

MADISON CROSSING - FOR SALE

1700 EATONTON ROAD, MADISON, GA 30650

RETAIL PROPERTY FOR SALE



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MADISON CROSSING - PROPERTY SUMMARY

1700 EATONTON ROAD, MADISON, GA 30650



OFFERING SUMMARY

Sale Price:	\$9,285,714
Lot Size:	7.5 Acres
Building Size:	63,112 SF
NOI:	\$650,000.00
Cap Rate:	7.0%

PROPERTY HIGHLIGHTS

- 63,112 SF fully leased retail center on 7.5 acres for Sale
- Anchor tenants include Harbor Freight Tools, Marshall's and Marco's Pizza
- Fully leased to established local service tenants and national brands
- Several tenant leases are now in their final renewal periods, offering value-add potential through renewal or re-leasing
- Positioned at Northeast Corner of Madison Bypass and US 441, positioned across from Walmart and near Lowe's
- Offers 303 parking spaces
- Neighboring dining options include Chick-fil-A, Taco Bell, Dunkin' Donuts, Dairy Queen, Zaxby's, and Bojangles.

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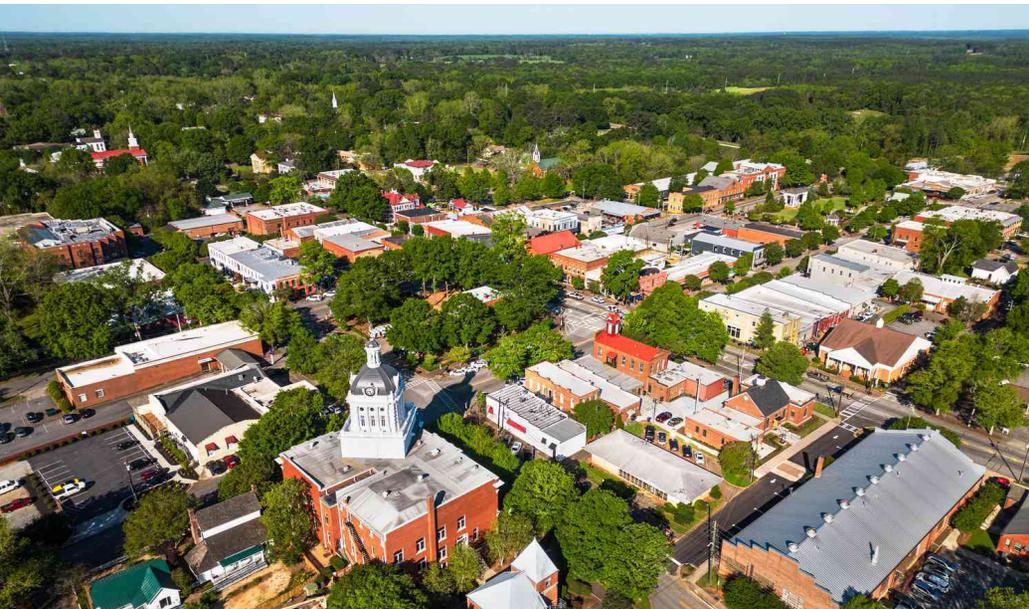
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ABOUT MADISON, GEORGIA

Madison, Georgia is a thriving county seat market that perfectly blends historic charm with modern convenience. Located just 60 miles east of Atlanta, Madison is known for its well-preserved antebellum architecture and vibrant downtown, attracting both residents and visitors with its unique mix of local shops, restaurants, and cultural attractions. The town's commitment to maintaining its historical roots while fostering economic growth makes it an appealing destination for both tourists and new businesses.

Madison's strategic location along major transportation routes like Interstate 20 and Highway 441 ensures easy connectivity, making it an ideal spot for commercial ventures. The town boasts a diverse and growing economy, supported by key industries such as tourism, retail, manufacturing, and healthcare. With a strong community spirit and a proactive approach to development, Madison offers a high quality of life that continues to attract new residents and investors, making it a prime location for commercial real estate opportunities.

