

SALE

GAS STATION / C-STORE

12017 WATSON BLVD

Byron, GA

SALE PRICE \$2,400,000



PATRICK BARRY

ASSOCIATE BROKER

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990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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OFFERING SUMMARY

| | |
|------------------------------------|--|
| Sales Price: | \$2,400,000 |
| Cap Rate: | 7.5% |
| Lot Size: | 1.25 Acres |
| Gas Station / C-Store / Fast Food: | 7,476± SF |
| Zoning: | C-3 |
| Traffic Count: | ~28,400 Vehicles per Day on Watson Blvd and ~83,800 Vehicles per Day on I-75 |
| 2023 Estimated Property Taxes: | \$22,912.12 |
| I-75 Access: | ~100 ft. from I-75 |
| Lease: | Current lease is 15 years w/ 14 years remaining - \$15,000 / month NNN |
| Access: | Left & right hand access with 2 curb cuts |
| Tenant Personal Guarantee: | Tenant has considerable amount of personal assets he is using to guarantee the lease. |



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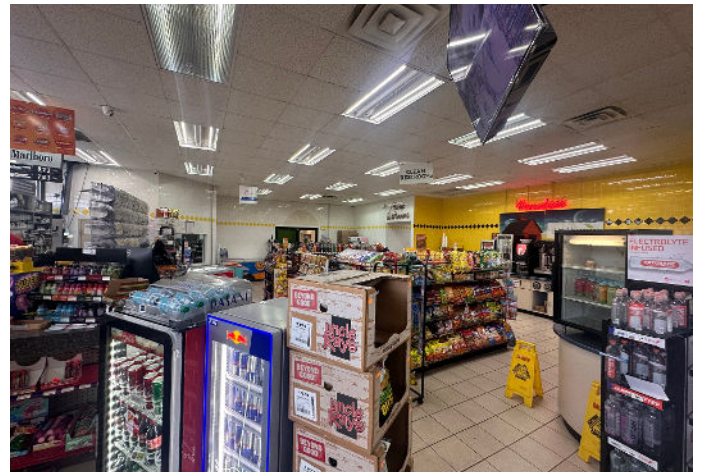


