

RIVERSIDE CENTRE

MACON, BIBB COUNTY, GEORGIA

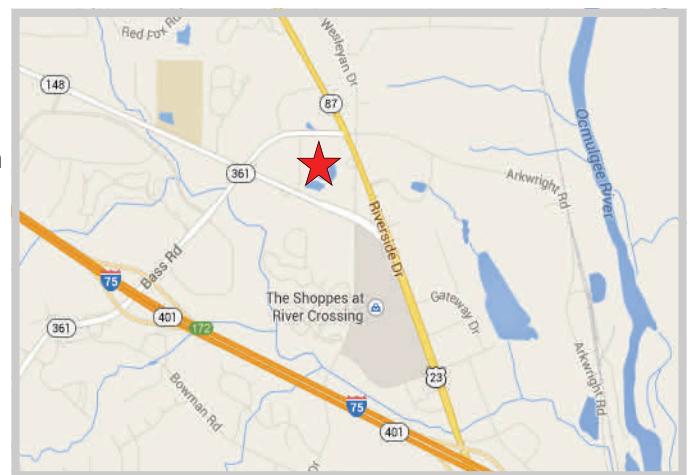


DESCRIPTION

- Riverside Centre is a proposed 400,000+/- square foot, 48-acre retail, dining and entertainment destination
- Adjacent to the Shoppes of River Crossing, a 750,000 square foot open air regional lifestyle center and Bass Pro Shops' 600,000 square foot Sportsman Warehouse
- Residential, employment and retail shifting to North Macon from Central Macon
- Riverside Centre's trade area includes 32 counties and a population of more than 840,000

DEMOGRAPHICS

| | <u>5 mi.</u> | <u>10 mi.</u> | <u>Trade Area</u> |
|---------------|--------------|---------------|-------------------|
| Population | 34,512 | 135,932 | 843,208 |
| Households | 14,416 | 53,794 | 313,975 |
| Avg HH Income | \$92,881 | \$61,393 | \$55,293 |



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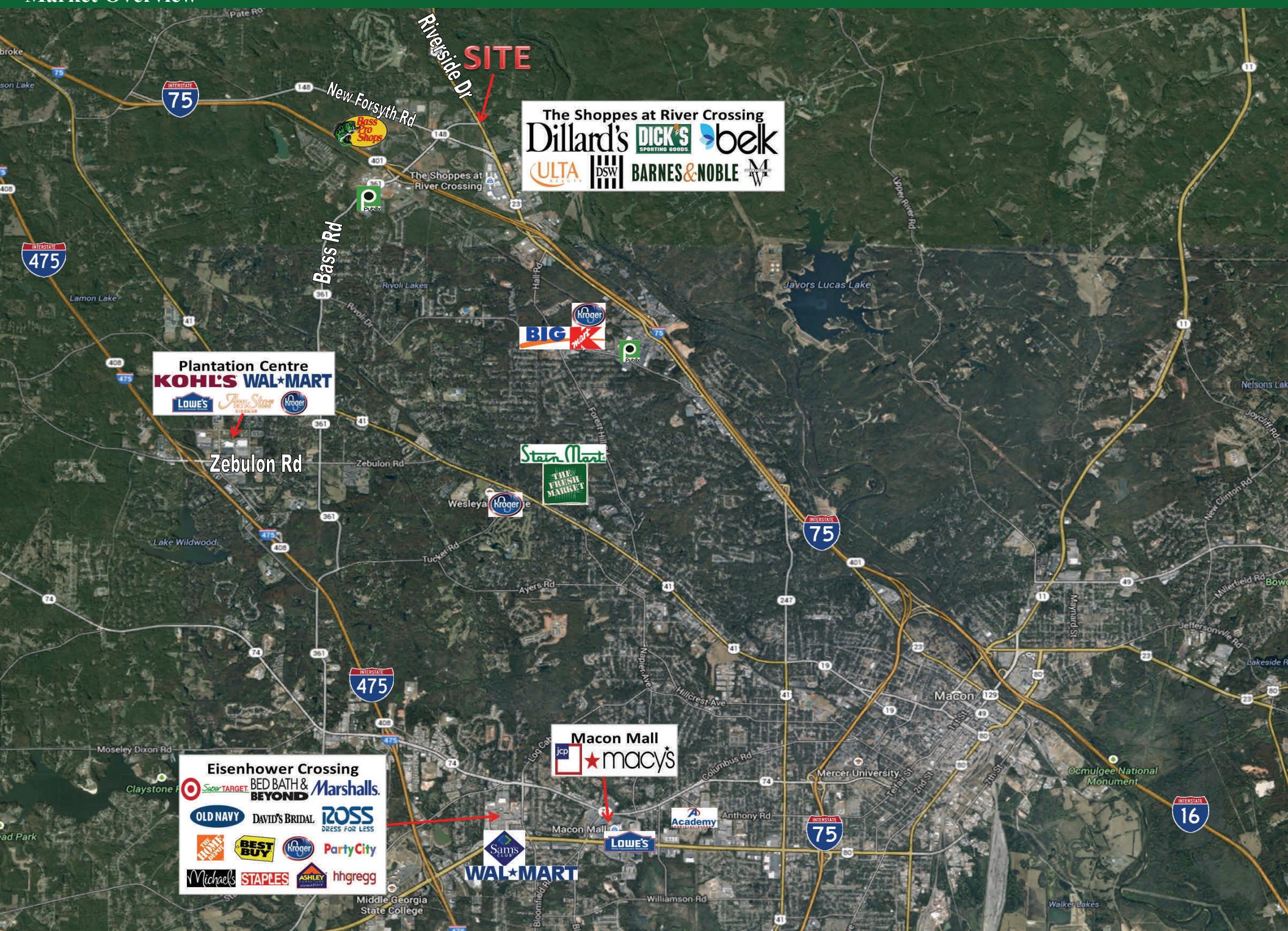
<http://thebishopcompany.wix.com/the-bishop-company>