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MADISON CROSSING - TENANTS

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UNIT	TENANT
1650	
1660	
1670	Supreme Tanning
1680	
1680A	Athens Ortho
1682	Tasty Wings
1684	Fancy Nails
1686	
1690	
1694	
1698	
1700	

Sale Price	\$9,285,714.29
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LOCATION INFORMATION	
Building Name	Madison Crossing - For Sale
Street Address	1700 Eatonton Road
City, State, Zip	Madison, GA 30650
County	Morgan

PROPERTY INFORMATION	
Property Type	Retail
Property Subtype	Strip Center
Lot Size	7.5 Acres

BUILDING INFORMATION	
Building Size	63,112 SF
NOI	\$650,000.00
Cap Rate	7.0
Occupancy %	100.0%
Tenancy	Multiple

PARKING & TRANSPORTATION	
Parking Type	Surface
Number of Parking Spaces	303

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SITE

Walmart

Madison Bypass - 11,131 VPD

Eatonton Road - 20,517 VPD

Chick-fil-A

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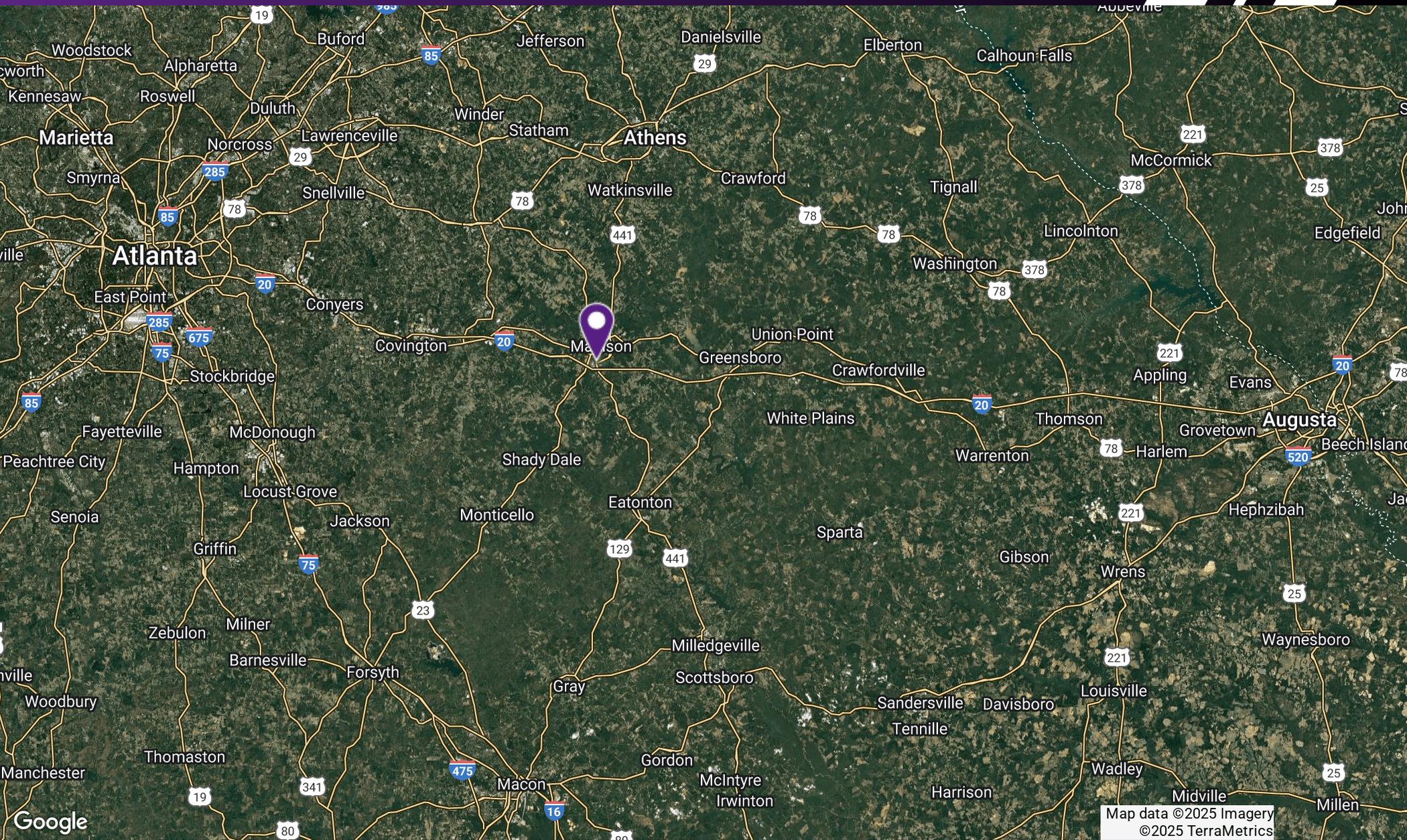
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RETAIL BASE RENTAL INCOME

