

INVESTMENT OPPORTUNITY • MEDICAL OFFICE BUILDING

PROPERTY VIDEO: [HTTPS://YOUTU.BE/N9SV5VN1COC](https://youtu.be/N9SV5VN1COC)



**3801 NORTHSIDE DRIVE
MACON, BIBB COUNTY, GEORGIA 31210**

Stephanie Folsom, CCIM
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990 Riverside Drive
Macon, GA 31201
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SALES PRICE: \$1,625,000

CAP RATE: 8.46%



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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INVESTMENT SUMMARY

3801 NORTHSIDE DRIVE
MACON, BIBB COUNTY, GEORGIA 31210



PRICE

\$1,625,000

CAP RATE

8.46%



TERM

5 YEARS

NOI

\$137,450



PRICE SF

\$233.92

BUILDING SF

6,947 SF

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BUILDING INFORMATION

Building Size	6,947± SF (Floor Plan Page 5)
Exterior	Masonry
Lot Size	0.51 Acres
Parcel	N043-0084
Built	1977
Renovated	2016/2017
Parking	31 Paved Spaces
Zoning	C-2, Commercial
Roof	Replaced in 2016
HVAC	Five (5) Units: Unit 1: Lennox - 5 Ton (2015) Unit 2: Carrier - 3 Ton (2016) Unit 3: Lennox - 3 Ton (2017) Unit 4: Lennox - 4 Ton (2006) Unit 5: Lennox - 115-V Mini Split (2011)



PROPERTY HIGHLIGHTS

- High traffic location - 19,300± AVG VPD (2023 GDOT)
- 6 Miles from Atrium Health Navicent Hospital
- 3 Miles from Piedmont Macon North Hospital
- 7 Miles from Piedmont Macon Hospital
- Located in North Macon less than a mile from Interstate 75, Exit 169
- Conveniently located to restaurants, shopping, financial institutions and lodging



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INVESTMENT HIGHLIGHTS

Sales Price \$1,625,000

Price/SF \$233.92

NOI \$137,450 (2024)
\$138,905 (2023)

Cap Rate 8.46%

Tenant MyEyeDr

Lease Type Gross

Landlord Expenses:

- Property Taxes
- Insurance
- Garbage
- Plumbing & electrical repairs
- HVAC repairs over \$1,500/YR

