



PARKSIDE MAIN AT LAKE OCONEE

1050 Parkside Main
Greensboro, GA 30642

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



Ashley Goodroe
Associate Broker
CCIM, ALC

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Atlanta, GA 30309
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PROPERTY SUMMARY

Offering Price	\$5,990,000.00
Building SqFt	50,000 SqFt
Year Built	2008
Lot Size (acres)	4.31
Parcel ID	056-F-00-010-0
Zoning Type	Commercial/CPUD
County	Greene
Frontage	850.00 Ft
Coordinates	33.455161,-83.247022

INVESTMENT SUMMARY

Parkside Main at Lake Oconee is an operating 8 theater cinema located in the rapidly growing Lake Oconee Area. Parkside Main 8 has access at a lighted intersection and has great exposure on Highway 44, the primary retail corridor of the lake area.

The property provides substantial upside in revenue, with countless options to expand upon the existing entertainment. The flexible mixed-use zoning allows for many redevelopment options for other retail, office or medical uses.

Greensboro is centrally located between Atlanta, Athens, Augusta and Macon and is home to the award winning Ritz-Carlton Lake Oconee, Reynolds Lake Oconee and 7 championship golf courses.



INVESTMENT HIGHLIGHTS

Don't miss out on this opportunity to own a major landmark in the Lake Country and secure a place in Lake Oconee's growth for years to come! Parkside Main 8 Movie Theater is located next to Publix in the rapidly growing Lake Oconee market.

Featuring over 50,000 SF on 4.31 acres in Lake Oconee Village, this open and fully operational 8 cinema theater has 915 theater seats over two levels AND all FFE is included in the sale! Continue to operate as a theater, add additional entertainment and food options, or redevelop into one of the many other allowed uses in this flexible mixed-use zoned property.

The main level features 36' ceilings in the impressive entry with expansive floor to ceiling windows overlooking the courtyard of Parkside Main. The atrium style entry has the ticketing and concession counter that connects to a full-service kitchen. The kitchen location allows for easy access to the concession counter, the theaters via a pass-through serving area along the hallway and a dumbwaiter provides food access to the second level. The second level, accessible by elevator or open stairs, leads to a full bar with seating, 2 private event rooms and balcony access seating for all 8 theaters. Customer restrooms are located on both floors.

This versatile building opens up a world of possibilities. Let your creativity run free as you explore adding additional entertainment options such as Laser-Tag, Bowling, Pickle Ball, or Arcade Games. Expand the menu and utilize the full kitchen to provide a full lunch and dinner service. There are endless options and plenty of space.

This featured property is zoned as a Commercial Planned Unit Development (CPUD) in Greene County, which is a mix-used zoning. The property could be converted to a large box user (sporting goods, furniture or retail), an office complex, or possibly a mixed use with multi-family included.





THE BALCONY



TICKETS

TICKETS

TICKETS

TICKETS

SERVE
TS

AUDITORIUMS

LAKE OCONEE



CVS
verizon
CITGO Shell

DUNKIN' DONUTS
LAKE OCONEE CHURCH

Lakeside CHURCH
IN LAKE OCONEE

airabella
Under Construction

WELLS FARGO

TRUIST



44

Parkside Main 8
1050 Parkside Main

AMICI
DQ Edward Jones

PJ's COFFEE
Publix
SUBWAY
POSTNET
BankSouth
BANKING · MORTGAGE

THE RITZ-CARLTON
REYNOLDS, LAKE OCONEE

YOUNG HARRIS
WATERSPORTS & RV
OCONEE WILD
WATER SPORTS
PONTOON & JET SKI RENTALS
LAKE HOUSE

SHERWIN-WILLIAMS
LAKE OCONEE
FAMILY FITNESS



radioshack
DOLLAR GENERAL
Sweet Kneads
Bake & Cafe

PINNACLE
CREDIT UNION

REYNOLDS
LAKE OCONEE
3000+ Homes
6 Golf Courses

McDonald's
mellow MUSHROOM
Waffle House
ACE Hardware

CUSCOWILLA
275 Homes + Golf



Harmony Rd

44

LOCATION HIGHLIGHTS



Lake Oconee Village

Located at the entrance of Reynolds Lake Oconee, Lake Oconee Village is a 600-acre master-planned mixed-use development with a variety of shops and professional services in one convenient location. With nearly 100 active businesses, Lake Oconee Village provides a true mixed-use environment offering everything from entertainment and boutique shopping to a wide variety of dining options.