**Commercial Real Estate
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 Since 1987**

Riverside Centre, Macon, GA

Market Overview

THE BISHOP COMPANY, LLC



Riverside Centre, Macon, GA

Site Overview

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Riverside Centre, Macon, GA

Site Plan

THE BISHOP COMPANY, LLC



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EXHIBIT A

EXHIBIT B

EXHIBIT C

EXHIBIT D

EXHIBIT E

EXHIBIT F

EXHIBIT G

EXHIBIT H

EXHIBIT I

EXHIBIT J

EXHIBIT K

EXHIBIT L

EXHIBIT M

EXHIBIT N

EXHIBIT O

EXHIBIT P

EXHIBIT Q

EXHIBIT R

EXHIBIT S

EXHIBIT T

EXHIBIT U

EXHIBIT V

EXHIBIT W

EXHIBIT X

EXHIBIT Y

EXHIBIT Z

EXHIBIT AA

EXHIBIT BB

EXHIBIT CC

EXHIBIT DD

EXHIBIT EE

EXHIBIT FF

EXHIBIT GG

EXHIBIT HH

EXHIBIT II

EXHIBIT III

EXHIBIT IV

EXHIBIT VV

EXHIBIT VI

EXHIBIT VII

EXHIBIT VIII

EXHIBIT IX

EXHIBIT XIX

EXHIBIT XX

EXHIBIT XXX

EXHIBIT XXXX

EXHIBIT XXXI

EXHIBIT XXXII

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EXHIBIT XXXVIII

EXHIBIT XXXIX

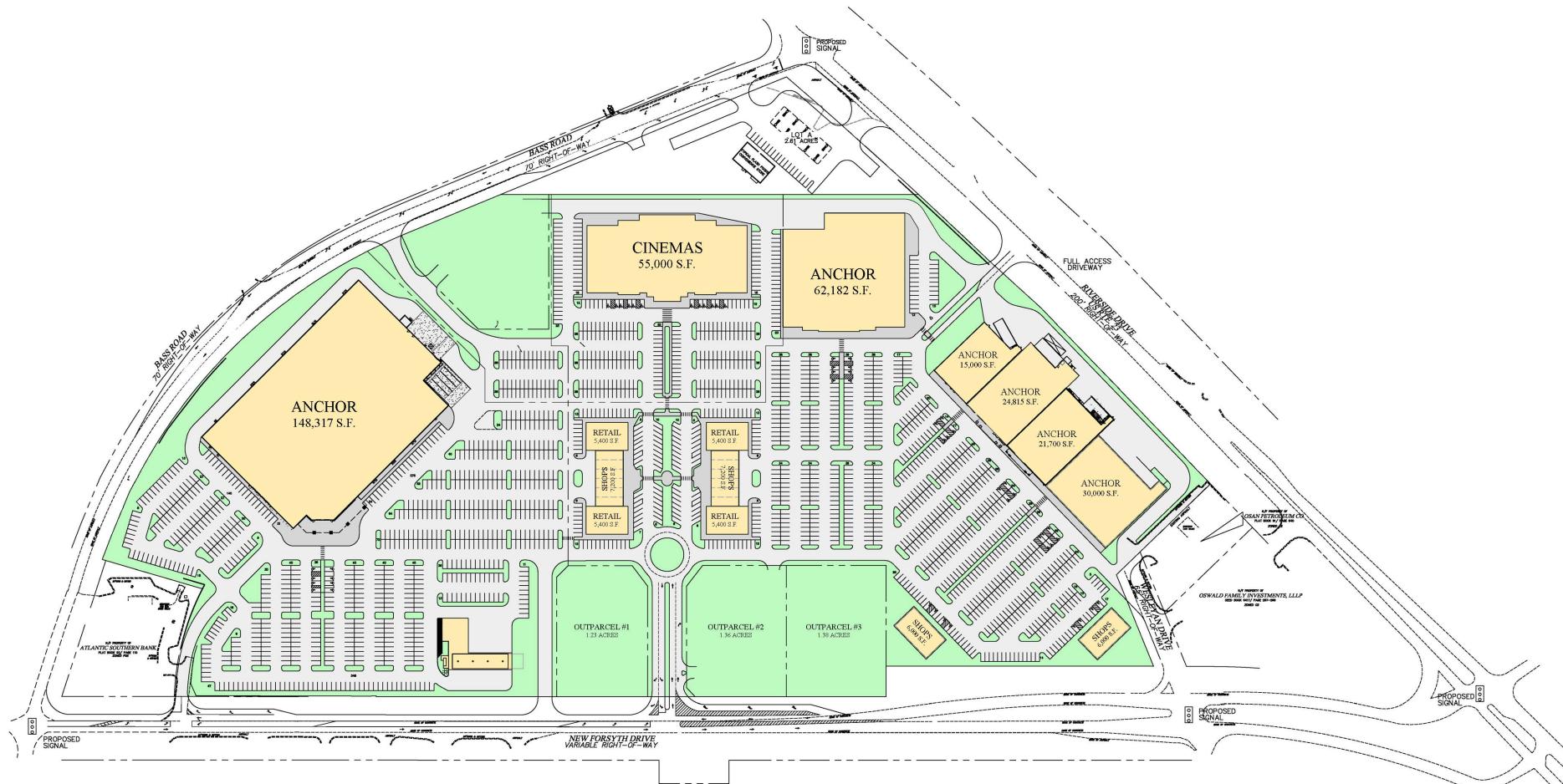
EXHIBIT XXXX

ISSUE DATE:

