



109 Harmony Crossing | Eatonton, GA 31024



Prepared By

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Investment Property For Sale



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PROPERTY SUMMARY



Positioned in the heart of the thriving Lake Oconee retail corridor, this exceptional 8,957 SF freestanding building in Harmony Crossing presents a rare opportunity to own in one of Eatonton's most sought-after commercial destinations. Priced at \$2.95 million, the property sits at a premier intersection directly across from the new Publix—one of the area's strongest traffic drivers. Building 109 features 5 tenants and is an entire building in the Harmony Crossing shopping center. It offers expansive storefront visibility (6 potential storefronts!) and a great location within Harmony Crossing.

Harmony Crossing is a highly successful and fully occupied shopping center with no current retail vacancies, reflecting the strength and stability of the surrounding market. This offering provides investors or a partial owner-user the chance to secure an entire building in a proven retail environment with consistent consumer activity and strong co-tenancy.

- **Prime Lake Oconee Location:** Situated in the heart of the thriving Harmony Crossing retail corridor, directly across from Publix—one of the area's top traffic generators.
- **Rare Full-Building Ownership Opportunity:** 8,957 SF freestanding building with 5 tenants, offering investors the chance to own an entire asset in a high-demand market.
- **Excellent Visibility & Flexibility:** Up to 6 potential storefronts with strong frontage and positioning within a premier shopping center.
- **Proven, Fully Leased Center:** Located in a 100% occupied retail environment with no current vacancies, demonstrating strong tenant demand and market stability.
- **Affluent & Growing Trade Area:** Benefits from Lake Oconee's high-income demographics, steady local traffic, and seasonal influx of visitors and second homeowners.

INVESTMENT HIGHLIGHTS

NNN LEASES

All leases are NNN leases and require very little maintenance from the Owner. The building is part of the Villages at Harmony Crossing and all grounds maintenance is managed through the property owners association. This is a rare investment opportunity in a high-demand market where opportunities to own a multi-tenant building in the Lake Oconee area and Harmony Crossing are extremely limited.

EXCELLENT CENTRAL LOCATION

Located where the a new roundabout is planned for the Publix/Harmony Crossing intersection off of Highway 44 in Eatonton. The central location in the Lake Oconee area makes it a prime location for retail, restaurant and office professions.

GROWING AREA

The Lake Oconee area, including Putnam, Greene and Morgan Counties, is rapidly growing. Over 6,000 residential dwellings are planned in the nearby area. A new Publix shopping center is under construction across the street.

TREMENDOUS TOURISM TRAFFIC

Surrounded by Lake Oconee's affluent and growing population, the recreational aspect of Lake Oconee, as well as the golf courses and resort living, the property benefits from steady year-round traffic as well as seasonal influx from visitors and second-homeowners. Its prime visibility, easy access, and strategic location within a dominant retail hub make it ideal for a variety of retail, restaurant, or service-oriented uses.



 **PRICE**
\$2,950,000

 **CAP RATE**
4.88% Current
7.15% 2027 Proforma

 **NOI**
\$143,847

TENANT INFORMATION

TENANT	SQUARE FEET
Oconee Interiors/Kitchen Store and More**	3811
Two Rivers Nutrition	698
Fireside	1404
Lake Country Books	1510
Camille & Company	1534

Oconee Interiors/Kitchen Store and More is owner occupied and will be vacated upon negotiated terms

RENT ROLL

Rent Roll - 109 Harmony Crossing

TENANT	SQ. FT.	START DATE (CURRENT LEASE)	END DATE (CURRENT LEASE)	YEARS AS TENANT	BASE RENT (PER SQ.FT.)	BASE RENT (MONTHLY)	OPEX PER SQ. FT.	BASE RENT (ANNUAL)
Oconee interiors/The Kitchen Store and More	3811	Owner Occupied	Owner Occupied	20	\$15.00	\$4,763.75	\$4.07	\$57,165.00
Two Rivers Nutrition	698	3/1/2023	3/1/2027	5.75	\$16.92	\$984.18	\$4.07	\$11,810.16
Fireside	1404	3/1/2024	3/1/2027	3	\$17.16	\$2,007.72	\$4.07	\$24,092.64
Lake Country Books	1510	6/1/2024	6/1/2029	1.3	\$16.44	\$2,068.70	\$4.07	\$24,824.40
Camille and Company	1534	4/1/2022	4/1/2027	18	\$16.92	\$2,162.94	\$4.07	\$25,955.28
TOTAL SQ. FT.	8957							Total: Current NOI = \$143,847.48 Current CAP 4.88%