Lake Oconee is a recreational lake that covers almost 30 square miles, with a surface area of over 19,970 acres and 374 miles of shoreline. Lake Oconee is located in Georgia's Lake Country, between Atlanta and Augusta, and borders the counties of Morgan, Greene, and Putnam. The Lake Oconee area is a popular destination for golfers, with three gated communities, and also has three parks and a national forest. The lake's waters are known for their diverse colors and the area attracts visitors from all over the world.

Airbella Lake Oconee

Coming Soon to Lake Oconee! Developers broke ground in mid 2024 on Airabella Lake Oconee, a 137-acre mixed-use development that will bring a variety of additional residential, office, retail, hotel and dining options to Greensboro.

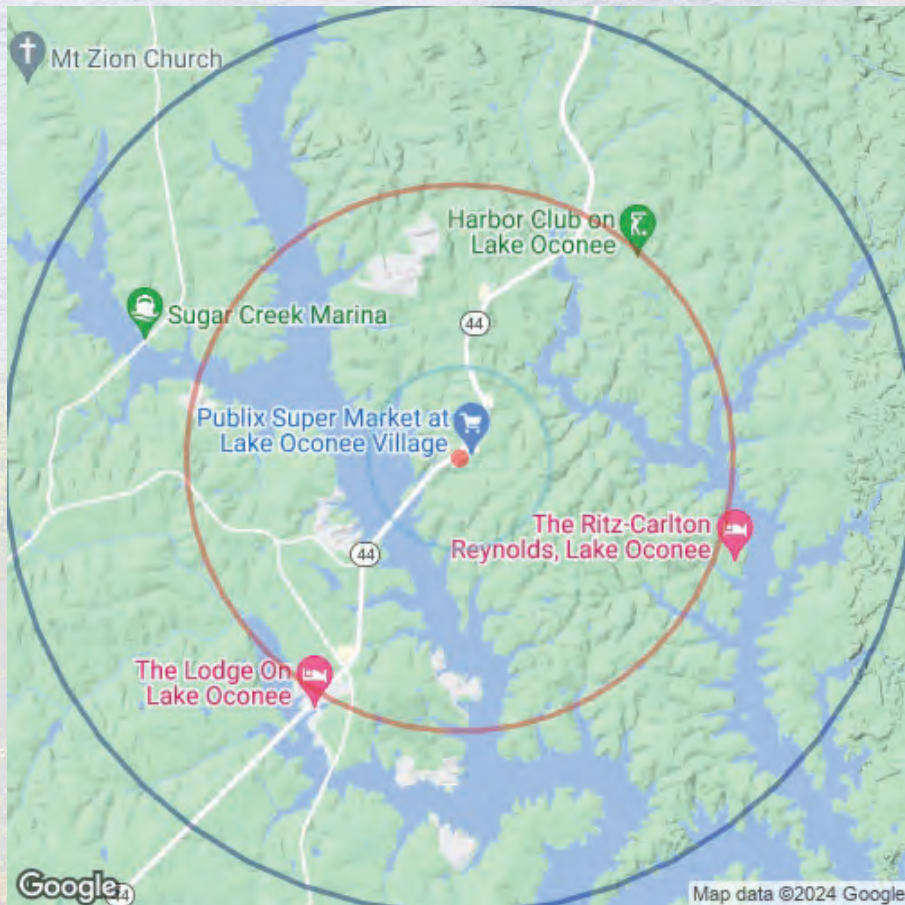
Phase 1 of the project is underway and includes 21 high-end townhomes, a pocket park and sales studio. Other phases will add single-family homes, a 125-room Marriott Tribute Portfolio hotel, restaurants, a brewery and a retail area called Village at Airabella. A nine-hole golf course, spa, clubhouse, wedding venue, grocery store and offices are also planned in the development.



