



## 100% OCCUPIED WITH ABSOLUTE NNN LEASES

### PROPERTY HIGHLIGHTS

- 2-Unit retail shopping center in Macon, GA
- 100% occupied with absolute NNN leases
- New construction with no deferred maintenance
- Strong Credit tenants with long lease terms remaining
- Located on the main corridor of the busy Gray Hwy, which brings in 41,482 vehicles on a daily basis.
- 78,910 people living within 5 miles of the shopping center
- Located in a Qualified Opportunity Zone

### PROPERTY OVERVIEW

This shopping center consists of two tenants who have absolute NNN leases. The building was constructed in 2015 and has no deferred maintenance. Each tenant just exercised options to renew their leases.



**PRICE \$765,000**



**SIZE 3,000 SF (2 Units)**



**OCCUPANCY 100%**



**CAP RATE 7.2%**



**NOI \$55,578**





## CRICKET WIRELESS

### TENANT INFORMATION

Tenant Name:	Cricket Wireless
Lease Rate:	\$19/SF NNN
Unit Size:	1,500 SF
Lease Expiration:	10/31/2023
Headquarters:	Atlanta, GA
Locations:	5,000+ Retail Stores
Website:	<a href="https://www.cricketwireless.com/">https://www.cricketwireless.com/</a>

## WORLD FINANCE

### TENANT INFORMATION





Tenant Name:	World Finance Loans & Service
Lease Rate:	\$19.35/SF NNN
Unit Size:	1,500 SF
Lease Expiration:	6/30/2025
Headquarters:	Greenville, SC
Locations:	1,200+ Retail Stores
Website:	<a href="https://www.loansbyworld.com/">https://www.loansbyworld.com/</a>



## LOCATION OVERVIEW & DEMOGRAPHICS

The subject property is located on Gray Highway, in Bibb County, within Downtown Macon. The property is located within a Qualified Opportunity Zone. Gray Highway produces a traffic count of 41,482 vehicles per day. The median household income within three miles of the subject property is \$83,308.

There are many new developments coming up in Macon that will create upside in the market and create jobs.

HOUSEHOLDS (3 MILES)	MEDIAN HH INCOME (3 MILES)	POPULATION (3 MILES)	TRAFFIC COUNTS
13,828	\$83,308	34,126	41,482 VPD
			

## RETAIL MAP



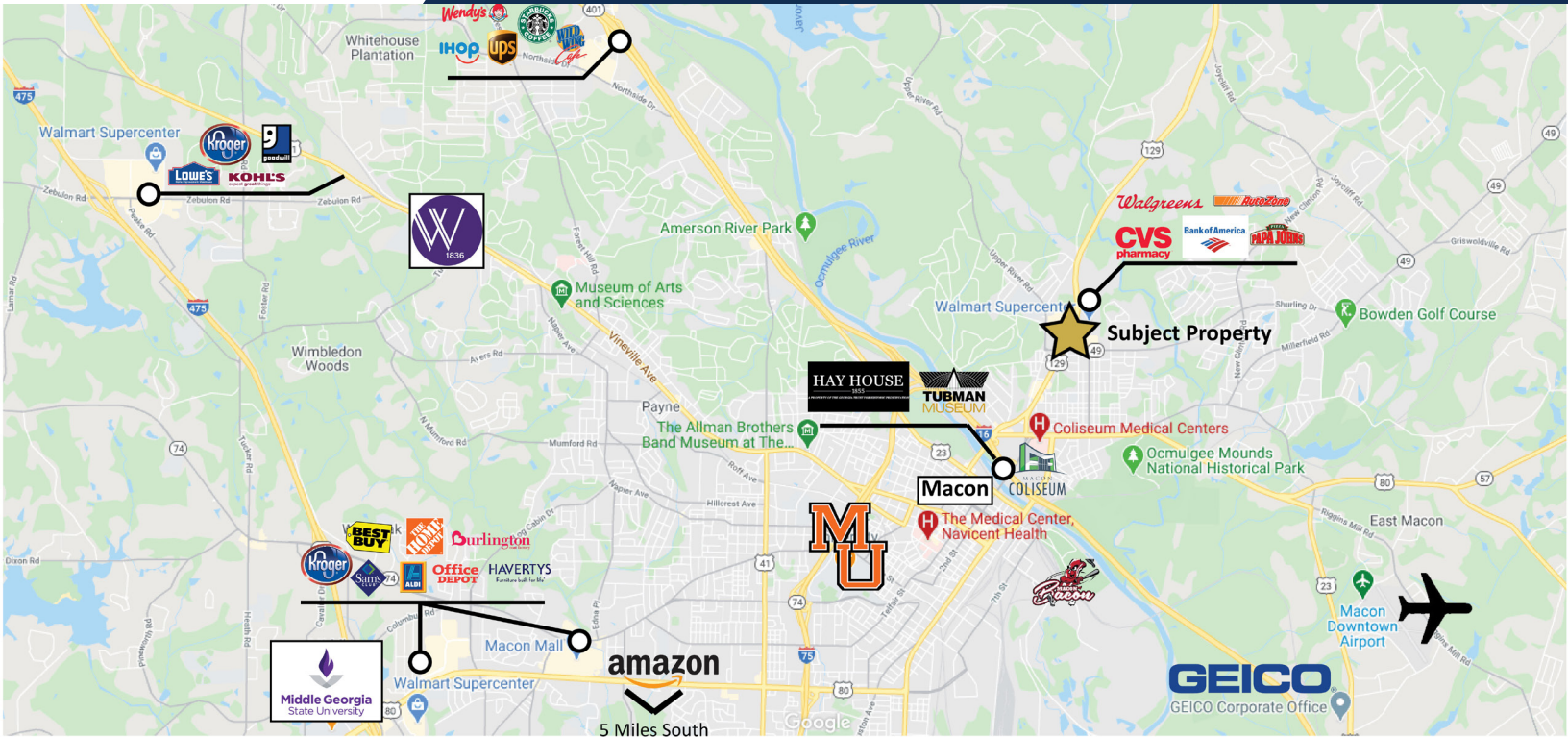
Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

CONTACT



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**SHOPS & GROCERS**

- North Macon Plaza
- Payne Mill Village
- Antique Mall
- Vineville Crossing

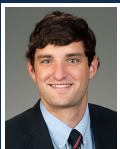
**TOP EMPLOYERS**

**SPORTS & EDUCATION**

**AREA ATTRACTIONS**

- Central City Park
- Tattnall Square Park
- Ocmulgee Mounds National Historical Park
- Amerson River Park
- The Grand Opera House
- Hargray Capitol Theatre

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This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

**I. Confidential Information:**

Receiving Party will receive confidential information regarding property referred to as 2-Unit Retail Building in Macon | 7.2% Cap Rate, 1211 Gray Highway, Macon, GA 31216. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

**II. Acting as a Principal:**

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

**III. Governing Law**

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

Accepted and agreed to \_\_\_ / \_\_\_ / \_\_\_

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Fax

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