

# SALE

## MULTI-TENANT RETAIL / OFFICE CENTER

610/630 North Avenue - Macon, Bibb County, GA 31211



<https://youtu.be/7FyrlgBaKic>

**\*36,600± SQ FT • 2.81 ACRES**  
**BACONSFIELD SHOPPING CENTER**

**TWO (2) BUILDINGS\* • ELEVEN (11) UNITS**

**SALES PRICE: \$7,000,000 • CAP RATE: 6.5%**

\*Sale does not include Kroger.

STEPHANIE FOLSOM, CCIM  
EXCLUSIVE AGENT  
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stephanie@cbcgeorgia.com



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

990 RIVERSIDE DRIVE  
MACON, GA 31201  
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CBCMACON.COM  
Revised 5/7/24

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<b>PROPERTY VIDEO:</b>	<a href="https://youtu.be/7FyrlgBaKic">https://youtu.be/7FyrlgBaKic</a>
<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• Located at the high traffic, signalized intersection of North Avenue, Gray Highway and Nottingham Drive</li><li>• Two major highways, Interstate 75 &amp; Interstate 16</li></ul>
<b>BUILDING INFORMATION:</b>	<p>36,600± SF Multi-Tenant Retail /Office Center</p> <ul style="list-style-type: none"><li>• Building 1:<ul style="list-style-type: none"><li>- 630-I: 17,100± SF (Biomat USA Macon)</li><li>- 630-K: 1,295± SF (Subway)</li></ul></li><li>• Building 2:<ul style="list-style-type: none"><li>- 610-105: 1,750± SF (WNB Factory)</li><li>- 610-A: 4,900± SF (El Sombrero)</li><li>- 610-D: 1,750± SF (Vacant)</li><li>- 610-E1: 1,400± SF (Bibb County Sheriff's Office)</li><li>- 610-E2: 2,100± SF (Macon Tobacco &amp; Vape)</li><li>- 610-F: 2,100± SF (1st Franklin Financial)</li><li>- 610-H: 1,400± SF (Art's Nails)</li><li>- 610-I: 1,400± SF (Hong Kong Express)</li><li>- 610-J: 1,400± SF (Little Caesar's Pizza)</li></ul></li></ul> <p>*Sale does not include Kroger.</p>
<b>YEAR BUILT:</b>	1986
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	43,800± VPD (2022 GDOT)
<b>RENT ROLL:</b>	See Page 3
<b>INCOME/EXPENSE:</b>	See Page 4 (Upside available with one vacant Unit)
<b>SITE INFORMATION:</b>	<ul style="list-style-type: none"><li>• 2.81 Acres</li><li>• Parcel Number: R071-0317</li></ul>
<b>ROOF:</b>	Metal deck with modified bitumen
<b>UTILITIES:</b>	All public utilities
<b>SALES PRICE: \$7,000,000 • CAP RATE: 6.5%</b> (Sale does not include Kroger.)	

### RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE	LEASE START
WNB FACTORY	105	1,750	10/01/2016
EL SOMBRERO MEXICAN	A	4,900	05/01/2022
VACANT	D	1,750	
BIBB COUNTY SHERIFF'S OFFICE	E1	1,400	12/01/2023
MACON TOBACCO & VAPE	E2	2,100	02/15/2022
1ST FRANKLIN FINANCIAL	F	2,100	07/01/2019
ART'S NAILS	H	1,400	05/01/2023
HONG KONG EXPRESS	I	1,400	01/01/2023
LITTLE CAESARS PIZZA	J	1,400	02/17/2020
BIOMAT USA MACON	630-I	17,100	09/11/2014
SUBWAY	630-K	1,295	07/01/2023

**INCOME / EXPENSE - 2023**

<b>INCOME</b>	
Rental Income	\$649,644
<b>GROSS INCOME</b>	<b>\$649,644</b>
<b>EXPENSES</b>	
Security	\$20,300
Taxes	49,340
Insurance	19,050
Repairs & Maintenance	10,406
Cleaning & Maintenance	40,615
Supplies & Materials	646
Utilities	22,025
Management	27,260
<b>TOTAL EXPENSES</b>	<b><u>\$189,642</u></b>
<b>NET OPERATING INCOME</b>	<b>\$460,002</b>





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### BUILDING 1 - 610 NORTH AVENUE



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### TENANT HIGHLIGHTS

## GRIFOLS Biomat USA

*Grifols* is a leading global healthcare company that develops plasma medicines, treating patients with chronic, rare and sometimes very serious diseases, enabling millions of patients around the world to lead more productive lives.

There are more than 400 plasma donation centers spanning the U.S., Canada, Europe and Egypt employing more than 23,000 employees.