DEMOGRAPHICS

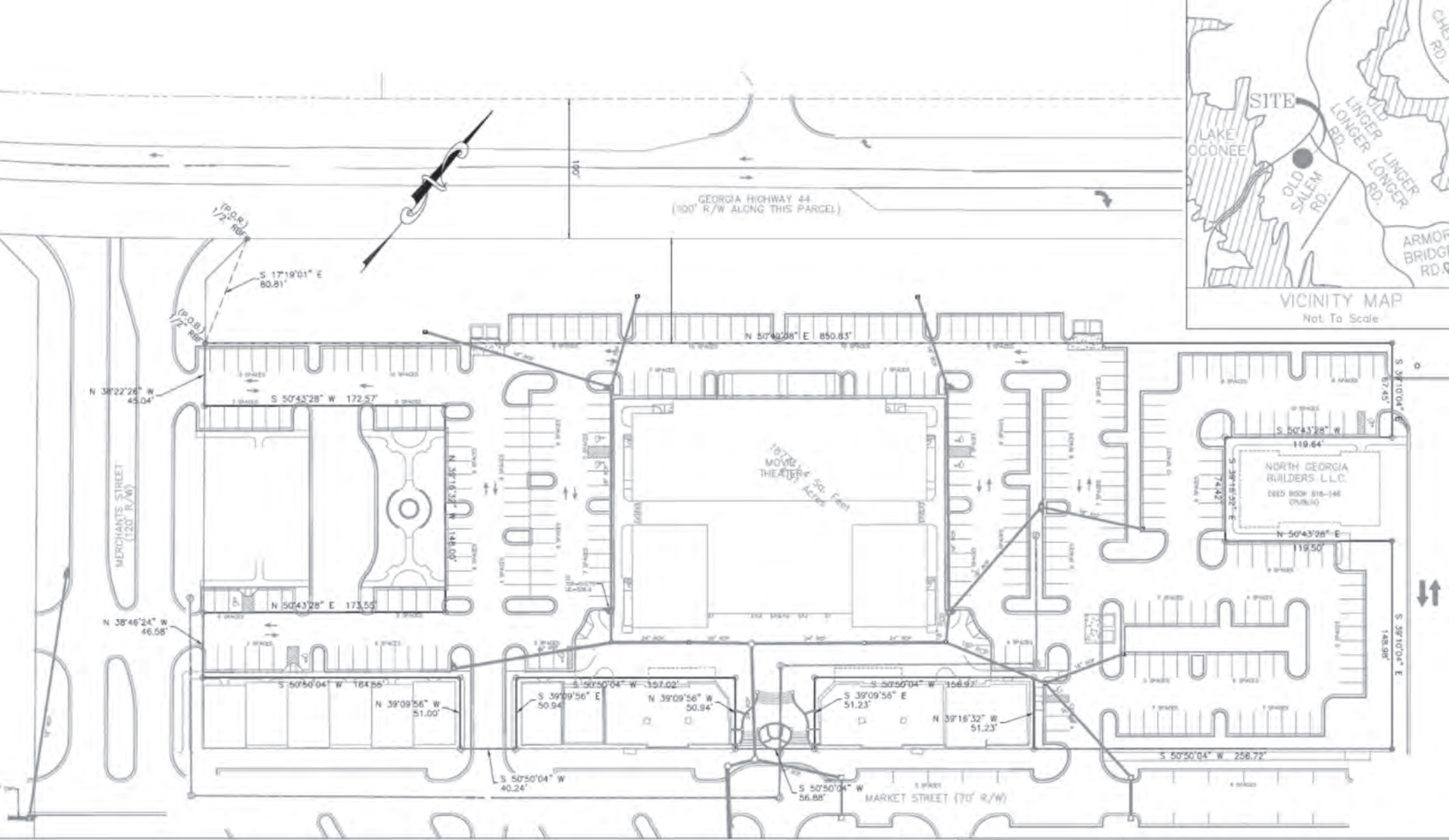
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	44	1,987	4,682
2010 Population	99	3,394	7,163
2024 Population	329	7,404	12,669
2029 Population	386	8,412	14,246
2024-2029 Growth Rate	3.25 %	2.59 %	2.37 %
2024 Daytime Population	2,414	10,243	14,264

