

FOR SALE



EBERHARDT & BARRY

## INVESTMENT OPPORTUNITY - 100% OCCUPANCY



### Vineville Crossing - Neighborhood Retail

4420 Forsyth Road  
Macon, Bibb County, GA 31210

---

**SALES PRICE: \$3,600,000 - 8% CAP RATE**

---

FOR MORE DETAILS CONTACT:

Created 1/19/18

**STEPHANIE FOLSOM, CCIM - EXCLUSIVE AGENT**  
[stephanie@cbcworldwide.com](mailto:stephanie@cbcworldwide.com)  
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990  
Fax 478-746-1362 Cell 478-361-8259

990 Riverside Drive  
Macon, GA 31201



## PROPERTY PROFILE

<b>SITE ACREAGE:</b>	2.23
<b>NET RENTABLE AREA:</b>	24,640 SF
<b>YEAR BUILT</b>	2001
<b>PARKING SPACES:</b>	97
<b>PARKING RATIO:</b>	4 PER 1,000
<b>% LEASED:</b>	100%

## PROPERTY NARRATIVE

Vineville Crossing is a one-story Class A Neighborhood Shopping Center and was built in 2001 totaling 24,640 SF located in Macon, Georgia on 2.23 acres.

Occupancy is currently 100% and the parking ratio is 4 per 1,000.

The Tenant mix includes all local business owners with one business being a franchise, Pure Barre.

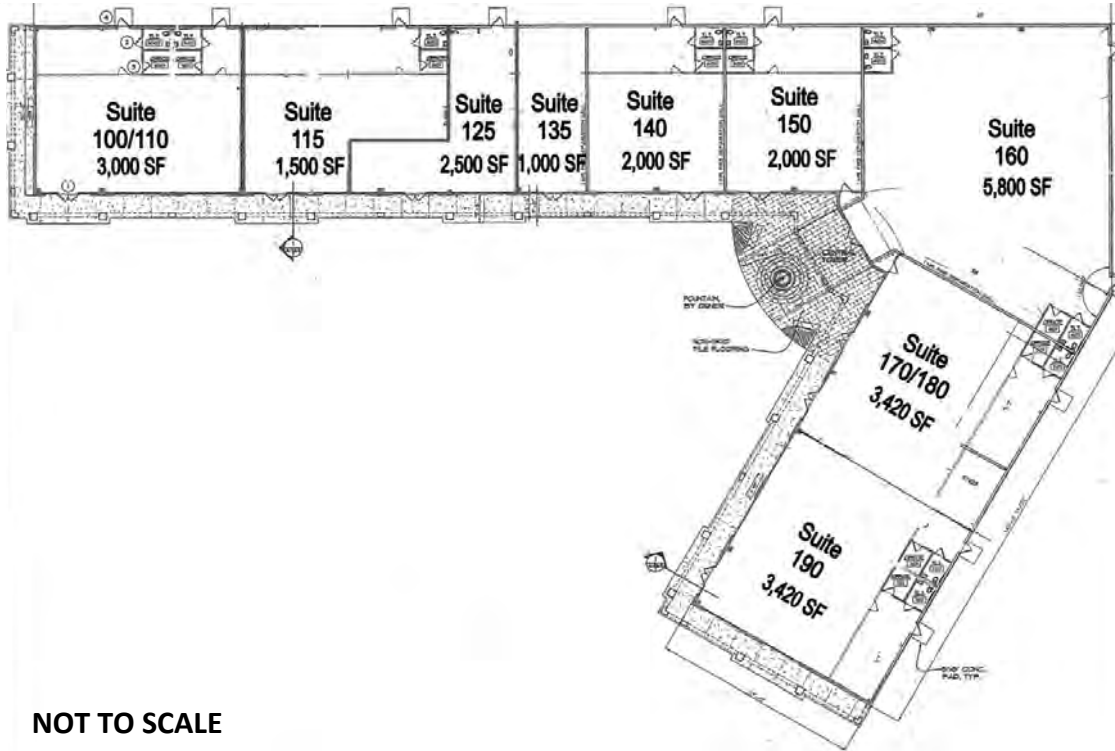
The building is located off Forsyth Road, a main artery of Macon that links North Macon to Downtown. Vineville Crossing is strategically positioned near Kroger Shopping Center "Wesleyan Station", Freshway Market Shopping Center "Rivoli Crossing", Wesleyan College, Idle Hour Country Club and Coliseum Northside Hospital.



