



**COMMERCIAL
PROPERTIES**
First Team



±3870 SF FOR SALE

**INVESTMENT / CONVENIENCE STORE
1565 OSSIE DAVIS PKWY
WAYCROSS, GA**

±3870 SF FOR SALE

CONVENIENCE STORE | 1565 OSSIE DAVIS PKWY, WAYCROSS, GA



Information on this document was gathered from seller and other sources. Information may be estimations and subject to change or inaccurate. All information must be independently confirmed during the due diligence period or prior any offer submitted.

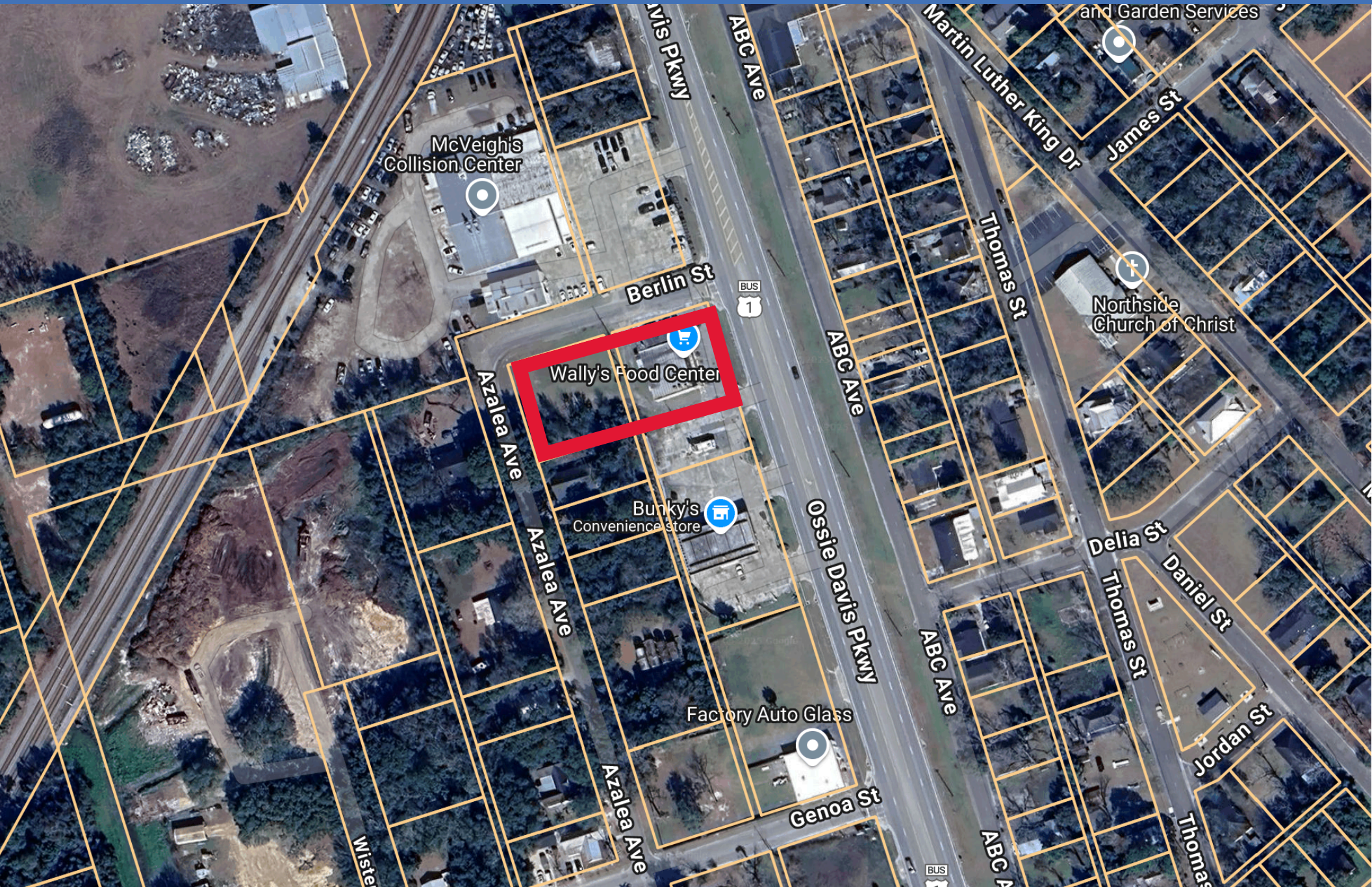


Ruben N. Rodriguez, Jr.
Commercial Real Estate Advisor
C: (404) 456-0093
E: ruben@rodriguez-properties.com
License # 401687



±3870 SF FOR SALE

CONVENIENCE STORE | 1565 OSSIE DAVIS PKWY, WAYCROSS, GA



Ruben N. Rodriguez, Jr.
Commercial Real Estate Advisor
C: (404) 456-0093
E: ruben@rodriguez-properties.com
License # 401687



Information on this document was gathered from seller and other sources. Information may be estimations and subject to change or inaccurate. All information must be independently confirmed during the due diligence period or prior any offer submitted.