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1	50	133
\$15000-24999	4	98	213
\$25000-34999	2	118	244
\$35000-49999	7	263	407
\$50000-74999	13	355	604
\$75000-99999	14	427	751
\$100000-149999	17	498	774
\$150000-199999	14	456	832
\$200000 or greater	69	1,214	1,851
Median HH Income	\$ 193,413	\$ 140,793	\$ 132,124
Average HH Income	\$ 259,509	\$ 206,779	\$ 195,107



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	15	885	2,042
2010 Total Households	38	1,645	3,328
2024 Total Households	140	3,479	5,810
2029 Total Households	164	3,978	6,581
2024 Average Household Size	2.35	2.12	2.17
2024 Owner Occupied Housing	122	3,064	5,114
2029 Owner Occupied Housing	146	3,568	5,898
2024 Renter Occupied Housing	18	415	696
2029 Renter Occupied Housing	18	409	683
2024 Vacant Housing	43	1,398	2,487
2024 Total Housing	183	4,877	8,297





ITEMS CORRESPONDING WITH SCHEDULE B-II

- 12. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN CABINET 1, SLIDE 500, PAGES 7-9 AND CABINET 1 SLIDE 547, PAGES 3-7. AFFECTS PROPERTY AS SHOWN ON PLAT.
- 13. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN CABINET 1, SLIDE 487, PAGES 1-7. AFFECTS PROPERTY AS SHOWN ON PLAT.
- 14. ALL MATTERS IN LEGAL DESCRIPTION. AFFECTS PROPERTY AS DESCRIBED.
- 15. DRAINAGE EASEMENT FROM WEYNHOLDS AMERICAN PROPERTIES, LLC AND NORTH GEORGIA BUILDERS, LLC AS RECORDED IN DEED BOOK 618, PAGE 187. AFFECTS PROPERTY, BLANKET IN NATURE.
- 16. DECLARATION OF CROSS EASEMENTS AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 913, PAGE 128. AFFECTS PROPERTY, BLANKET IN NATURE.
- 17. EASEMENTS TO GEORGIA POWER COMPANY RECORDED IN DEED BOOK 584, PAGE 230 AND 247. AFFECTS PROPERTY, BLANKET IN NATURE.

GENERAL NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7, OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.
3. BEARING DATUM ESTABLISHED FROM PLAT RECORDED IN PLAT SLIDE 547, PAGE 3-7.
4. REFERENCES - DEED: DB 1100/363
DEED: DB 1092/120

GRAPHIC SCALE



LEGEND

R/W	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
---	REFERENCE LINE
--- ---	IRON PIPE FOUND
CMF	CONCRETE MARKER FOUND
G.M.D.	GEORGIA MULTI DISTRICT
REF	REBAR FOUND
RBS	REBAR SET
CP	COMPUTED POINT
LL	LAND LOT LINE
CMF	CONCRETE MARKER FOUND
F	FENCE
S	STREAM
1/2" RBS (UNLESS NOTED)	1/2" RBS (UNLESS NOTED)
1/2" REF (UNLESS NOTED)	1/2" REF (UNLESS NOTED)
-OHP-	OVERHEAD POWER
-W-	WATER MAIN
SM	SEWER MANHOLE

DATE SURVEYED:	12/15/2015
DATE DRAWN:	12/17/2015
SCALE:	1" = 50'
EQUIPMENT:	TOPCON GPT-3005 TOTAL STATION
DATE:	
	KIRK A. FREEMAN RLS #2982
FILE:	G_MOVIE-THEATER

ALTA / ASCM LAND TITLE SURVEY OF PROPERTY FOR

HAP ENTERTAINMENT, LLC
CHARTER BANK AND
FIRST AMERICAN TITLE INSURANCE COMPANY

161st G.M.D.
CRENIE COUNTY, GEORGIA



SURVEYED BY:
KIRK FREEMAN, LLC
LAND SURVEYING

650 W. THOMAS STREET
P.O. BOX 1081
MILLEDGEVILLE, GA 31059
478-451-2997 478-456-7121

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT TO 31,187 FEET AND AN ANGLE ERROR OF 0.00000" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE ERROR TO BE ACCURATE WITHIN 1/1000" PER FOOT.





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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to EXP REALTY, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. EXP REALTY, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, EXP REALTY, LLC has not verified, and will not verify, any of the information contained herein, nor has EXP REALTY, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EXP REALTY, LLC ADVISOR FOR
MORE DETAILS.**

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