**PHOTOS**



## SITE PLAN



NOT TO SCALE

## TENANTS

Suite 100/110	Amanda Jane Salon	3,000 SF
Suite 115	MT Nails	1,500 SF
Suite 125	Alleigh Kyle Boutique	2,500 SF
Suite 135	Save The Date	1,000 SF
Suite 140	Pure Barre	2,000 SF
Suite 150	Andora Boutique	2,000 SF
Suite 160	Previews Interiors	5,800 SF
Suite 170/180	Casserole Shop	3,420 SF
Suite 190	Circa	3,420 SF



EBERHARDT & BARRY

4420 Forsyth Road - Macon, GA 31210

VINEVILLE CROSSING

## NET OPERATING INCOME

**\$294,000**

Confidentiality Agreement Registration Form (Page 8) is to be completed prior to the release of Rent Roll and Detail of Income & Expenses (2015-2017).

## SALES PRICE

**\$3,600,000 - 8% CAP RATE**

## MACON AT A GLANCE

One of Macon's key strengths is its strategic location for business and industry, situated at the intersection of Interstates 75 and 16, located slightly southeast of the center of the state, between Metro Atlanta, Augusta, Savannah and Albany.

Macon shines in education with numerous private school options, four quality college and universities and a successful technical college.

Macon is a healthcare destination, with three major hospitals providing world-class care with heart, cancer, and transplant facilities, and excellent healthcare options.

It's also a great place to live. Macon-Bibb County is filled with cultural and entertainment opportunities and events that celebrate its diverse demographics. Recreation is a highlight, with more than 35 parks for residents to enjoy.

E-commerce giant, Amazon, will open a new 1 million square foot "fulfillment center" late 2018 that will create 500 jobs.