PROJECT NO.: 16-104
FILE: 16104
DRAWN BY: PH

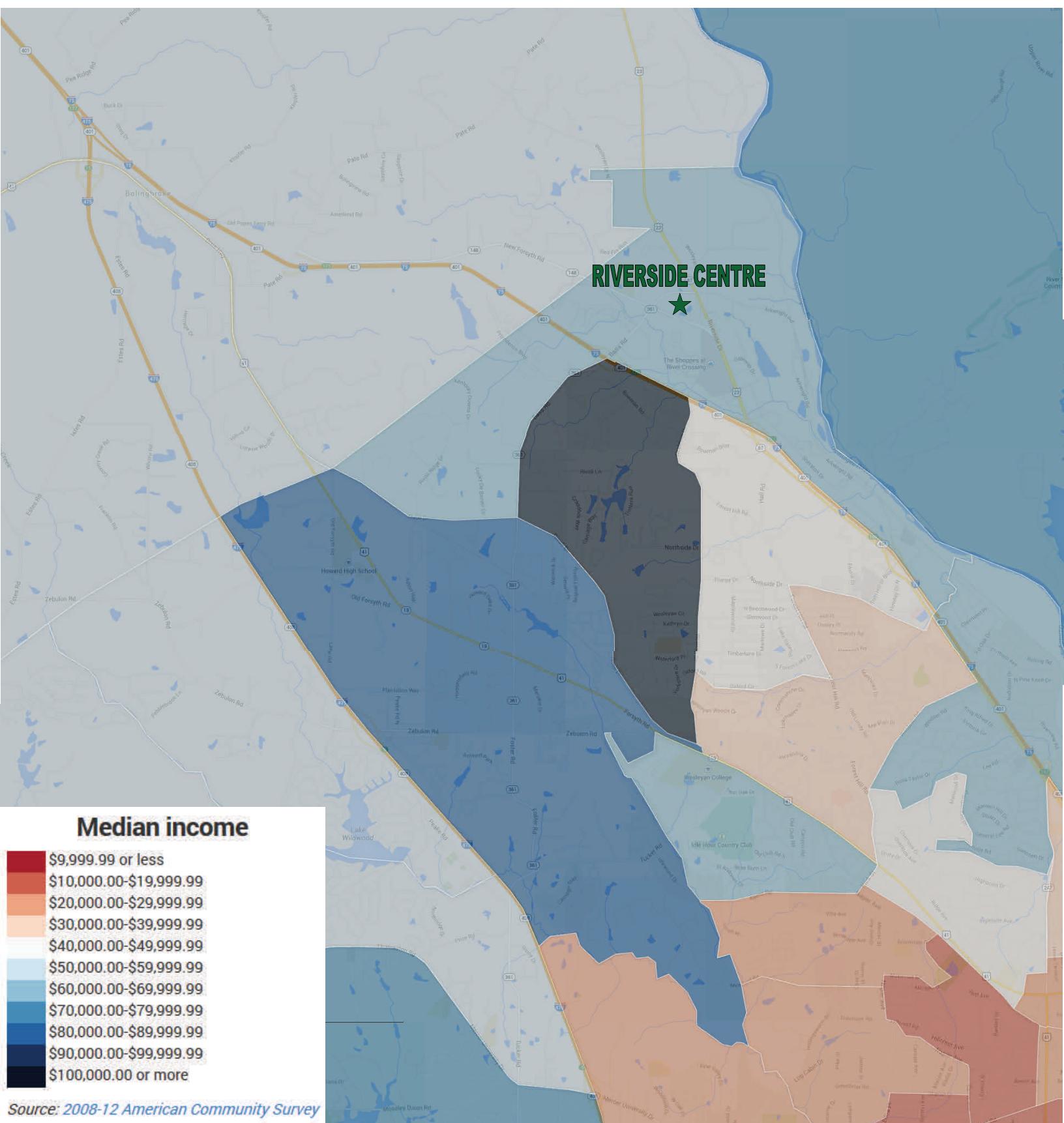
DEVELOPER:
THE BISHOP COMPANY

PROJECT:
RIVERSIDE CENTRE
Macon, Georgia



