

FOR SALE - INVESTMENT PROPERTY

Tractor Supply Company

5301 Eisenhower Pkwy(State Hwy 80), Macon, GA 31206


[Summary](#)
[Area Info](#)
[Photos](#)
[Floor Plans](#)
[Site Map](#)
[Aerial](#)


SALE PRICE: \$5,200,000

CONTACT

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EXECUTIVE SUMMARY



Tractor Supply is a *rural lifestyle retail store* offering agricultural supplies, livestock feed, gardening products, pet food & accessories, hardware, outdoor equipment, propane refills, trailer rentals, and more — catering to farmers, ranchers, pet owners, and homeowners with outdoor needs.

The offering consists of a **single-tenant Tractor Supply Company** investment located at **5301 Eisenhower Parkway in Macon, Georgia**. The property is improved with a **26,377-square-foot retail facility**, including an **enclosed garden center**, situated on **4.44 acres** along a primary commercial corridor near the **I-475 / I-75 interchange**.

Landlord responsibilities are limited primarily to structural components and select exterior paved areas, resulting in a **durable, low-management income stream**.

Constructed in 2006 and **renovated in 2021**, the building offers functional features including **dock-high and grade-level loading**, an outdoor display area, and excellent visibility and access. The asset benefits from proximity to national retailers, institutional users, and Middle Georgia State University, positioning the property within a stable and established retail and commercial submarket.

This offering presents investors with the opportunity to acquire a **credit-tenant net-lease asset** featuring **long-term cash flow, scheduled rent growth, and real estate fundamentals that support long-term tenant retention**.

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PROPERTY INFORMATION

BUILDING

Property Address:	5301 Eisenhower Pkwy Macon, GA 31206
Year Built:	2006, renovated 2021
Total Size:	Total - 26,377 SF Building - 19,097 SF Enclosed Garden Center - 7,280 SF
Laydown Yard:	Fenced, Outdoors - 15,400 SF
Loading Docks:	2 Dock High Loading Docks
	Main Building - 1 Rollup Door (10' x 12')
	Garden Center - 3 Road Grade Rollup Doors (10' x 12')
Construction:	Split-face concrete block, flat roof
Ceiling Height:	22'
Taxes:	\$21,908.03 (2025)
Traffic Counts:	Eisenhower Parkway - 14,000 VPD I-475 - 71,500 VPD

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SITE

Site Size:	4.44 Acres
Parcel ID:	K009-0130
County:	Macon-Bibb
Zoning:	PDC - Planned Development Commercial
Frontage:	Eisenhower Parkway - 526' Ivey Drive - 278'
Utilities:	All Available

LEASE INFORMATION

- Lease Type: NN
- Lease Commencement: 01/03/2007
(Initial 15-year lease term with four (4) 5-year options)
- Lease Options Expire: 01/02/2042
- Tenancy: Single Tenant

Contact Agent for Lease Terms/Rates and Financials



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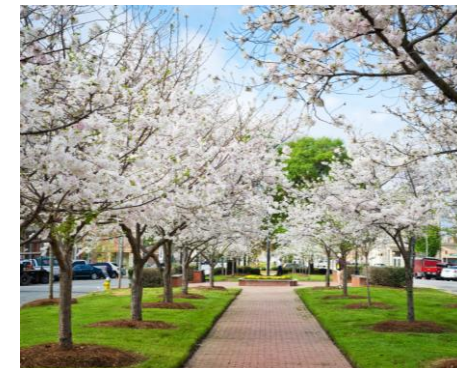
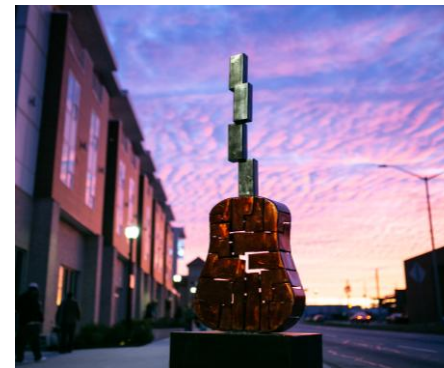
LOCATION

Macon, Georgia's local market in 2025–2026 reflects a blend of economic revitalization, affordable living, and evolving housing trends. The city has attracted over \$1 billion in new investments, with expansions by major employers like Irving Tissue and First Quality Baby Products, underscoring growth in manufacturing and job creation. The economy is also supported by strong sectors including healthcare, education, aerospace, and logistics, with institutions like Mercer University and Robins Air Force Base anchoring employment.