**AERIAL**

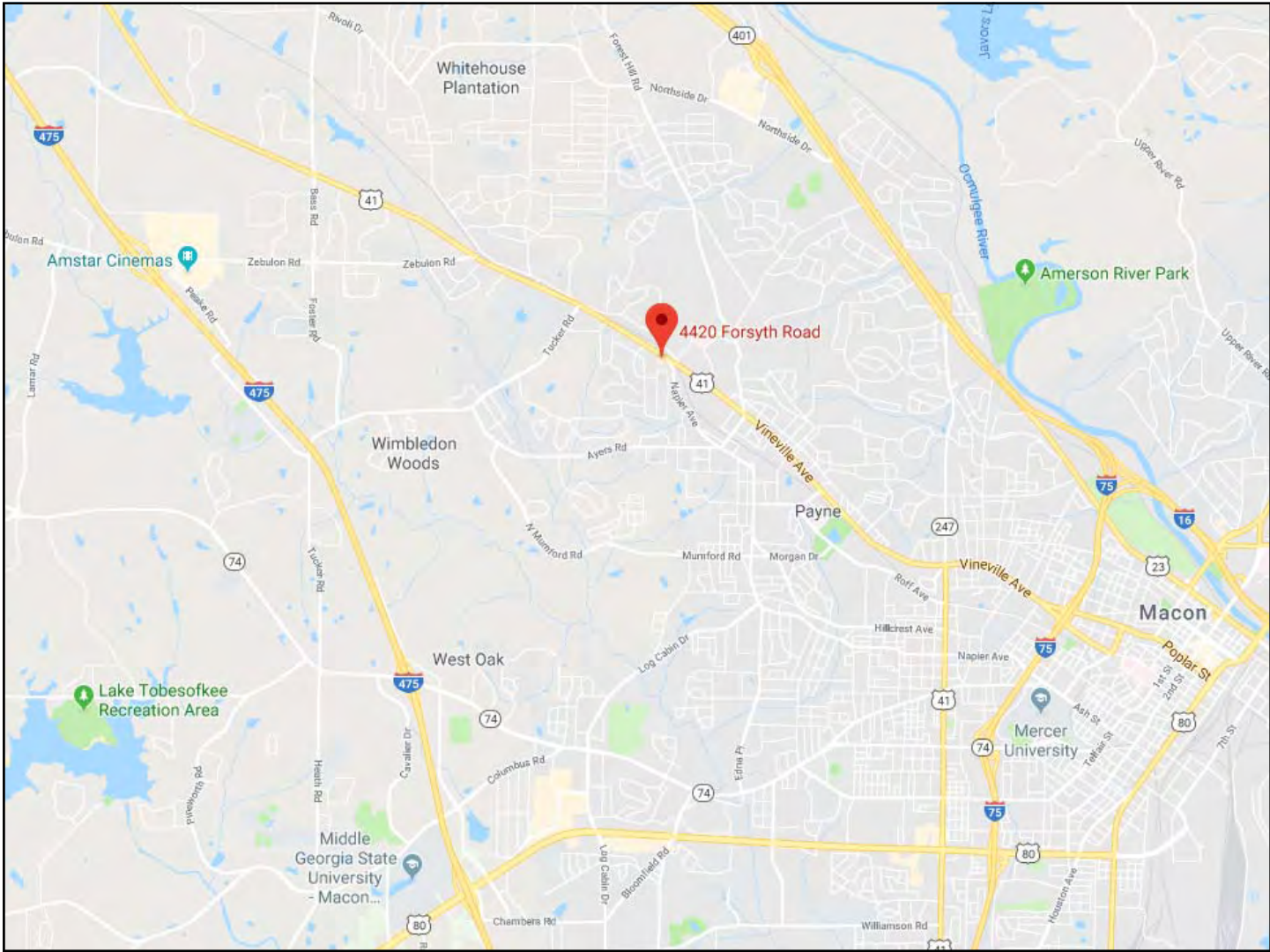




4420 Forsyth Road - Macon, GA 31210

VINEVILLE CROSSING

**LOCATION MAP**





EBERHARDT & BARRY

4420 Forsyth Road - Macon, GA 31210

VINEVILLE CROSSING

# CONFIDENTIALITY AGREEMENT REGISTRATION FORM

## PRINCIPAL CONFIDENTIALITY AGREEMENT FOR THE RETAIL CENTER KNOWN AS VINEVILLE CROSSING 4420 FORSYTH ROAD MACON, GA 31210

Seller has available for review certain information ("Confidential Information") concerning 4420 Forsyth Road Macon, GA also known as "The Property." Owner may make such Confidential Information available to the prospective Purchaser upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for the prospective Purchaser limited use in considering whether to pursue negotiations to acquire "The Property". This is not an agreement to sell "the Property" nor an offer of sale. No agreement binding upon the Seller of "The Property", or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Seller of "The Property" enters into a formal binding agreement of sale.

The Confidential Information contains selected information pertaining to "The Property", and has been prepared from information supplied by the Seller and it does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Seller has not made any representation or warranty, expressed or implied, as to the accuracy of completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement you agree that the Information provided is confidential (other than information, which is a matter of public knowledge or is provided in other sources readily available to the public), that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior authorization of the Seller, except that the information may be disclosed, as needed to evaluate the potential purchase of "The Property", to your partners, employees, legal counsel and lender. Seller will have the right in its sole discretion to reject any or all proposals or expressions of interest in "The Property" and to terminate discussions with any party at any time with or without notice.

<b>CONFIDENTIALITY AGREEMENT</b>	
Acknowledged and agreed: _____	Date: _____
Printed Name of Principal: _____	
Title: _____	
Address: _____	
City: _____	State: _____ Zip: _____
Phone: _____	Fax: _____
Email address: _____	

Please email your executed response to: [stephanie@cbcworldwide.com](mailto:stephanie@cbcworldwide.com)