INVESTMENT OPPORTUNITY

This is a rare opportunity to acquire a stabilized retail investment property in the heart of Waycross, GA's thriving commercial corridor. Located at 1565 Ossie Davis Pkwy, this 3,870-square-foot convenience retail property sits on a highly visible 0.67-acre lot, benefiting from excellent frontage and two convenient curb cuts for easy customer access. With an established tenant in place, this property provides a reliable annual income of \$26,400 with a 9.1% cap rate based on the asking price.

Situated in a market with a low 2.3% retail vacancy rate and steady demand, the property is surrounded by complementary businesses and a growing residential community. Its location sees 7,626 vehicles per day, making it an ideal investment for buyers seeking a stable, income-producing asset. With minimal landlord responsibilities—limited to structural and roof maintenance—this is a true "hands-off" investment opportunity.

Additionally, the tenant has expressed interest in purchasing the property, offering potential for a streamlined exit strategy for the buyer. Whether you are an experienced investor seeking dependable cash flow or looking to diversify your portfolio with a recession-resilient asset, 1565 Ossie Davis Pkwy delivers a compelling combination of location, stability, and growth potential.

**DO NOT DISTURB TENANT
CALL/EMAIL BROKER**



Ruben N. Rodriguez, Jr.
Commercial Real Estate Advisor
C: (404) 456-0093
E: ruben@rodriguez-properties.com
License # 401687



PROPERTY OVERVIEW

OFFERED AT	\$299,000 / 8.83% CAP
SIZE	+/- 3870sf / .13ac
PARKING	10
ZONE	002
YEAR BUILT	1965

PUBLIC RECORD (TAX ASSESSMENT)

YEAR	TAX AMOUNT
2023	\$2,189
2022	\$2,189
2021	\$2,304

INVESTMENT HIGHLIGHTS

TENANT	Established convenience store, stable payment history
LEASE	5-year term, expires October 31, 2027, with two 5-year renewal options
TYPE	Triple Net (NNN) Tenant responsible for Utilities, HVAC, plumbing, interior maintenance. 50% Ad Valorem Property Taxes. Fire and casualty insurance
LANDLORD RESPONSIBILITIES	Roof, exterior walls, and structural aspects
NOI	\$26,400
CAP RATE	7.54%
ZONE	Retail
TRAFFIC	7,626 AADT (2024 estimate)



Ruben N. Rodriguez, Jr.
 Commercial Real Estate Advisor
 C: (404) 456-0093
 E: ruben@rodriguez-properties.com
 License # 401687



LOCATION OVERVIEW

Waycross boasts a strong retail market with a low vacancy rate of 2.3%, reflecting high demand for retail properties. The market’s average triple-net rent is \$13.59 per square foot, with rents steadily increasing year-over-year. Limited new construction in the area ensures that existing properties remain in high demand, providing a favorable environment for investment. Overall, the property’s location, combined with its accessibility, surrounding amenities, and steady traffic flow, makes it a compelling opportunity for investors seeking stable income and long-term potential.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	1,793	8,886	11,716
Total Population	4,369	22,497	30,430
Average HH Income	\$39,839	\$51,994	\$54,808



Information on this document was gathered from seller and other sources. Information may be estimations and subject to change or inaccurate. All information must be independently confirmed during the due diligence period or prior any offer submitted.



Ruben N. Rodriguez, Jr.
 Commercial Real Estate Advisor
 C: (404) 456-0093
 E: ruben@rodriguez-properties.com
 License # 401687



±3870 SF FOR SALE

CONVENIENCE STORE | 1565 OSSIE DAVIS PKWY, WAYCROSS, GA



Ruben N. Rodriguez, Jr.
Commercial Real Estate Advisor
C: (404) 456-0093
E: ruben@rodriguez-properties.com
License # 401687



Information on this document was gathered from seller and other sources. Information may be estimations and subject to change or inaccurate. All information must be independently confirmed during the due diligence period or prior any offer submitted.