Primary Lease Term 5 Years

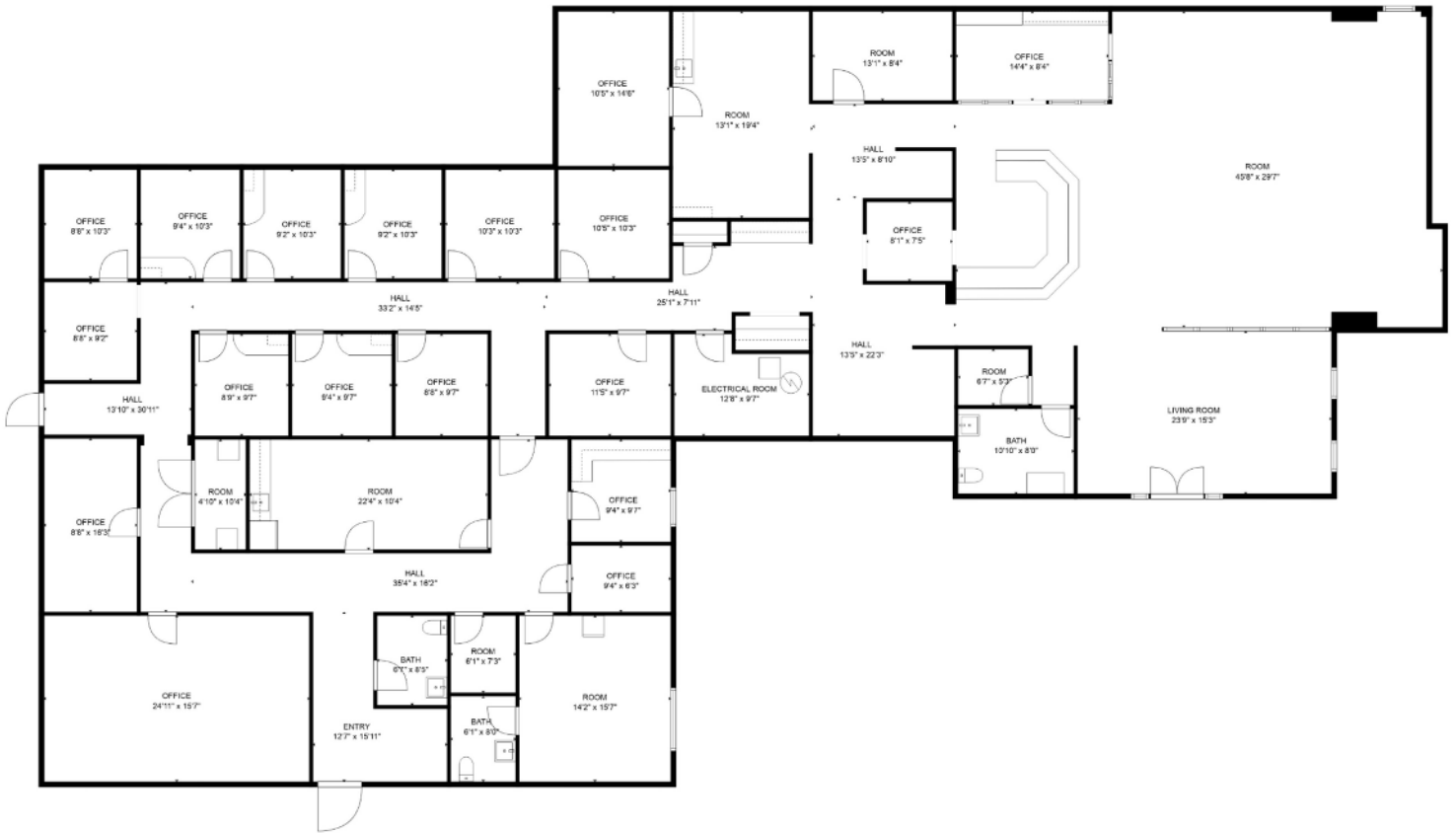
Annual Rent \$155,330

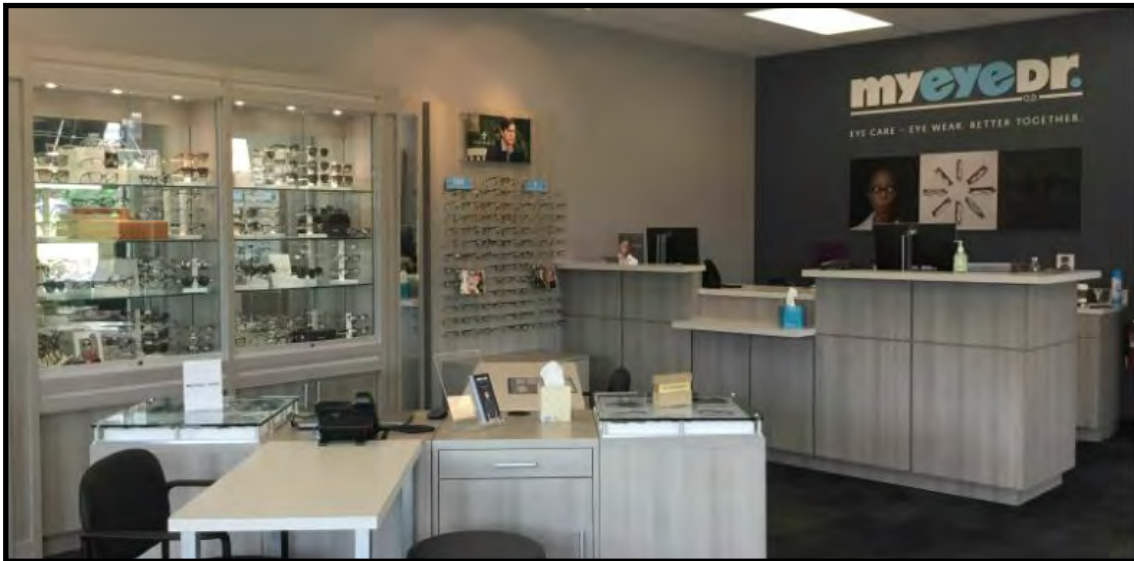
Renewal Option Two (2), Five (5) Year Options with annual rental increases