PROFORMA Rent Roll - 109 Harmony Crossing

TENANT	SQ. FT.	START DATE (CURRENT LEASE)	END DATE (CURRENT LEASE)	YEARS AS TENANT	BASE RENT (PER SQ.FT.)	BASE RENT (MONTHLY)	OPEX PER SQ. FT.	BASE RENT (ANNUAL)
Oconee interiors/The Kitchen Store and More	3811	Owner Occupied	Owner Occupied	20	\$25.00	\$7,939.58	\$4.07	\$95,275.00
Two Rivers Nutrition	698	3/1/2023	3/1/2027	5.75	\$25.00	\$1,454.17	\$4.07	\$17,450.00
Fireside	1404	3/1/2024	3/1/2027	3	\$25.00	\$2,925.00	\$4.07	\$35,100.00
Lake Country Books	1510	6/1/2024	6/1/2029	1.3	\$16.44	\$2,068.70	\$4.07	\$24,824.40
Camille and Company	1534	4/1/2022	4/1/2027	18	\$25.00	\$3,195.83	\$4.07	\$38,350.00
TOTAL SQ. FT.	8957							Total: Current NOI = \$210,999.40 Proforma CAP 7.15% Spring 2027

PROPERTY PHOTOS



PROPERTY PHOTOS



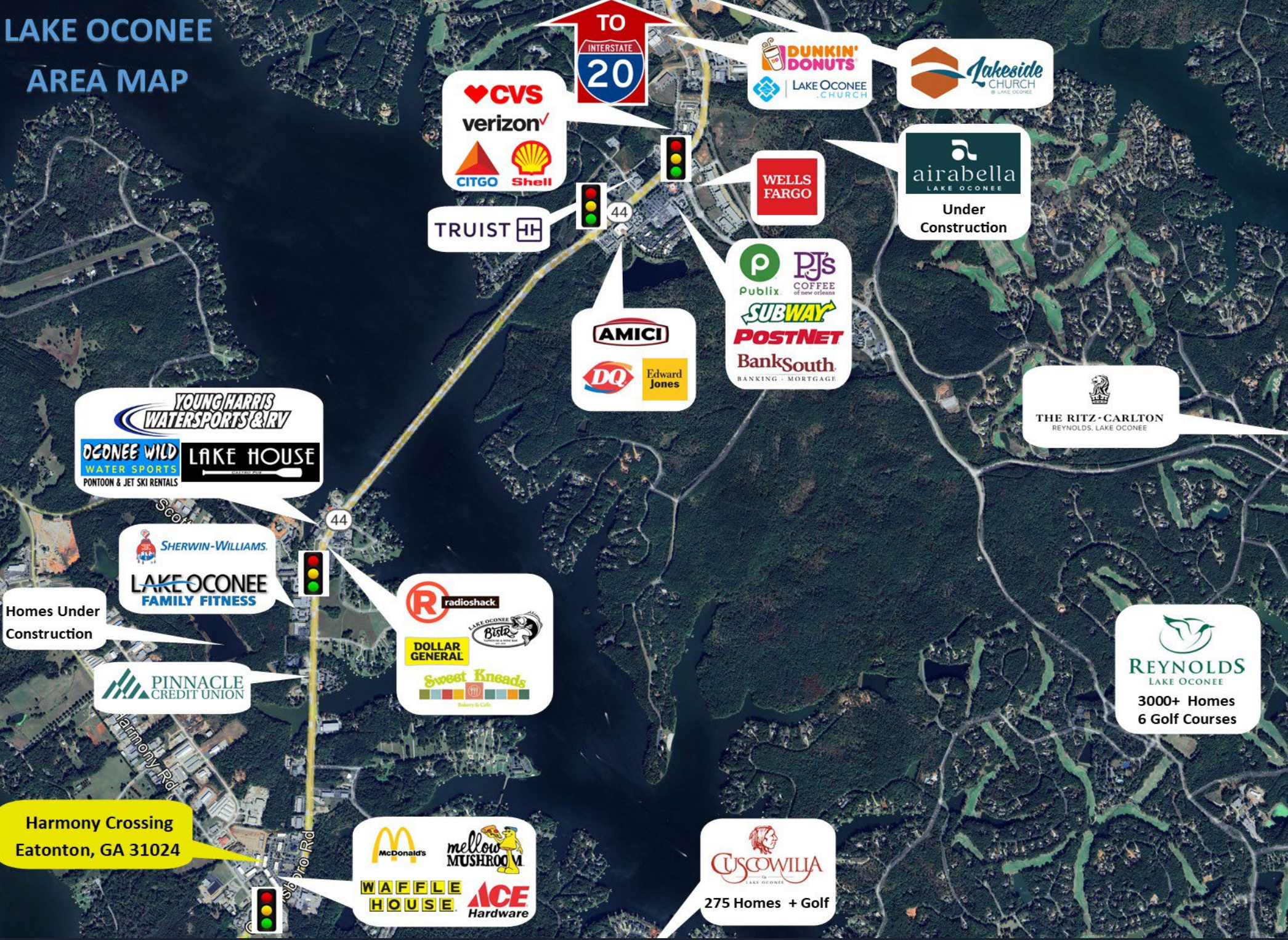
PROPERTY PHOTOS



PROPERTY PHOTOS