The subject property is located in an established and developing industrial and commercial area. It is located at the corner of State Highway 80 and Ivey Drive in Macon. It is also only 0.7 miles west of I-475 which connects to I-75. Nearby businesses include Northern Tool & Equipment, Middle Georgia State University, Goodwill Industries of Middle Georgia, Burger King, McDonalds, Walmart, Eisenhower Crossing Shopping Center, the Macon Mall, and many other retail, restaurant, and industrial establishments.

AREA HIGHLIGHTS

- One of Macon's key strengths is its strategic location in the heart of Georgia.
- At the crossroads of Interstates 75 and 16
- A population of over 480,000 in a 30-mile radius
- 75 minutes south of Atlanta, Macon has become an attractive location for businesses.
- Four major seaports within 4 hours truck travel time
- Two railroads and the largest rail switching center on the East coast make Macon an ideal location.



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Dock High Landing Docks



Roll up doors – Building & Garden Center



Garden Center & Outside Fenced in Display Yard



Garden Center & Outside Fenced in Display Yard



Laydown Yard



State Hwy 80 with Median Break at Ivey Dr

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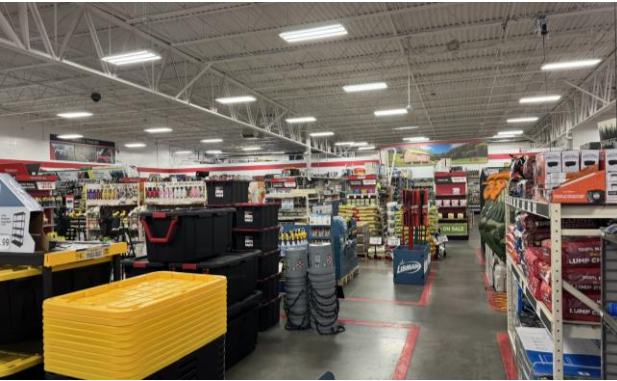
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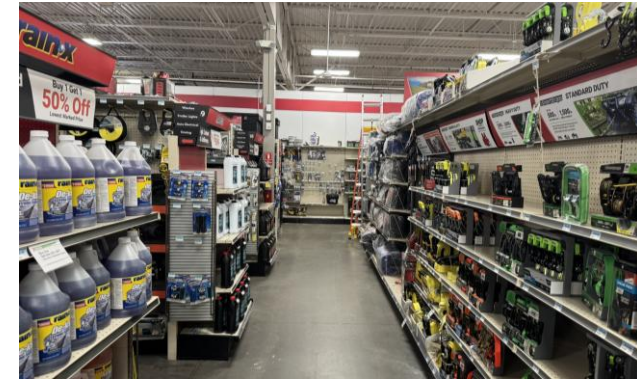
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Inside Store