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TENANT HIGHLIGHTS

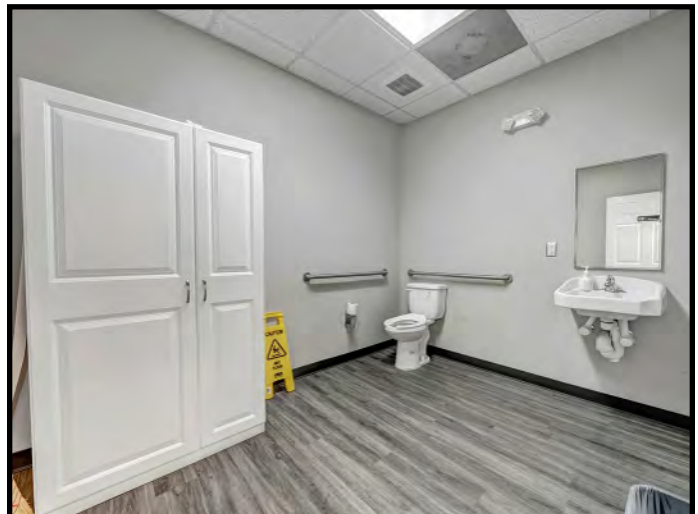
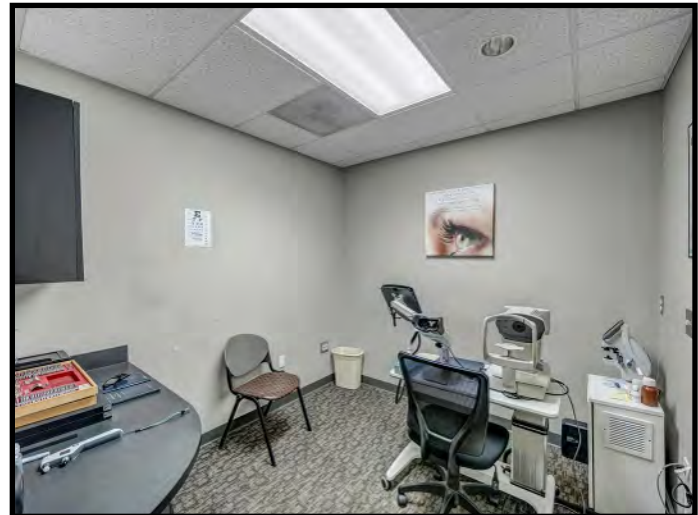
- MyEyeDr has over 500 locations in the Mid-Atlantic, Northeast, Midwest and Southeast United States
- Macon office offers:
 - Comprehensive eye exams
 - Eye pressure checks
 - Dry eye treatments
 - Pediatric eye exams
- Macon office features two doctors

In 2001, MyEyeDr. opened its first location with a broader mission to re-invent the eye care and eyewear experience.

Our purpose is to help patients live their best lives. We are committed to providing patients with a personalized eye care experience by trusted local optometrists.

Every MyEyeDr. practice is equipped with the latest in vision care technology, staffed with compassionate, knowledgeable optometrists and eyewear consultants, and stocked with a wide selection of quality eyewear.

Since then, our network has grown to over 500 vision care centers across the United States.



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Here's why we Macon

Macon is ...

Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum.

The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation!

Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon – and growing!

Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

F U N F A C T S

Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

Business & Industry

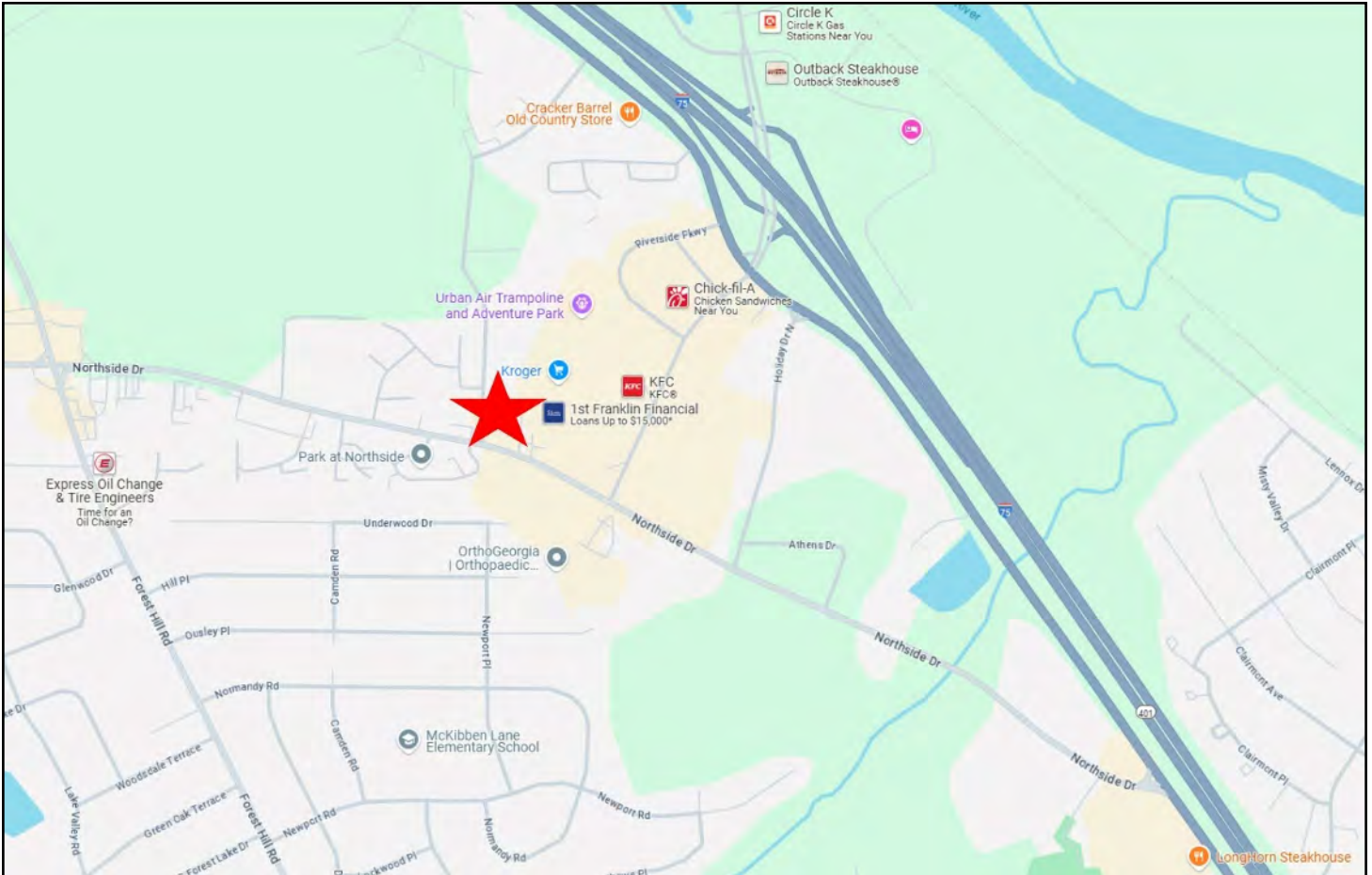
More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.