±3870 SF FOR SALE

CONVENIENCE STORE | 1565 OSSIE DAVIS PKWY, WAYCROSS, GA

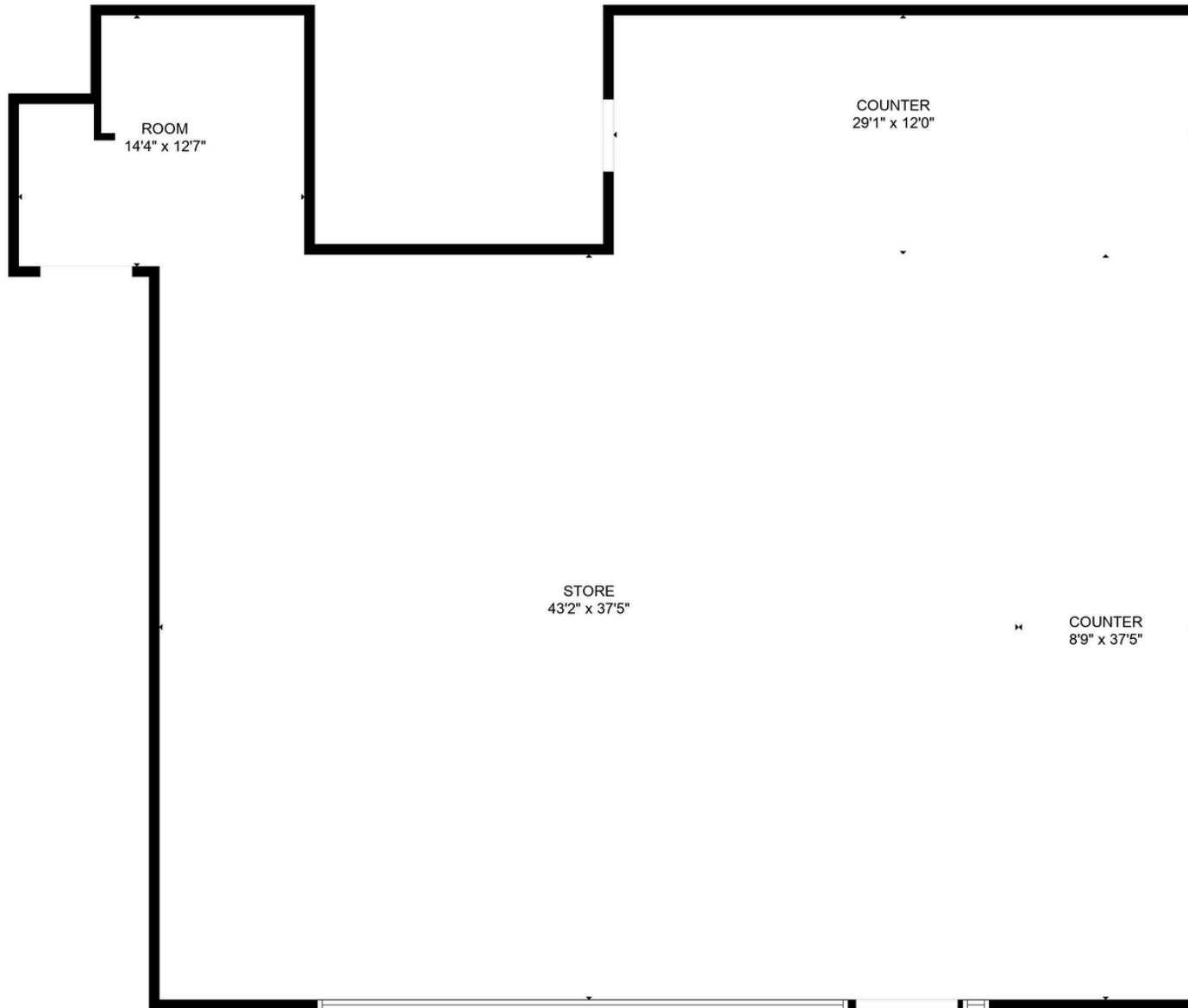


Ruben N. Rodriguez, Jr.
Commercial Real Estate Advisor
C: (404) 456-0093
E: ruben@rodriguez-properties.com
License # 401687



Information on this document was gathered from seller and other sources. Information may be estimations and subject to change or inaccurate. All information must be independently confirmed during the due diligence period or prior any offer submitted.

INTERIOR FLOORPLAN / PARTIAL



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Information on this document was gathered from seller and other sources. Information may be estimations and subject to change or inaccurate. All information must be independently confirmed during the due diligence period or prior any offer submitted.



Ruben N. Rodriguez, Jr.
Commercial Real Estate Advisor
C: (404) 456-0093
E: ruben@rodriguez-properties.com
License # 401687

