

MADISON CROSSING - FOR SALE

1700 EATONTON ROAD, MADISON, GA 30650

RETAIL PROPERTY FOR SALE



Tyler Bradford

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MADISON CROSSING - PROPERTY SUMMARY

1700 EATONTON ROAD, MADISON, GA 30650



OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$9,206,906 |
| Lot Size: | 7.5 Acres |
| Building Size: | 63,089 SF |
| NOI: | \$626,070.00 |
| Cap Rate: | 6.8% |

PROPERTY HIGHLIGHTS

- 63,089 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
- All tenant leases are currently in their final renewal period
- 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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ABOUT MADISON, GEORGIA

Madison, Georgia is a thriving small town 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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SITE

Walmart

Madison Bypass - 11,131 VPD

Eatonton Road - 20,517 VPD

Chick-fil-A

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MADISON CROSSING - TENANTS

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| UNIT | TENANT |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1650 |  Dos Amigos Mexican Grill |
| 1660 |  CAFO |
| 1670 | Supreme Tanning |
| 1680 |  BenchMark PHYSICAL THERAPY |
| 1680A | Athens Ortho |
| 1682 |  Yanmi Kitchen CHINESE RESTAURANT |
| 1684 | Fancy Nails |
| 1686 |  Madison FAMILY DENTISTRY |
| 1690 |  URGENT CARE OF OCONEE |
| 1694 |  Marco's Pizza |
| 1698 |  Marshalls |
| 1700 |  HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices |

Sale Price

\$9,206,906

BUILDING INFORMATION

| | |
|---------------|--------------|
| Building Size | 63,089 SF |
| NOI | \$626,070.00 |
| Cap Rate | 6.8 |
| Occupancy % | 100.0% |
| Tenancy | Multiple |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Parking Type | Surface |
| Number of Parking Spaces | 303 |

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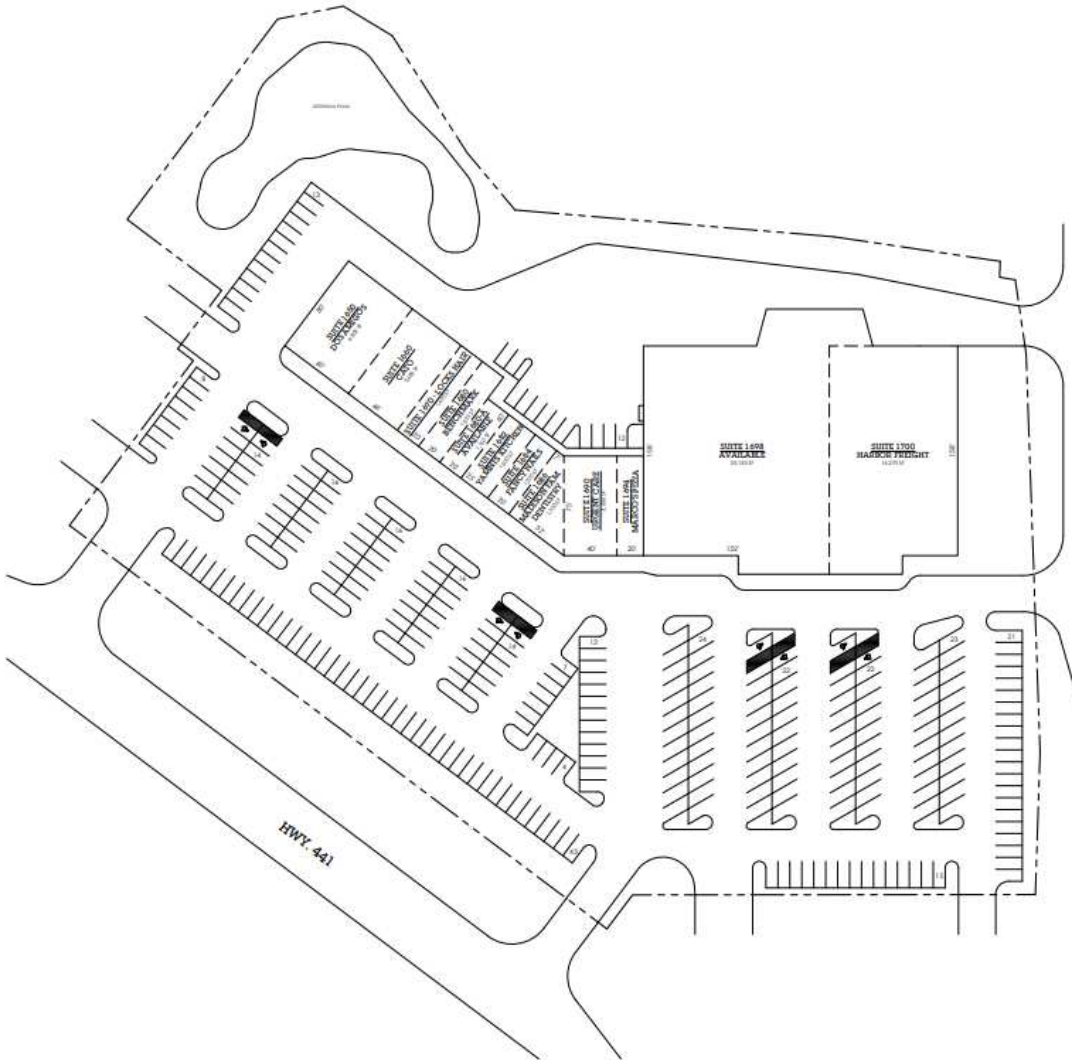
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MADISON CROSSING - SITE PLAN

