

# 4696 LOG CABIN DRIVE

Macon, GA 31204



## OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	12,040 SF
Available SF:	Fully Leased
Number of Units:	2
Price / SF:	\$157.81
Cap Rate:	7.77%
NOI:	\$147,700

## PROPERTY OVERVIEW

At the corner of Log Cabin Dr and Eisenhower Parkway. Shadow anchored by Kroger, Home Depot, Best Buy, and Sam's Club

## PROPERTY HIGHLIGHTS

- Excellent investment opportunity 10 minutes outside of Downtown Macon
- Building has exceptional visibility from heavily traveled Eisenhower Pkwy. as well as Log Cabin Dr.
- Prime location within a mile of I-475
- Household incomes of \$125,000 within a 5 mile radius
- Seven minutes from Mercer University with a total of 9,026 students enrolled

## AUSTIN SUMNER PROPERTIES

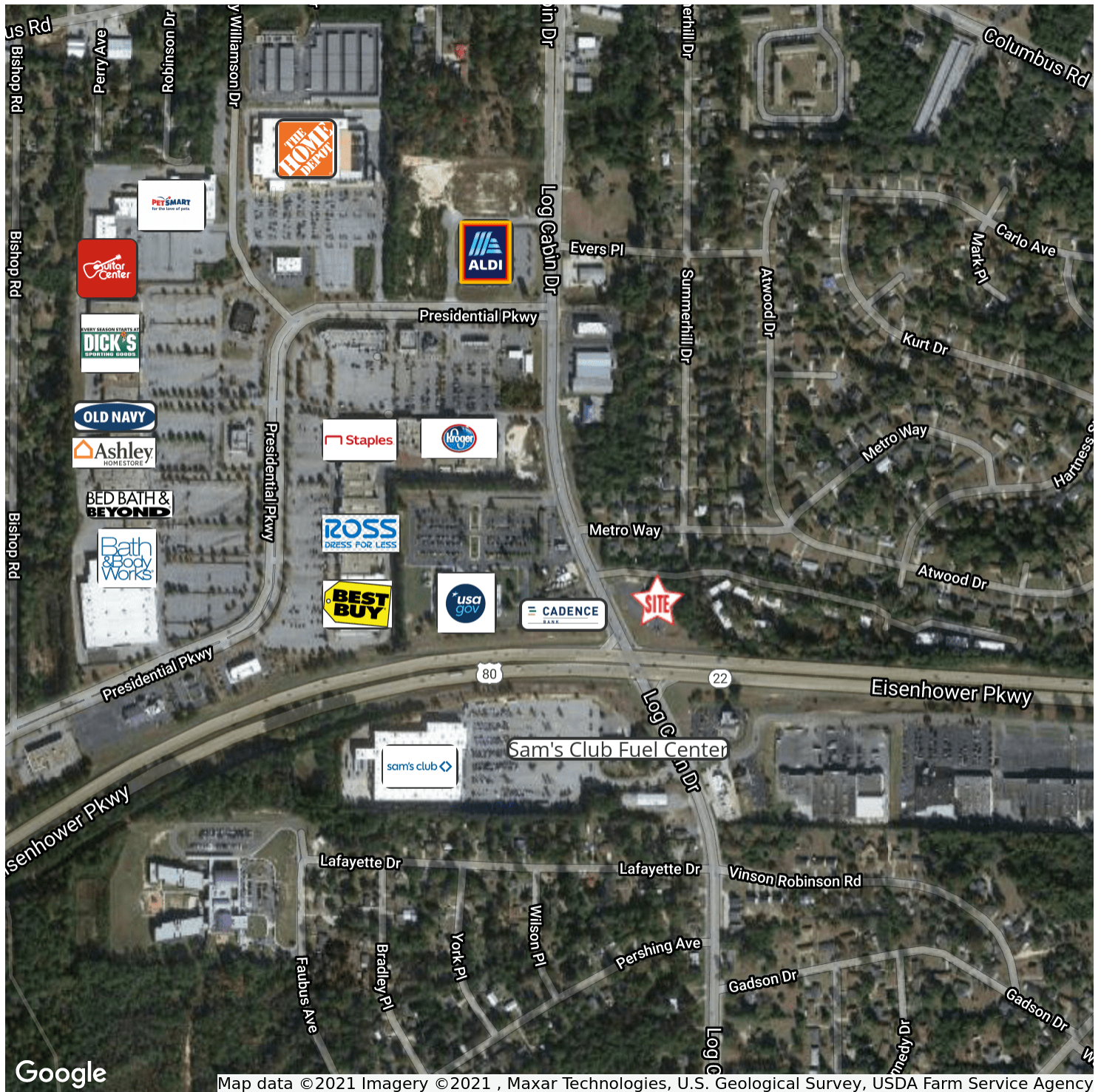
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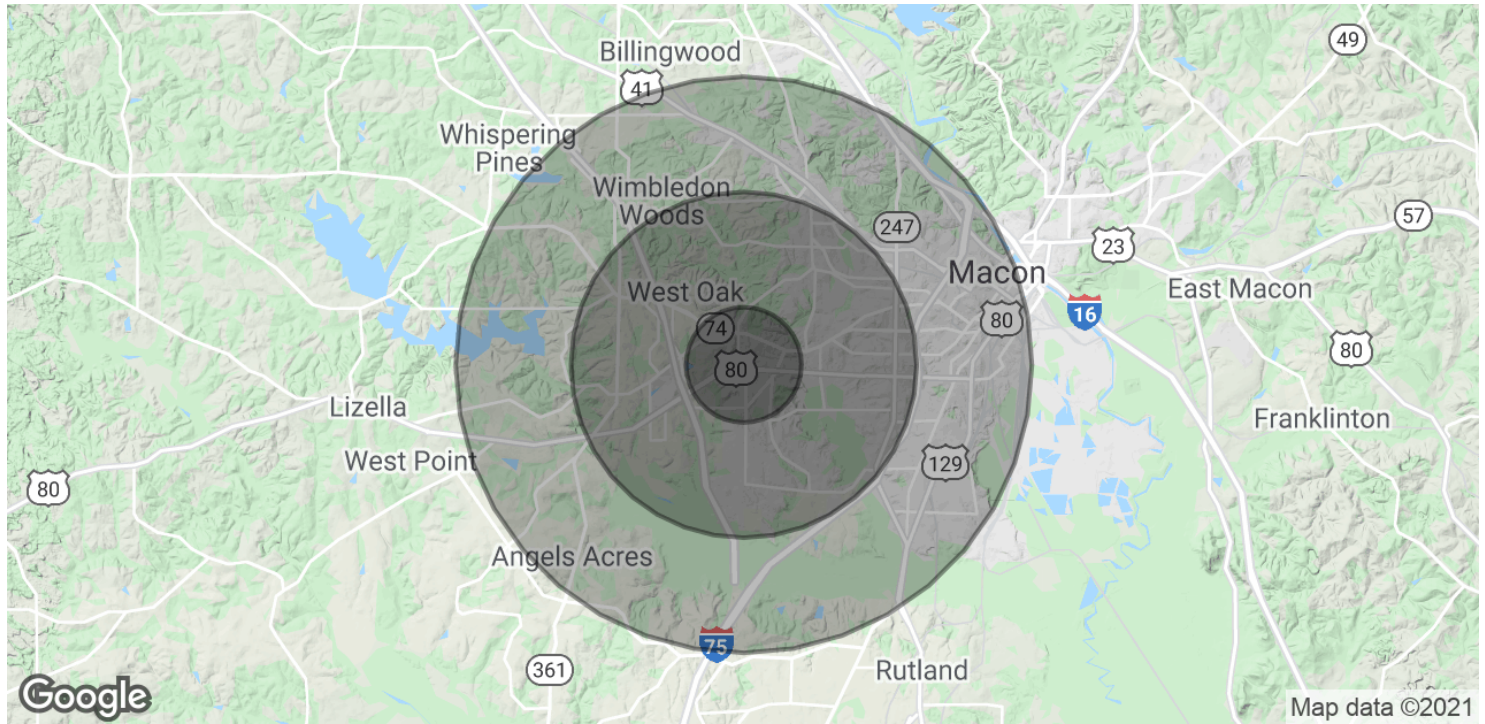
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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	3,912	38,901	95,314
Average age	33.9	34.4	33.7
Average age (Male)	28.4	30.5	31.1
Average age (Female)	35.2	36.3	35.8

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total households	1,609	14,320	34,678
# of persons per HH	2.4	2.7	2.7
Average HH income	\$35,983	\$39,804	\$47,555
Average house value	\$93,571	\$99,604	\$125,677

\* Demographic data derived from 2010 US Census

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## Macon's Top Employers Include:

- Robins Air Force Base (22,300 jobs)
- Navient Health (4,600 jobs)
- Coliseum Medical Centers (1,400 jobs)
- Geico (5,690 jobs)
- Macon Bibb County Government (2,103 jobs)
- Bibb County Board of Education (3,700 jobs)
- YKK (1,087 jobs)
- Mercer University (937 jobs; w/ 9,026 enrolled students)
- Middle Georgia State University (917 jobs; w/ 8,066 enrolled students)



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