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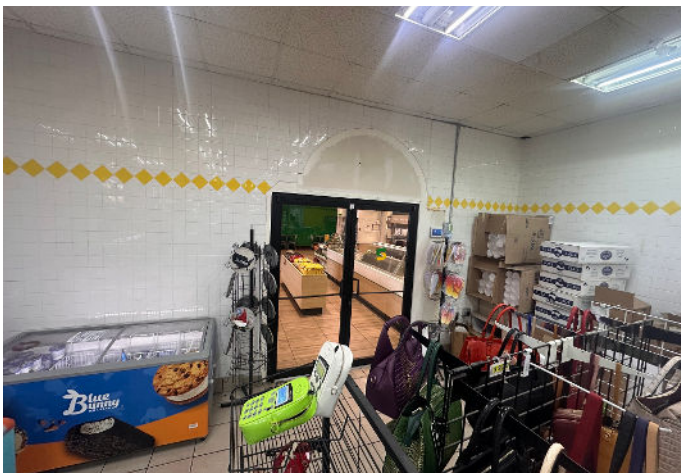
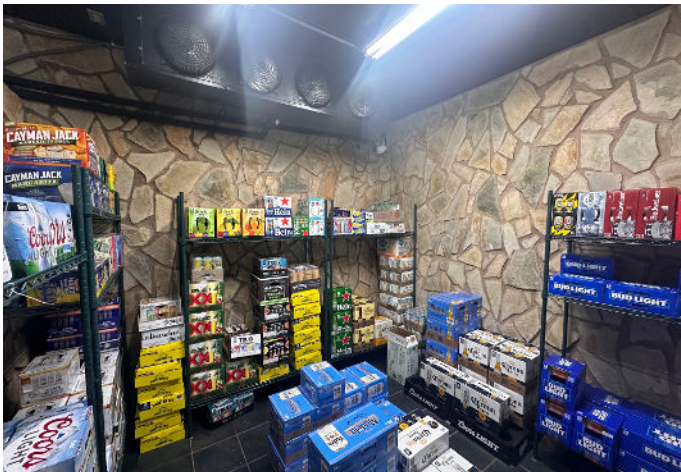
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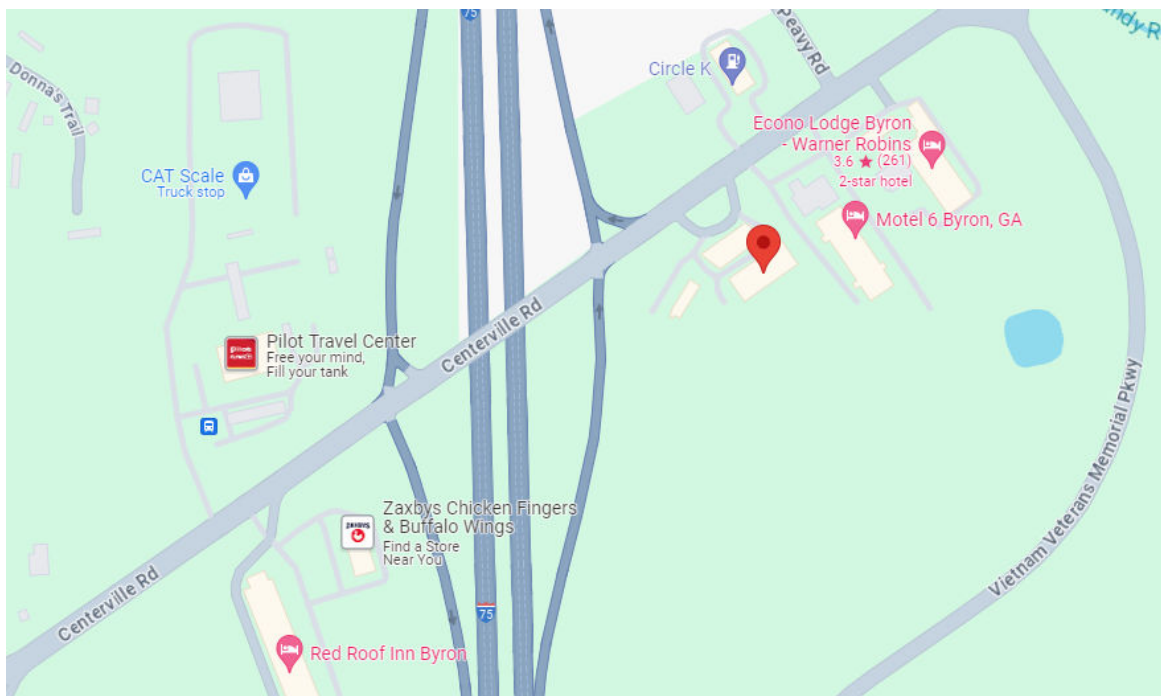


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DEMOGRAPHICS - 5 MILE RADIUS

KEY FACTS

61,791

Population



2.5
Average Household Size

38.9

Median Age

\$80,126

Median Household Income

EDUCATION

6%

No High School Diploma



27%
High School Graduate



33%
Some College



34%
Bachelor's/Grad/Prof Degree

BUSINESS



1,776

Total Businesses



18,623

Total Employees

EMPLOYMENT



63%

White Collar



23%

Blue Collar



14%

Services

3.3%

Unemployment Rate

INCOME



\$80,126

Median Household Income



\$39,171

Per Capita Income



\$244,163

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (24.4%)

The smallest group: \$15,000 - \$24,999 (5.4%)

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|----------------------------------|
| <\$15,000 | 5.7% | -8.6% | <div style="width: 8.6%;"></div> |
| \$15,000 - \$24,999 | 5.4% | -5.3% | <div style="width: 5.3%;"></div> |
| \$25,000 - \$34,999 | 9.2% | -1.8% | <div style="width: 1.8%;"></div> |
| \$35,000 - \$49,999 | 10.3% | +3.2% | <div style="width: 3.2%;"></div> |
| \$50,000 - \$74,999 | 15.8% | +0.7% | <div style="width: 0.7%;"></div> |
| \$75,000 - \$99,999 | 14.2% | +2.3% | <div style="width: 2.3%;"></div> |
| \$100,000 - \$149,999 | 24.4% | +4.7% | <div style="width: 4.7%;"></div> |
| \$150,000 - \$199,999 | 7.0% | +1.6% | <div style="width: 1.6%;"></div> |

Bars show deviation from Peach County ▼