1700 EATONTON ROAD, MADISON, GA 30650



LEASE DATA

ADIRAGE
 RETAIL COVER 7.5 ACRES

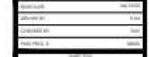
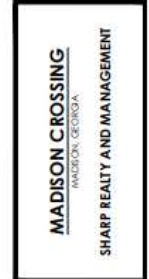
| SUITE | TENANT | AREA |
|------------|-----------------------------------|-----------|
| 1400 | DOLANNO'S | 4,800 SF |
| 1440 | CATO | 3,480 SF |
| 1470 | LOCKS HAIR STUDIO | 1,480 SF |
| 1480 | BENCHMARK PHYSICAL THERAPY | 1,335 SF |
| 1480A | AVAILABLE | 1,148 SF |
| 1482 | YAMING KITCHEN CHINESE RESTAURANT | 1,500 SF |
| 1484 | FANCY WALLS | 1,000 SF |
| 1486 | MADISON FAMILY DENTISTRY | 1,000 SF |
| 1490 | URGENT CARE | 3,000 SF |
| 1494 | HARCO'S PIZZA | 1,500 SF |
| 1498 | AVAILABLE | 25,103 SF |
| 1700 | HARCO'S FRESH | 14,270 SF |
| TOTAL AREA | | 43,098 SF |

PARKING
 TOTAL RETAIL 300 SPACES
 PARKING PROVIDED 4,723 SP/1000 SF
 PROVIDED

HWY. 441 BYPASS



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 Suite 200
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MADISON CROSSING - INCOME STATEMENT

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2025 OPERATING PROFORMA

INCOME

| Income | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Base Rent | 53,726 | 53,726 | 53,726 | 53,726 | 53,829 | 53,829 | 54,063 | 54,063 | 54,063 | 55,841 | 55,841 | 56,197 | 652,631 |
| CAM Income | 6,963 | 6,963 | 6,963 | 6,963 | 6,963 | 6,963 | 6,963 | 6,963 | 6,963 | 6,963 | 6,963 | 6,963 | 83,556 |
| Taxes Income | 4,759 | 4,759 | 4,759 | 4,759 | 4,759 | 4,759 | 4,759 | 4,759 | 4,759 | 4,759 | 4,759 | 4,759 | 57,108 |
| Insurance Income | 2,539 | 2,539 | 2,539 | 2,539 | 2,539 | 2,539 | 2,539 | 2,539 | 2,539 | 2,539 | 2,539 | 2,539 | 30,468 |
| Interest Income | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 600 |
| Total Income | 68,037 | 68,037 | 68,037 | 68,037 | 68,140 | 68,140 | 68,374 | 68,374 | 68,374 | 70,152 | 70,152 | 70,508 | 824,363 |

