

FOR  
LEASE

# RIVOLI CROSSING

4357 Forsyth Rd, Macon, GA 30210



**SPACE AVAILABLE | 1,270 - 35,716 SF**

## PROPERTY HIGHLIGHTS

- Large, subdividable 35,716 SF box available, along with multiple shop space opportunities
- Prime location adjacent to Piedmont Macon Medical Center, a 310-bed healthcare facility
- Situated on Hwy 41, which carries 22,400 VPD, and connects Downtown Macon to Wesleyan College

## AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	5,796	40,366	96,648
<b>HOUSEHOLDS</b>	2,509	17,069	40,485
<b>AVG HH INCOME</b>	\$130,314	\$95,464	\$86,442

COURTNEY BRUMBELOW

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Ackerman Retail  
A DIVISION OF ACKERMAN & CO

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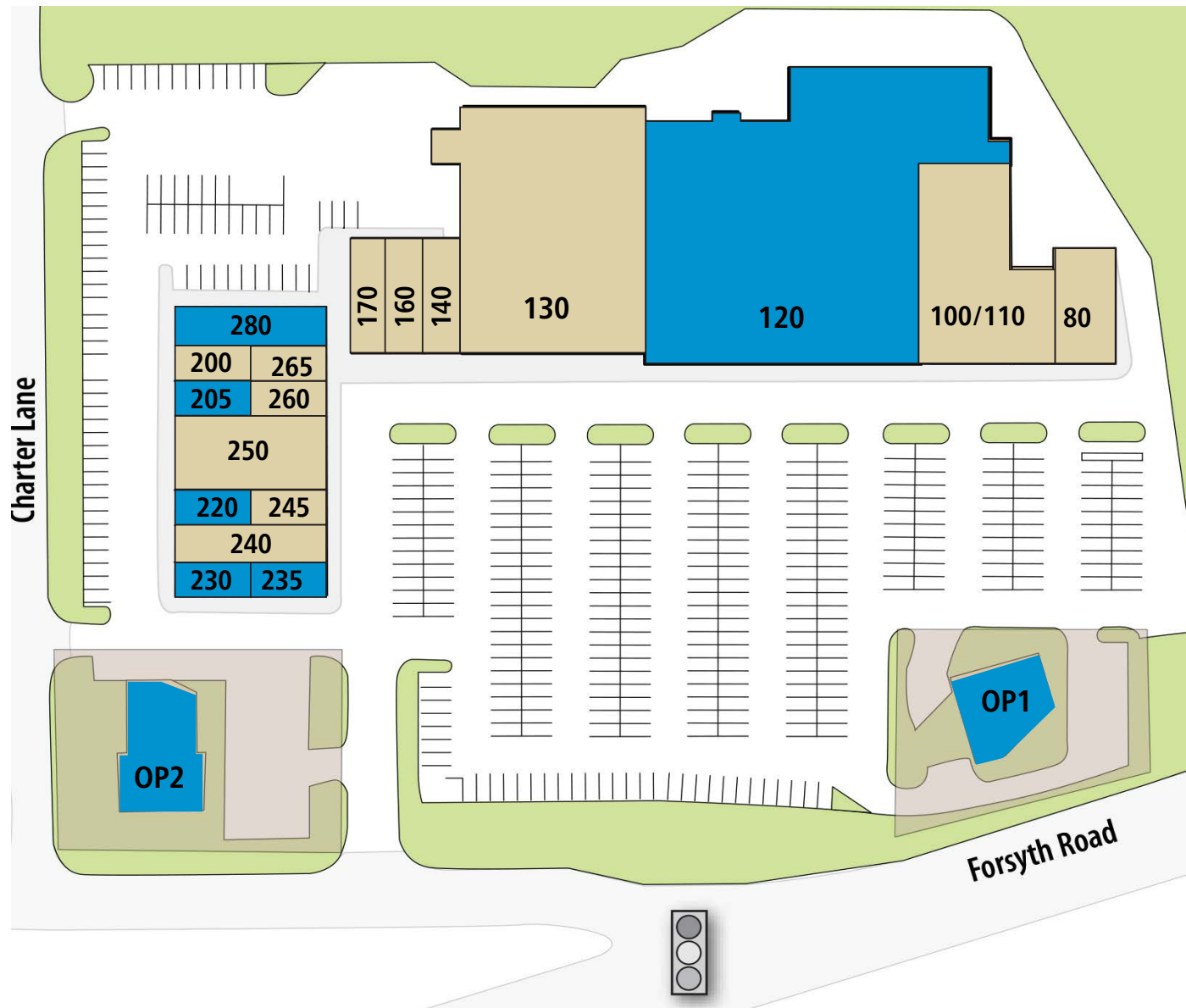
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STE	TENANT	SF
OP1	AVAILABLE	2,796
OP2	AVAILABLE	7,127
80	LESLIE'S POOL	3,214
100/110	DOLLAR TREE	10,265
120	AVAILABLE	35,716
130	THE FRESH MARKET	21,192
140	BEEM LIGHT SAUNA	1,760
160	LC NAIL SALON	1,600
170	SORELLA APPAREL	1,760
200	MATTRESS BY APPT	1,270
205	AVAILABLE	1,270
220	AVAILABLE	1,270
230	AVAILABLE	1,270
235	AVAILABLE	1,270
240	AMANDA JANE SALON	2,526
245	STRETCH ZONE	1,263
250	ORANGE THEORY	5,000
260	MIDDLE GA INFUSIONS	1,170
265	BLOSSOM NUTRITION	1,263
280	AVAILABLE	2,760

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