*1st Franklin Financial* provides short-term and long-term installment loans with payment plans tailored to each customer's need.

Family run business for over 80 years.

There are more than 360 locations across the Southeast.



### TENANT HIGHLIGHTS



*WNB Factory* was founded in 1997 by two friends, Troy Pyo and Shin Kang, serving wings, burgers, fried rice, cheesesteaks and many other quality selections.

WNB Factory has 94 locations all around Georgia, Alabama, Virginia, Texas and Ohio. Franchise-owned.



*Little Caesars®*, is an American multinational chain of pizza restaurants founded in 1959. Little Caesars is the third largest pizza chain by total sales in the U.S.

Little Caesars has 4,035 restaurants in the United States. These restaurants are located in 52 states and 2,273 cities. Franchise-owned.



*Subway®* opened their first restaurant in Bridgeport, Connecticut, in August 1965, serving freshly-made, customizable sandwiches.

Subway®, one of the world's largest restaurant brands, has 37,000 restaurants across more than 100 countries. Franchise-owned.

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### SITE PLAN



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### AERIAL PARCEL MAP



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### AERIAL VIEWS



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	5,152	37,751	80,947
DAYTIME POPULATION	13,763	59,331	102,118
AVG HOUSEHOLD INCOME	\$54,210	\$56,226	\$59,501

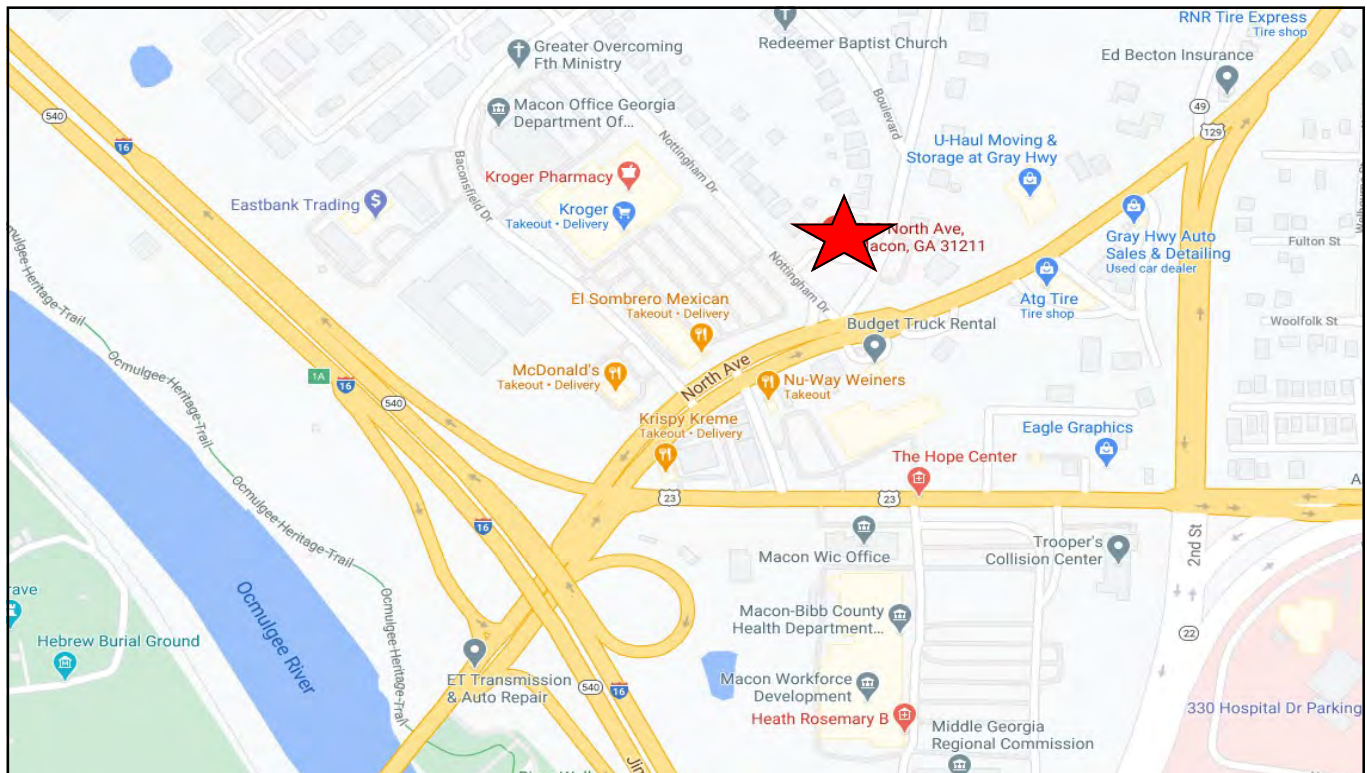




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