EXPENSES

| Owner Expenses | | | | | | | | | | | | | |
|---------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Management Fees | 2,040 | 2,040 | 2,040 | 2,040 | 2,043 | 2,043 | 2,050 | 2,050 | 2,050 | 2,103 | 2,103 | 2,114 | 24,713 |
| Total Owner Expenses | 2,040 | 2,040 | 2,040 | 2,040 | 2,043 | 2,043 | 2,050 | 2,050 | 2,050 | 2,103 | 2,103 | 2,114 | 24,713 |
| CAM Expenses | | | | | | | | | | | | | |
| Building Repairs | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 2,400 |
| Electrical Repairs | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 300 |
| Fire Protection | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 9,000 |
| Plumbing | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1,200 |
| Parking Lot Sweeping | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 1,025 | 12,300 |
| Parking Lot Repairs | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 4,800 |
| Pest Control | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 900 |
| Landscape Contract | 740 | 740 | 740 | 740 | 740 | 740 | 740 | 740 | 740 | 740 | 740 | 740 | 8,880 |
| Landscape Extra | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 6,000 |
| Waste Removal | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 4,200 |
| Utilities-Gas/Electric | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 2,400 |
| Utilities-Water | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 | 33,600 |
| Property - Insurance | 2,540 | 2,540 | 2,540 | 2,540 | 2,540 | 2,540 | 2,540 | 2,540 | 2,540 | 2,540 | 2,540 | 2,540 | 30,480 |
| Property - Taxes | 4,760 | 4,760 | 4,760 | 4,760 | 4,760 | 4,760 | 4,760 | 4,760 | 4,760 | 4,760 | 4,760 | 4,760 | 57,120 |
| Total CAM Expenses | 14,465 | 14,465 | 14,465 | 14,465 | 14,465 | 14,465 | 14,465 | 14,465 | 14,465 | 14,465 | 14,465 | 14,465 | 173,580 |
| Total Operating Expenses | 16,505 | 16,505 | 16,505 | 16,505 | 16,508 | 16,508 | 16,515 | 16,515 | 16,515 | 16,568 | 16,568 | 16,579 | 198,293 |

| | | | | | | | | | | | | | |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| NET Operating Income | 51,532 | 51,532 | 51,532 | 51,532 | 51,632 | 51,632 | 51,860 | 51,860 | 51,860 | 53,584 | 53,584 | 53,929 | 626,070 |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|

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MADISON CROSSING - RENT ROLL

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| | SQUARE FEET | CONTRACT INITIAL START DATE | CONTRACT INITIAL END DATE | ANNUAL/SF | ANNUAL AMOUNT | MONTHLY AMOUNT | ANNUAL GROWTH RATE | RENEWAL OPTIONS | RENT INCREASE |
|----------------------------|--------------|-----------------------------|---------------------------|-----------|----------------------|---------------------|--------------------|-----------------|-------------------------|
| DOS AMIGOS | 4800 | 1-Mar-2016 | 30-Jun-2027 | \$ 19.80 | \$ 95,054.58 | \$ 7,921.22 | 103% | None | |
| CATO | 3680 | 2-Jul-1998 | 31-Jan-2027 | \$ 11.00 | \$ 40,476.00 | \$ 3,373.00 | Flat | None | |
| SUPREME TANNING | 1600 | 20-Feb-2024 | 30-Apr-2029 | \$ 21.28 | \$ 34,048.00 | \$ 2,837.33 | 102% | None | |
| BENCHMARK PHYSICAL THERAPY | 1535 | 13-Dec-2016 | 30-Apr-2027 | \$ 12.54 | \$ 19,252.00 | \$ 1,604.33 | 103% | None | |
| ATHENS ORTHO | 1160 | 6-Nov-2023 | 30-Nov-2029 | \$ 18.08 | \$ 20,976.67 | \$ 1,748.06 | 105% | None | |
| YANMI'S KITCHEN | 1500 | 27-Jun-2016 | 30-Sep-2025 | \$ 15.75 | \$ 23,622.00 | \$ 1,968.50 | | None | |
| FANCY NAILS | 1200 | 20-May-1999 | 30-Sep-2025 | \$ 17.09 | \$ 20,505.00 | \$ 1,708.75 | | None | |
| MADISON FAMILY DENTISTRY | 1700 | 27-Aug-2009 | 30-Sep-2029 | \$ 19.14 | \$ 32,545.26 | \$ 2,712.11 | 103% | 1x5 | 95% of FMV |
| URGENT CARE | 3000 | 1-Jun-2023 | 30-Nov-2030 | \$ 18.09 | \$ 54,259.00 | \$ 4,521.58 | 102% | None | |
| MARCOS PIZZA | 1500 | 29-Nov-2014 | 28-Feb-2030 | \$ 22.00 | \$ 33,000.00 | \$ 2,750.00 | 103% | None | |
| MARSHALLS | 25153 | 11-Dec-2023 | 30-Sep-2035 | \$ 6.00 | \$ 151,008.20 | \$ 12,584.00 | Flat | 4x5 | \$0.50 increase every 5 |
| HARBOR FREIGHT | 16270 | 31-Jan-2018 | 30-Jun-2030 | \$ 7.86 | \$ 127,884.00 | \$ 10,657.00 | Flat | 6x5 | 3% every 5 |
| TOTAL | 63098 | | | | \$ 652,630.71 | \$ 54,385.88 | | | |