SUITE	TENANT	LEASE START	LEASE END	SF	RENT GROWTH %	RENT/SF/YR	ANNUAL RENT (YR 1)	RENEWAL OPTIONS	RENEWAL RENT
1	DOS AMIGOS	3/1/2016	6/30/2027	4,800	3.00%	\$ 19.80	\$ 95,054	None	
2	CATO	3/1/1999	1/31/2027	3,680	0.00%	\$ 11.00	\$ 40,476	None	
3	SUPREME TANNING	3/1/2024	4/30/2029	1,600	2.00%	\$ 21.28	\$ 34,048	None	
4	BENCHMARK PT	1/26/2017	4/30/2027	1,535	3.00%	\$ 12.54	\$ 19,252	None	
5	ATHENS ORTHO	12/1/2023	11/30/2029	1,160	5.00%	\$ 18.08	\$ 20,977	None	
6	TASTY WINGS	6/1/2025	3/31/2035	1,500	3.00%	\$ 25.00	\$ 37,500	2 x 5 yrs	103% every 2 years
7	FANCY NAILS	10/1/2010	9/30/2030	1,200	2.00%	\$ 25.00	\$ 30,000	None	
8	MADISON DENTISTRY	4/1/2010	9/30/2029	1,700	3.00%	\$ 19.14	\$ 32,545	1x5 yrs	95% of FMV
9	URGENT CARE	6/10/2023	11/30/2030	3,000	2.00%	\$ 18.09	\$ 54,259	None	
10	MARCOS PIZZA	12/1/2024	2/28/2030	1,500	3.00%	\$ 22.00	\$ 33,000	None	
11	MARSHALLS	11/14/2024	9/30/2034	25,167	0.00%	\$ 6.00	\$ 151,007	4x5 yrs	\$0.50 increase every 5
12	HARBOR FREIGHT	2/20/2018	6/30/2030	16,270	0.00%	\$ 7.86	\$ 127,884	6x5 yrs	3% every 5
TOTAL RENTAL INCOME				63,112	1.38%	\$ 10.71	\$ 676,002		

RETAIL OPERATING EXPENSES

	% OF EGR	/SF/YR	AMOUNT/YR
Common Area Maintenance	10.1%	\$ 1.36	\$ 85,832
Management Fee	3.00%	\$ 0.40	\$ 25,463
Insurance	3.57%	\$ 0.48	\$ 30,294
Property Taxes	6.8%	\$ 0.91	\$ 57,432
TOTAL OPERATING EXPENSES	23.4%	\$ 3.15	\$ 199,021
Vacancy & Loss			\$ (26,000)
NET OPERATING INCOME		\$ 10.30	\$ 650,002