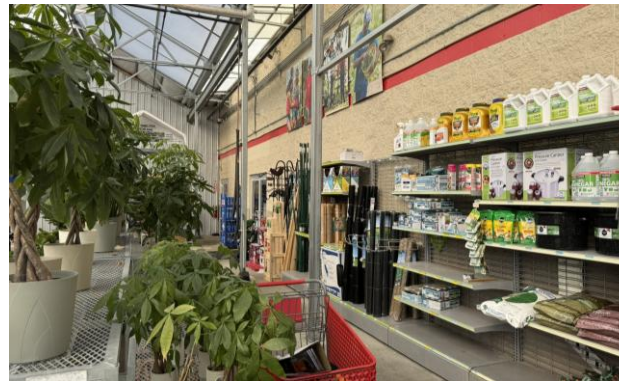
Inside Store



Inside Store



Inside Store



Garden Center



Garden Center Storage

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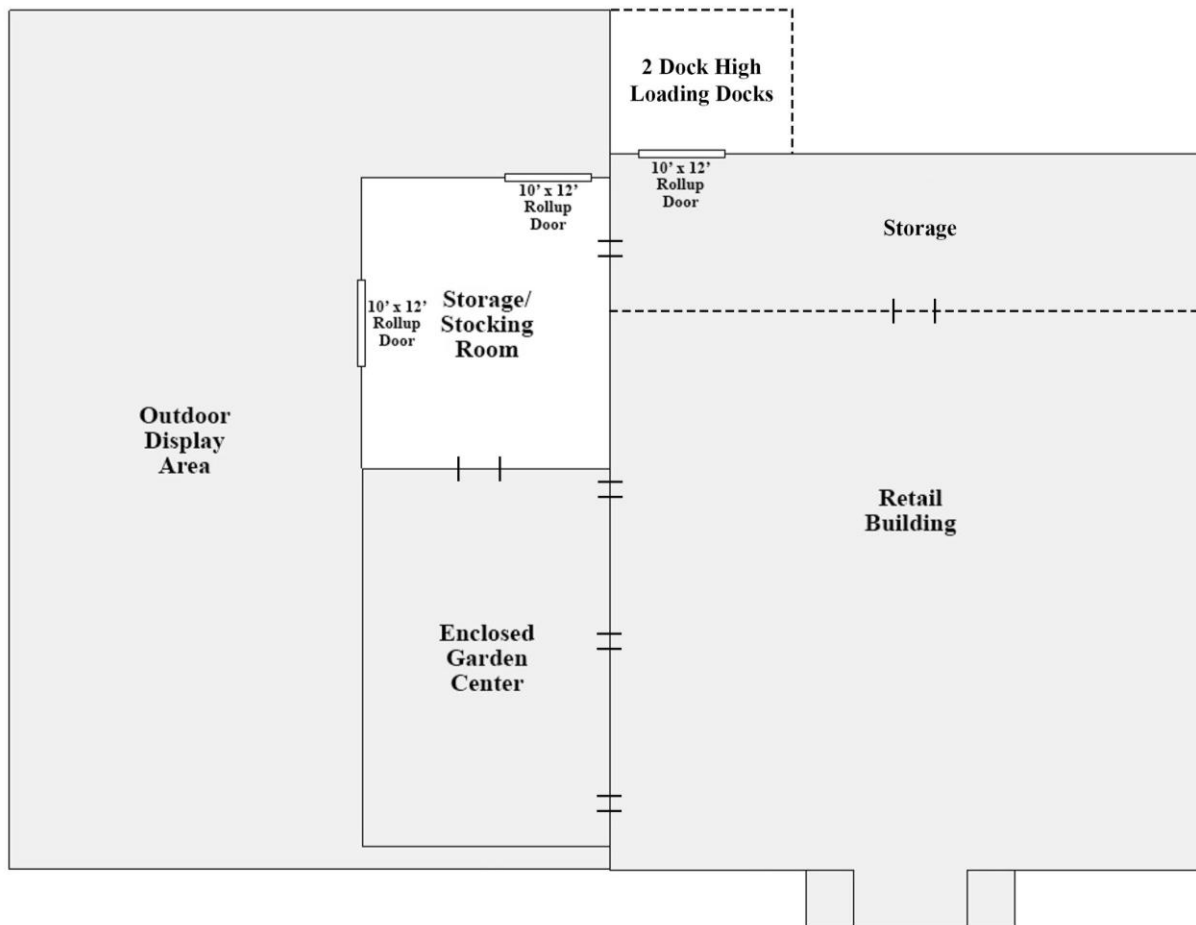
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SUBJECT PROPERTY