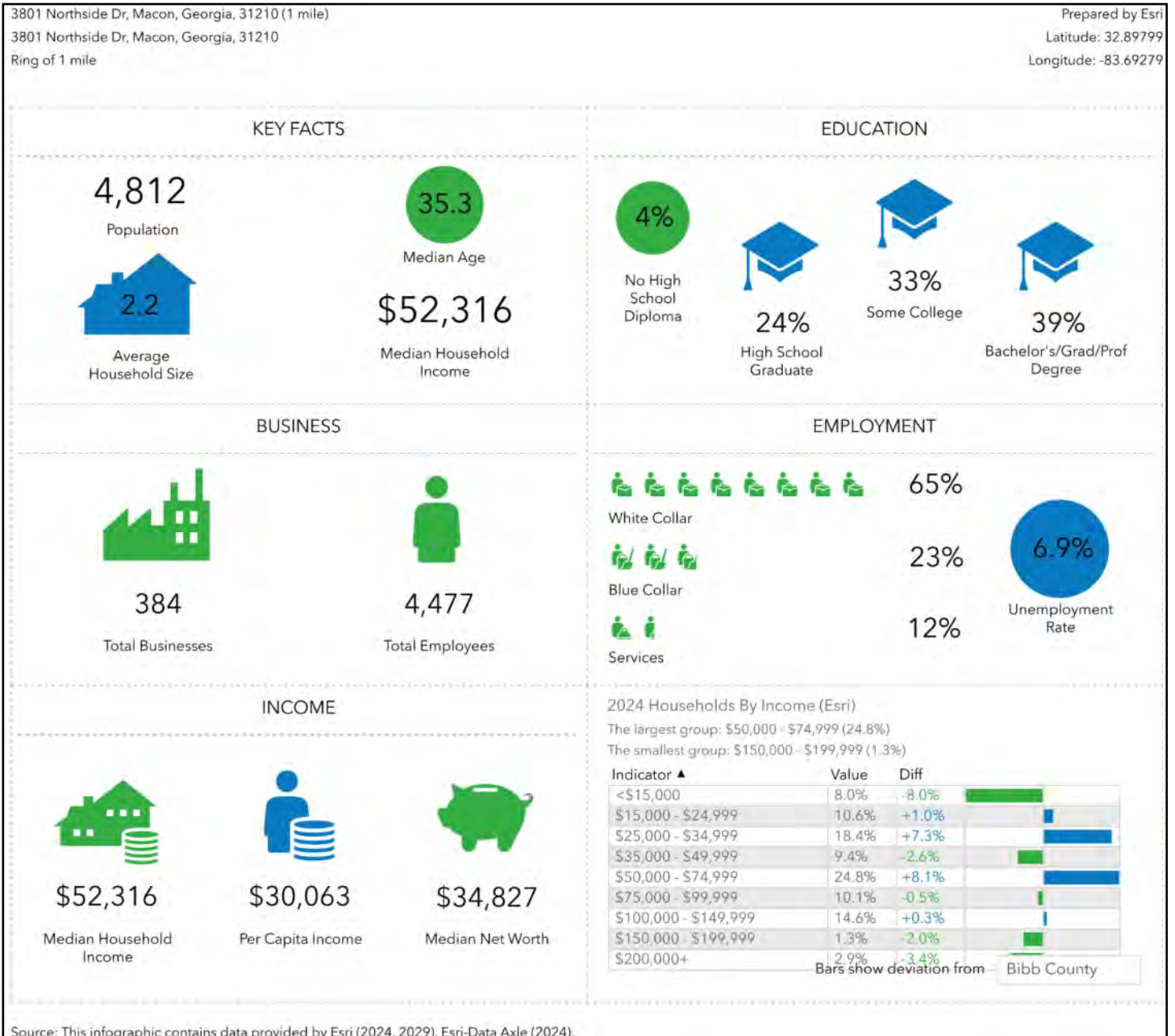


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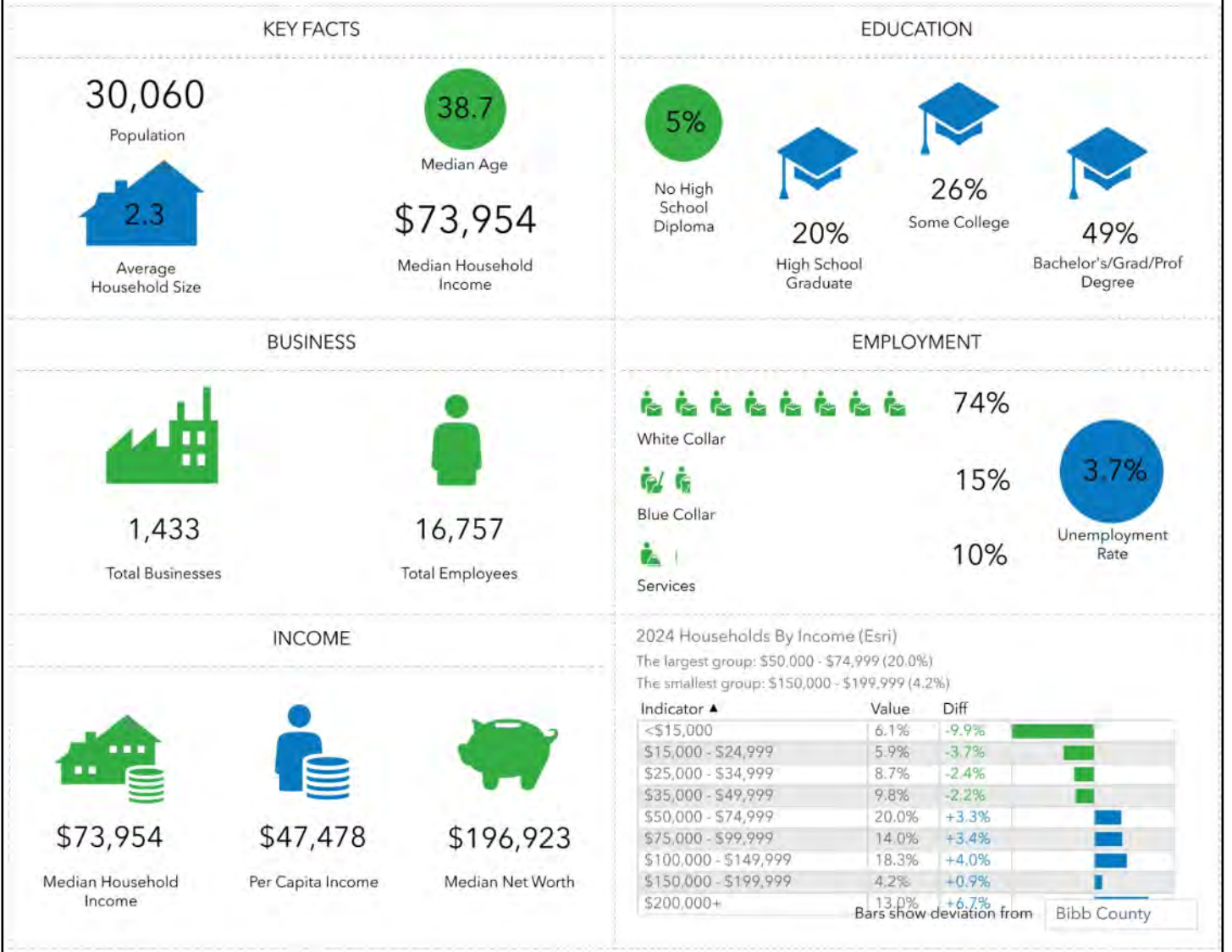
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DEMOGRAPHICS - 1 MILE



DEMOGRAPHICS - 3 MILE

3801 Northside Dr, Macon, Georgia, 31210 (3 miles) Prepared by Esri
 3801 Northside Dr, Macon, Georgia, 31210 Latitude: 32.89799
 Ring of 3 miles Longitude: -83.69279



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

DEMOGRAPHICS - 5 MILE

3801 Northside Dr, Macon, Georgia, 31210 (5 miles)
3801 Northside Dr, Macon, Georgia, 31210
Ring of 5 miles

Prepared by Esri
Latitude: 32.89799
Longitude: -83.69279

KEY FACTS

66,349

Population



Average Household Size

39.0

Median Age

\$60,009

Median Household Income

7%

No High School Diploma



26%

High School Graduate



27%

Some College



40%

Bachelor's/Grad/Prof Degree

BUSINESS



2,809

Total Businesses



30,709

Total Employees

EMPLOYMENT



70%

White Collar



17%

Blue Collar



13%

Services



Unemployment Rate

INCOME



\$60,009

Median Household Income



\$39,995

Per Capita Income



\$104,081

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (18.1%)

The smallest group: \$150,000 - \$199,999 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	11.9%	-4.1%	
\$15,000 - \$24,999	8.5%	-1.1%	
\$25,000 - \$34,999	10.5%	-0.6%	
\$35,000 - \$49,999	10.2%	-1.8%	
\$50,000 - \$74,999	18.1%	+1.4%	
\$75,000 - \$99,999	12.0%	+1.4%	
\$100,000 - \$149,999	14.9%	+0.6%	
\$150,000 - \$199,999	4.2%	+0.9%	
\$200,000+	9.8%	+3.5%	

Bars show deviation from Bibb County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

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