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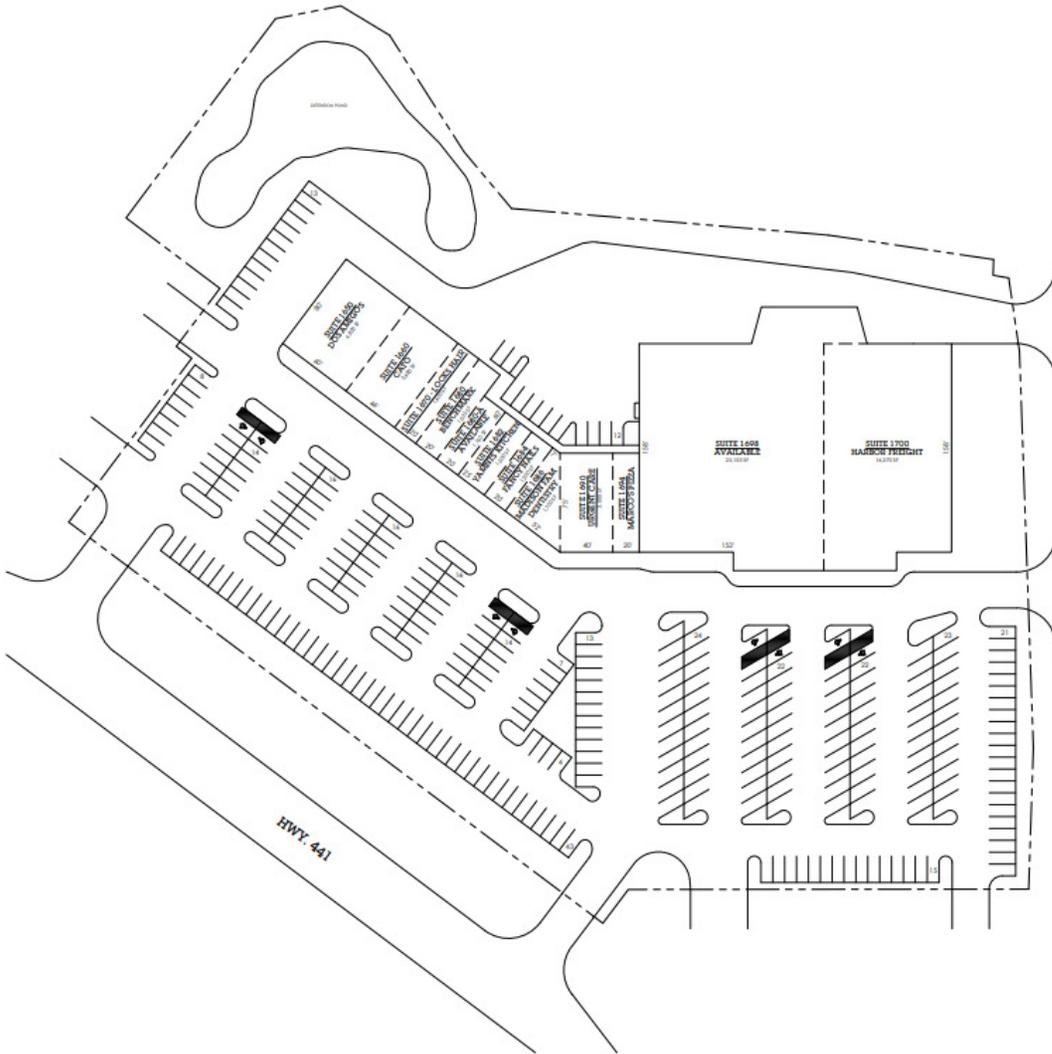
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MADISON CROSSING - SITE PLAN

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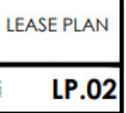
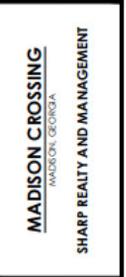


LEASE DATA

ACREAGE 7.5 ACRES
 RETAIL CENTER

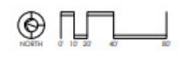
SUITE	TENANT	AREA
1450	DOS ANGIOS	4,800 SF
1460	CATO	3,480 SF
1470	LOCKS HAIR STUDIO	1,400 SF
1480	BENCHMARK PHYSICAL THERAPY	1,535 SF
1480-A	AVAILABLE	1,140 SF
1482	YANNIS KICHEN CHINESE RESTAURANT	1,500 SF
1484	FANCY NAILS	1,200 SF
1486	MADISON FAMILY DENTISTRY	1,700 SF
1490	URGENT CARE	3,000 SF
1494	MARCOS PIZZA	1,500 SF
1498	AVAILABLE	25,153 SF
1700	HARBOR FREIGHT	14,275 SF
TOTAL AREA		43,098 SF