Riverside Centre, Macon, GA Median Income Map

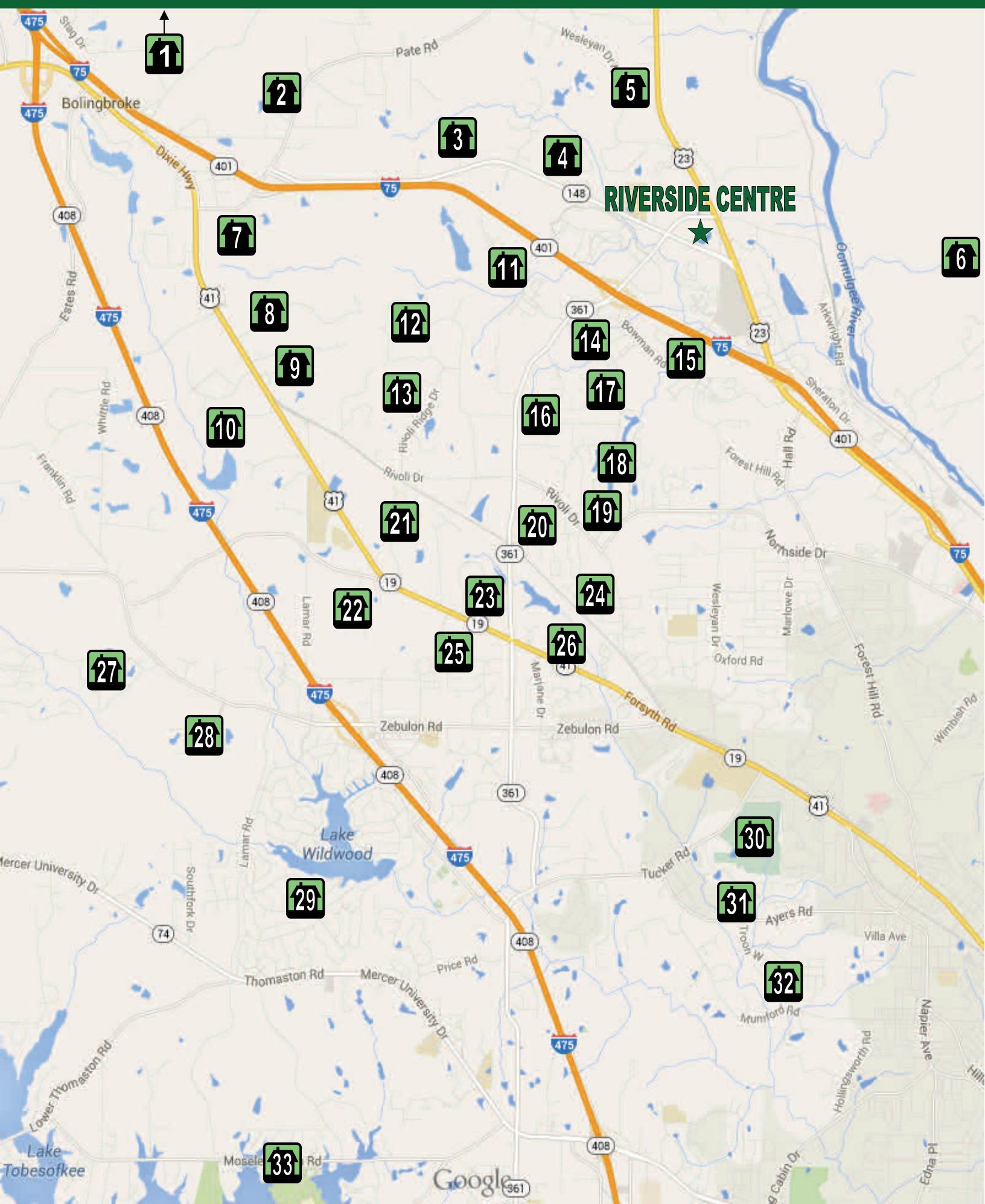
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Riverside Centre, Macon, GA

