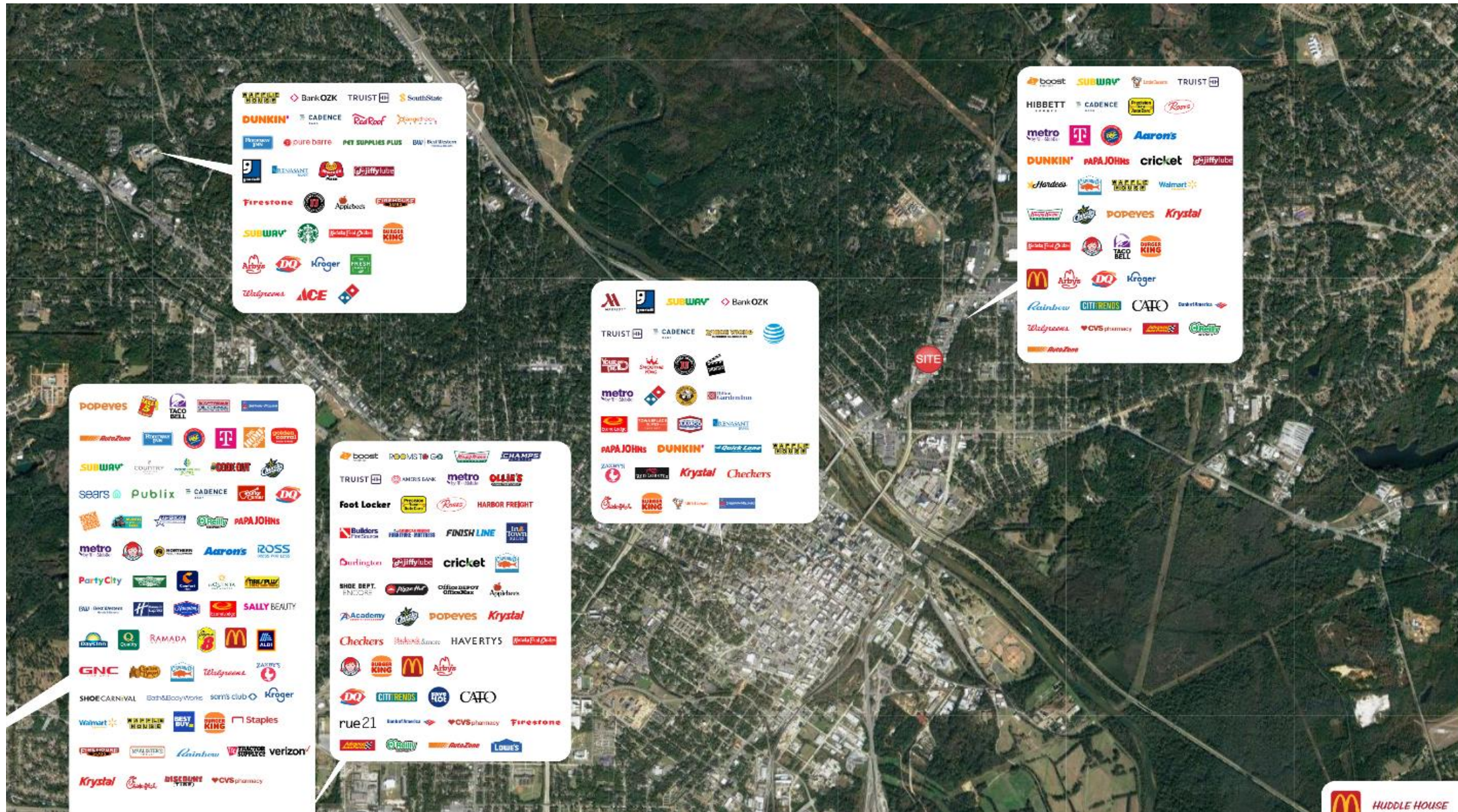
Household 2021

1 MILE	2,490
3 MILE	14,473
5 MILE	31,141



Household Income

1 MILE	\$28,529
3 MILE	\$39,997
5 MILE	\$46,285



## TOWN & COUNTRY SHOPPING CENTER

Trade Area Overview