PARKING
 TOTAL RETAIL PARKING PROVIDED 300 SPACES
 TOTAL RATIO PROVIDED 4.72 SP/1000 SF



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HWY. 441 BYPASS



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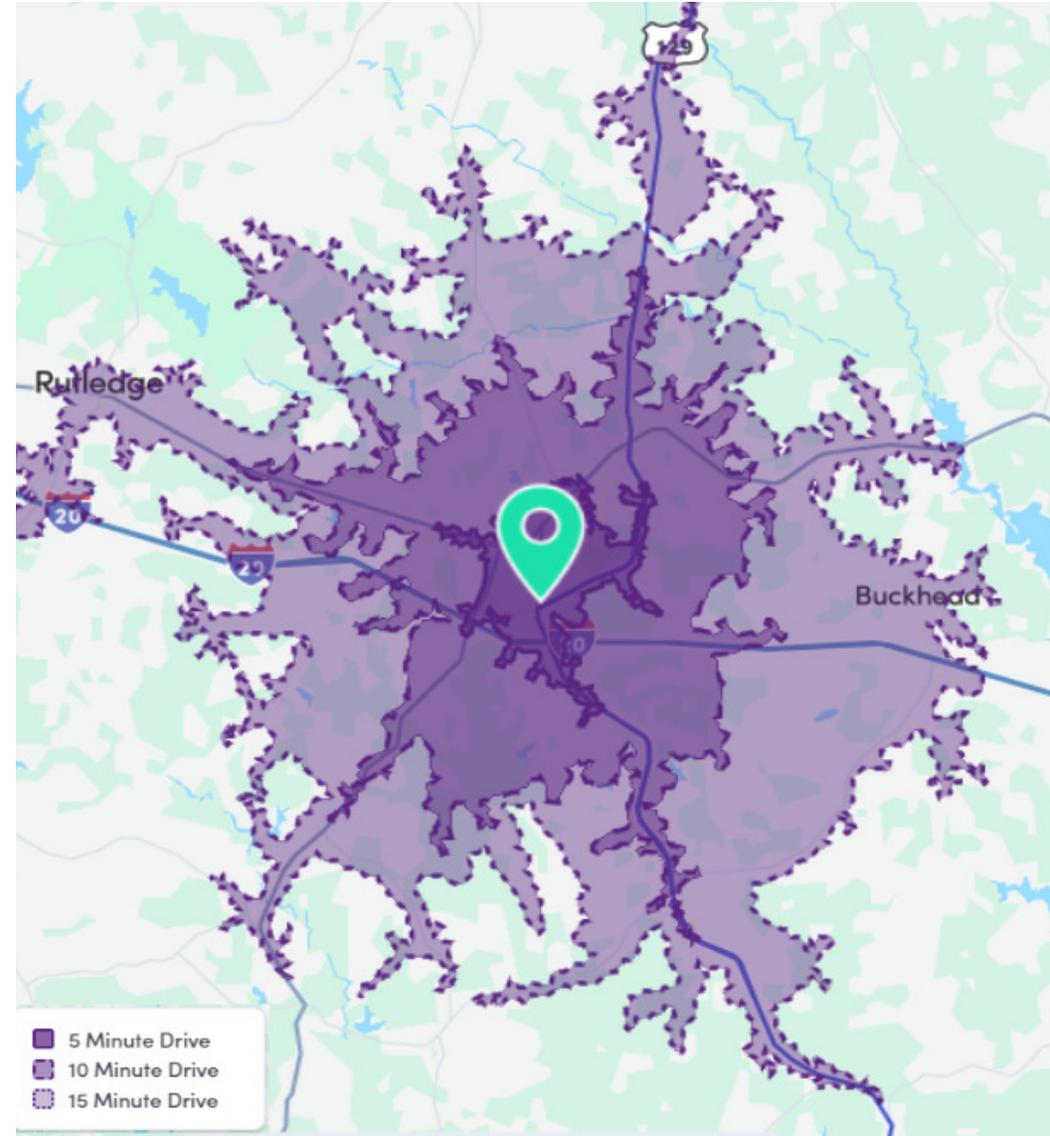
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POPULATION & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Population	2,887	7,790	12,609
Workday Population	1,422	7,790	12,609
Total Households	1,080	2,957	4,766
Median HH Income	\$87,733	\$93,346	\$89,607
<i>Demographics data derived from AlphaMap</i>			



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