North Macon Housing Snapshot

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| MAP # | SUBDIVISION | PRICE RANGE |
|--------------|--------------------------|-------------------------|
| 1 | Deer Creek | \$380,000 - \$750,000 |
| 2 | Pate Road Area | \$275,000 and up |
| 3 | Sleepy Creek | \$125,000 - \$200,000 |
| 4 | Cross Creek | \$300,000 - \$500,000 |
| 5 | Riverside Drive Area | \$250,000 - \$3,000,000 |
| 6 | River North Country Club | \$175,000 - 400,000 |
| 7 | Wadley Station | \$400,000 - \$530,000 |
| 8 | North Rivoli Farms | \$380,000 - \$2,400,000 |
| 9 | Glen Merry | \$380,000 - \$2,400,000 |
| 10 | Colaparchee | \$390,000 - \$750,000 |
| 11 | Providence Village | \$400,000 - \$750,000 |
| 12 | Bass at Rivoli Farms | \$350,000 - \$1,500,000 |
| 13 | Rivoli Ridge | \$350,000 - \$1,500,000 |
| 14 | Westchester Hills | \$350,000 - \$800,000 |
| 15 | Wexford | \$115,000 - \$145,000 |
| 16 | North Haven | \$380,000 - \$650,000 |
| 17 | Brookfield | \$350,000 - \$800,000 |
| 18 | St Croix | \$360,000 - \$7,000,000 |
| 19 | Rivoli Oaks | \$160,000 - \$250,000 |
| 20 | Rivoli Downs | \$360,000 - \$7,000,000 |
| 21 | Camden North | \$650,000 - \$850,000 |
| 22 | LaGrange Place | \$350,000 - \$750,000 |
| 23 | Howard Oaks | \$500,000 - \$1,000,000 |
| 24 | Springdale Woods | \$160,000 - \$250,000 |
| 25 | Broadleaf | \$350,000 - \$600,000 |
| 26 | Wolf Creek | \$380,000 - \$600,000 |
| 27 | Barrington Hall | \$150,000 - \$450,000 |
| 28 | Madison | \$450,000 - \$750,000 |
| 29 | Lake Wildwood | \$80,000 - \$130,000 |
| 30 | Idle Hour Country Club | \$380,000 - \$2,400,000 |
| 31 | St Andrews | \$380,000 - \$1,800,000 |
| 32 | Charleston Plantation | \$350,000 - \$500,000 |
| 33 | Lake Tobesofkee | \$290,000 - \$1,500,000 |