LAKE OCONEE AREA MAP



TO INTERSTATE 20

- CVS
- verizon
- CITGO Shell
- TRUIST
- DUNKIN' DONUTS
- LAKE OCONEE CHURCH
- Lakeside CHURCH @ LAKE OCONEE
- WELLS FARGO
- airabella LAKE OCONEE
- Under Construction

- AMICI
- DQ
- Edward Jones
- Publix
- PJ's COFFEE of new orleans
- SUBWAY
- POSTNET
- BankSouth BANKING · MORTGAGE

THE RITZ-CARLTON
REYNOLDS, LAKE OCONEE

YOUNGHARRIS
WATERSPORTS & RV

OCONEE WILD
WATER SPORTS
PONTOON & JET SKI RENTALS

LAKE HOUSE

Homes Under Construction

SHERWIN-WILLIAMS

LAKE OCONEE
FAMILY FITNESS

radioshack

LAKE OCONEE
Bistro

DOLLAR GENERAL

Sweet Kneads
Bakery & Cafe

REYNOLDS
LAKE OCONEE

3000+ Homes
6 Golf Courses

PINNACLE
CREDIT UNION

Harmony Crossing
Eatonton, GA 31024

McDonald's

mellow MUSHROOM

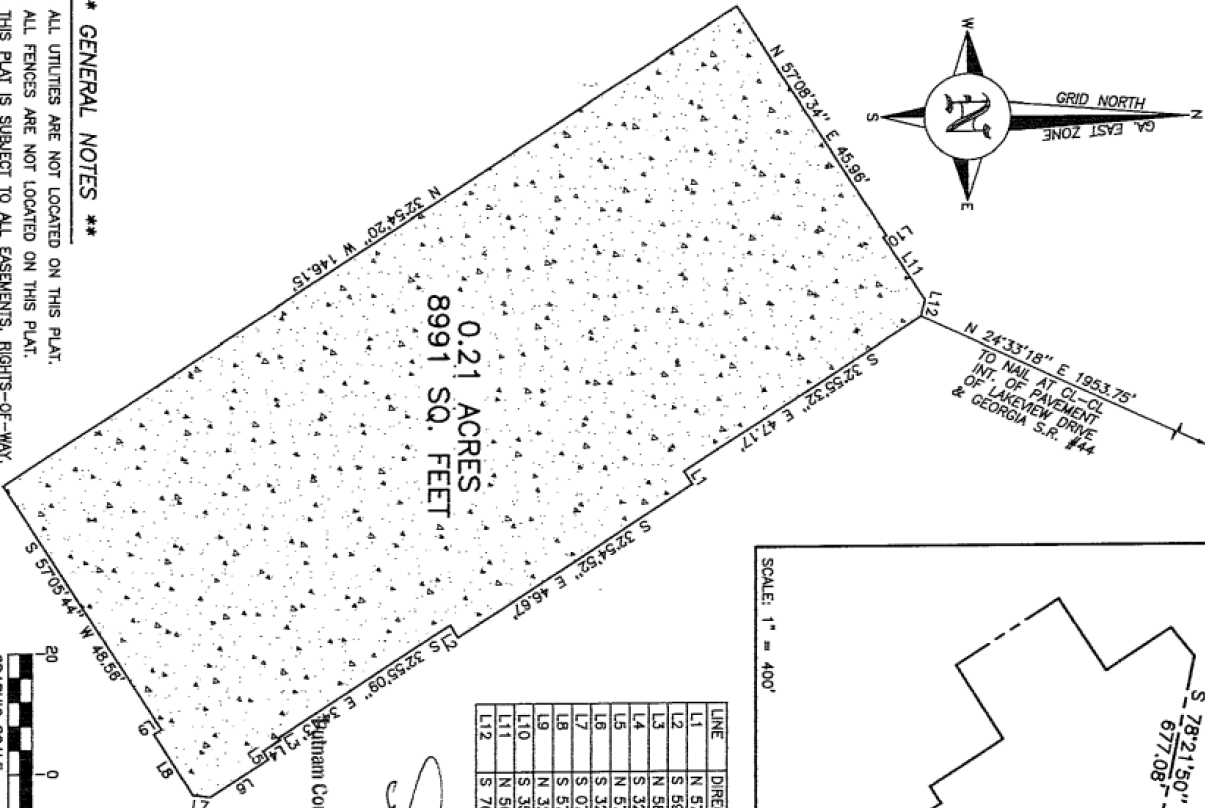
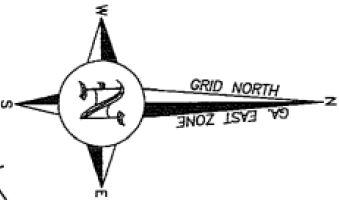
Waffle HOUSE