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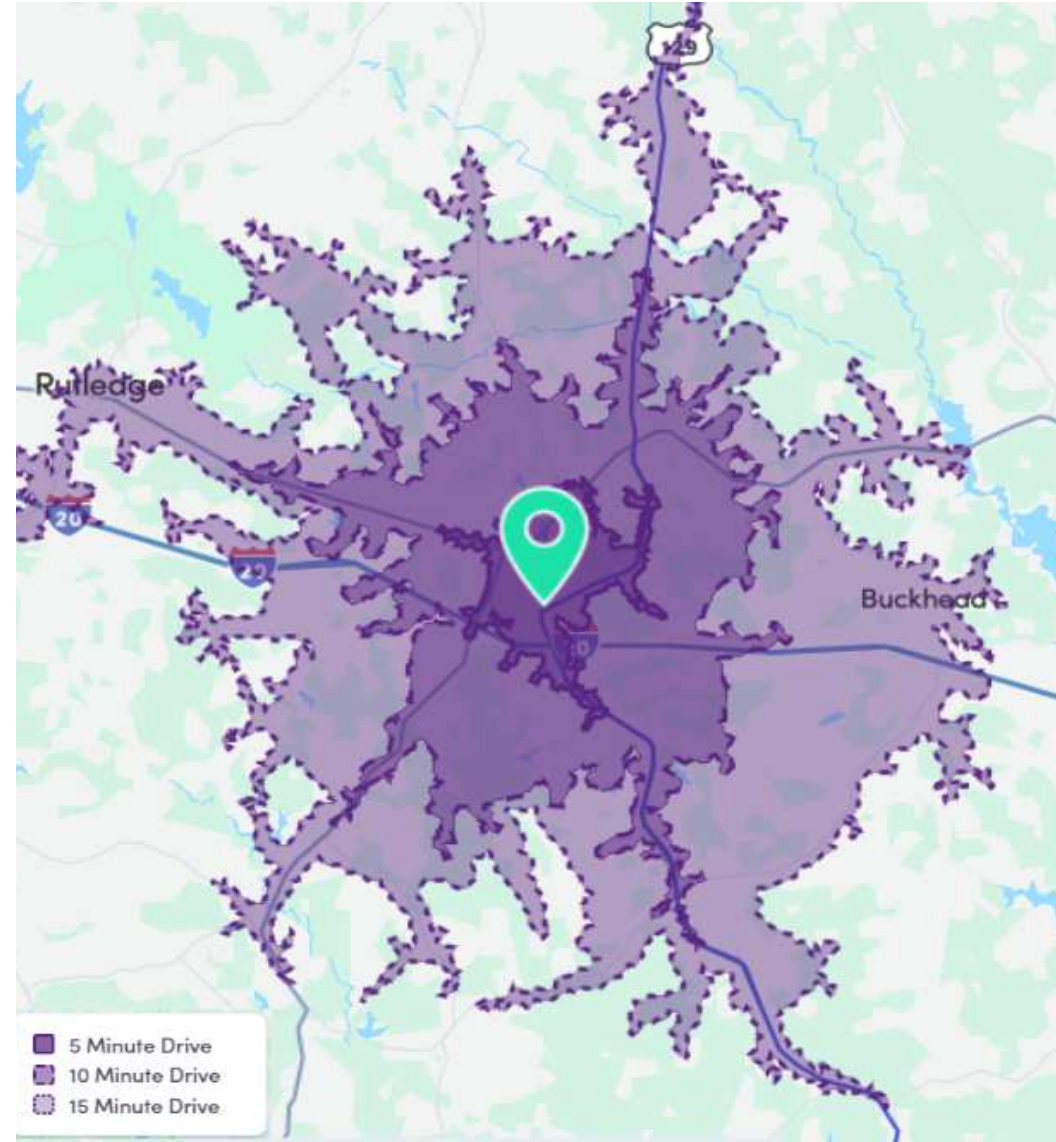
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| POPULATION & INCOME | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|------------------------------------------------|-----------|------------|------------|
| Population | 2,887 | 7,790 | 12,609 |
| Workday Population | 1,422 | 7,790 | 12,609 |
| Total Households | 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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