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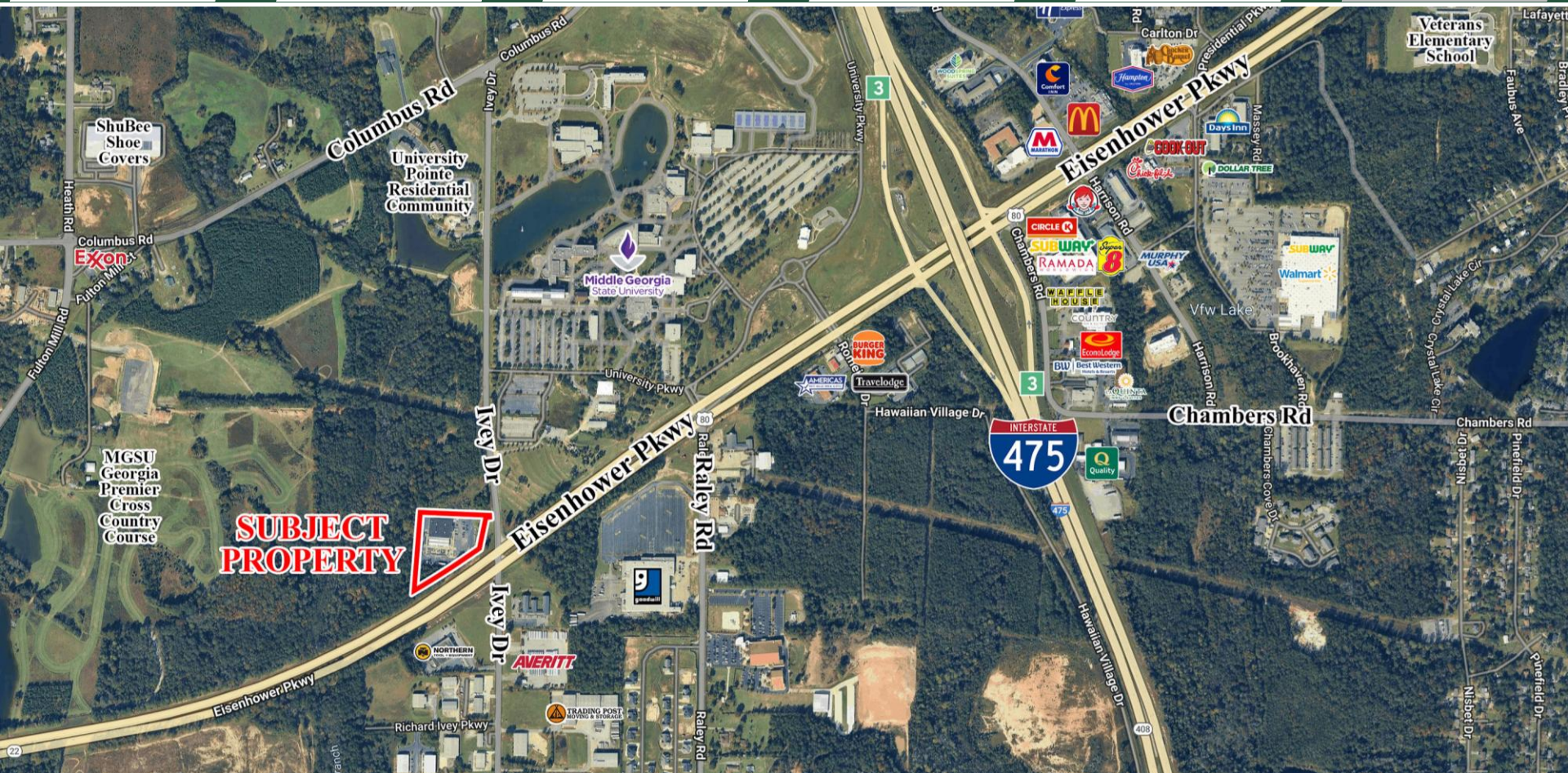
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