ACE Hardware

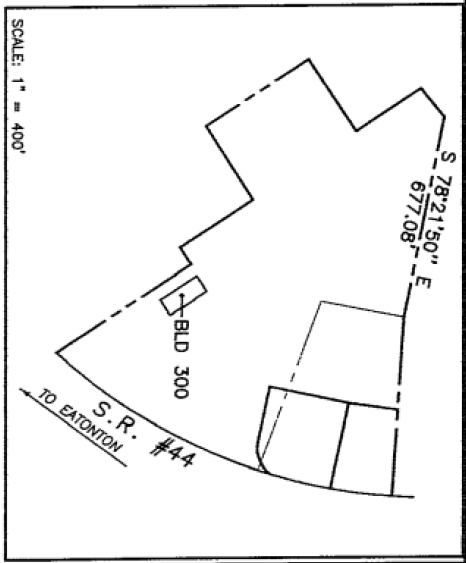
CUSCOWILLA
LAKE OCONEE

275 Homes + Golf

RECORDED SURVEY



N 24°33'18" E 1953.75'
TO NAIL AT CL-CL
INT. OF PAVEMENT
OF LAKEVIEW DRIVE
& GEORGIA S.R. #44



SCALE: 1" = 400'

LINE	DIRECTION	DISTANCE
L1	N 57°04'57" E	2.48'
L2	S 58°14'54" W	2.48'
L3	N 58°57'18" E	0.41'
L4	S 32°51'31" E	3.43'
L5	N 57°08'29" E	1.59'
L6	S 32°51'31" E	11.51'
L7	S 07°27'12" W	2.93'
L8	S 57°12'44" W	12.06'
L9	N 32°47'18" W	1.46'
L10	S 35°09'18" E	0.58'
L11	N 56°34'57" E	12.51'
L12	S 76°27'13" E	2.86'

John A. McGill, Jr.
1-25-04

Putnam County Planning & Engineering

GEORGIA, PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILED & RECORDED 1-30-2004
TIME 10:48 AM
CABINET 10 BOOK 288
SIDE C PAGE 180B
Charmaine A. Vining
CLERK



REFERENCES

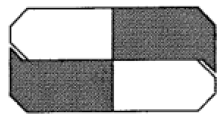
- TOPOGRAPHIC MAP BY JOHN A. MCGILL, JR. FOR LOWELL WHITE PROPERTIES, INC., DATED MAY 15, 2001.

- ** GENERAL NOTES ****
1. ALL UTILITIES ARE NOT LOCATED ON THIS PLAT.
 2. ALL FENCES ARE NOT LOCATED ON THIS PLAT.
 3. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
 4. THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT. THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.
 5. VEGETATION / SHORELINES ARE NOT CONSIDERED BY THE SURVEYOR TO BE AN ENCROACHMENT.
 6. ALL IMPROVEMENTS ARE NOT LOCATED ON THIS PLAT.
 7. F.E.M.A. MAPS ARE UNAVAILABLE FOR PUTNAM COUNTY.

FOUNDATION SURVEY FOR:

**HARMONY
CROSSINGS, LLC**
BUILDING #300; LAND LOT 352
3rd LAND DISTRICT; 389th G.M.D.
PUTNAM COUNTY, GEORGIA

SURVEY DATE	JANUARY 9, 2004
DATE DRAWN	JANUARY 16, 2004
MAP CLOSURE	1/31,457
DRAWN BY	J.T.A.
JOB NO.	G1220-19
REVISIONS	



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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN RADIAL SURVEY FEET AND AN ANGULAR ERROR OF RADIAL SURVEY PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. ANGLES TURNED BY A TOPCON GTS 211 AND DISTANCES MEASURED WITH A TOPCON GTS 211.




1-19-04


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