

SALE

MEDICAL OFFICE BUILDING

2525/2509 Second Street @ Eisenhower Parkway, Macon, Bibb County, GA 31206



REDUCED SALES PRICE:
~~\$4,100,000~~ \$950,000

LOCATION OVERVIEW

- Located at the signalized intersection of Second Street and Eisenhower Parkway/US 80
- 1½± miles from Atrium Health Navicent Hospital
- 3± miles from Piedmont Macon Hospital
- 1/2± mile from Interstate 75
- Served by Macon Transit Authority
- Convenient to shopping and eateries

PROPERTY OVERVIEW

- 15,760± SF Medical Office Building (1.5 Story) (15,533± Gross Leasable Area)
- Tenants:
 - First Choice Primary Care
 - DSI Macon—Dialysis Clinic
- 1.27± Acre corner site
- 210'± Frontage on Second Street and 337'± on Eisenhower Parkway
- Built in 2003
- 55± Paved parking spaces; expandable
- Zoned C2, General Commercial District

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Revised 1/3/24

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LOCATION:	Subject property is located at the signalized intersection of Second Street and Eisenhower Parkway
BUILDING INFORMATION:	<ul style="list-style-type: none">• 15,760± SF Medical Office Building (1.5 Story) (15,533± SF Gross Leasable)<ul style="list-style-type: none">- 8,500± SF Dialysis Clinic<ul style="list-style-type: none">- Two large open dialysis areas with 12 stations per area- Two (2) private offices- Breakroom- Mechanical room- Restrooms- 4,063± SF Medical Office<ul style="list-style-type: none">- 2,960± SF Finished space; 1,163± SF Unfinished space- Large waiting area- Reception- Two (2) Private offices- Work/storage room- Exam rooms- Restrooms- 2,770± SF Upper floor (Unfinished)<ul style="list-style-type: none">- Exterior access door and stairwell from west side of the building• One elevator• Exterior access on each side of building with main entrance being a glass store-front area under Porte Cochere (26' X 24')
SITE INFORMATION:	<ul style="list-style-type: none">• 1.27 Acres• 210' on Second Street• 337' on Eisenhower Parkway• Level topo
TENANT LEASE INFORMATION:	<ul style="list-style-type: none">• DSI Macon, LLC - 09/01/2005 - 04/30/2025 - 8,500± RSF• First Choice Primary Care - 01/01/2022 - 12/31/2024 - 4,063± RSF
NET OPERATING INCOME:	\$182,537
YEAR BUILT:	2003
EXTERIOR:	Brick / Heavy Steel Frame
ROOF:	Mixture / Standing seam metal
HVAC:	Central heat and air conditioning
PARKING:	55± Paved parking spaces; expandable
FIRE PROTECTION:	Wet system
UTILITIES:	<ul style="list-style-type: none">• All public utilities serve the site• Electrical: 3Phase/4Wire system with multiple meters
ZONING:	C2, General Commercial District
REDUCED SALES PRICE: \$1,100,000 \$950,000	

2022 INCOME/EXPENSE

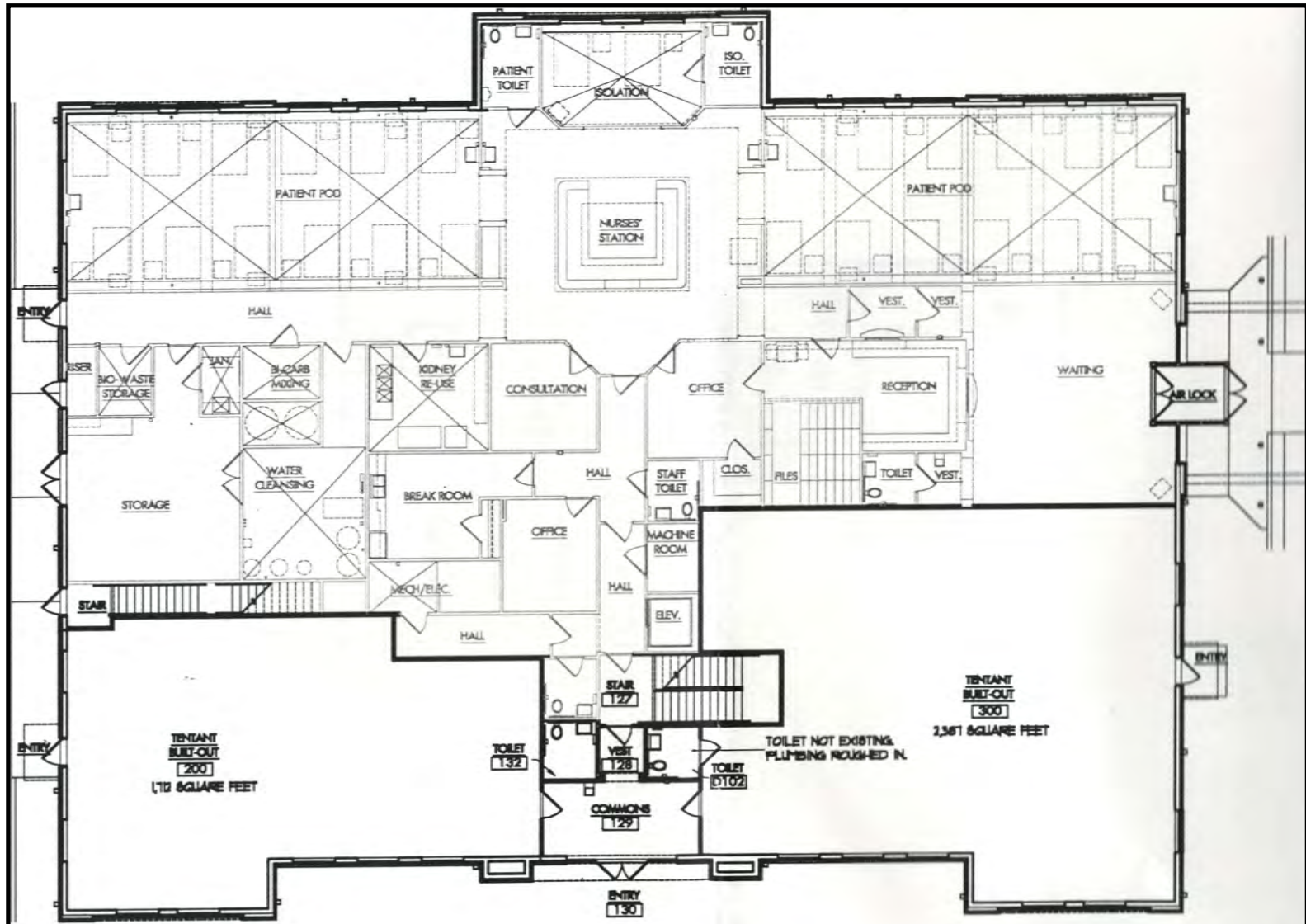
INCOME:	ANNUALLY
DSI MACON, LLC (NOT RENEWING LEASE)	\$217,190
FIRST CHOICE PRIMARY CARE	<u>33,600</u>
TOTAL INCOME	<u>\$250,790</u>
ANNUAL EXPENSES:	
TAXES	\$19,406
INSURANCE	2,530
LANDSCAPING	4,010
TOTAL UTILITIES	599
REPAIRS & MAINTENANCE	<u>10,343</u>
TOTAL EXPENSES	<u>\$36,888</u>
NET OPERATING INCOME	\$213,902

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FLOOR PLAN



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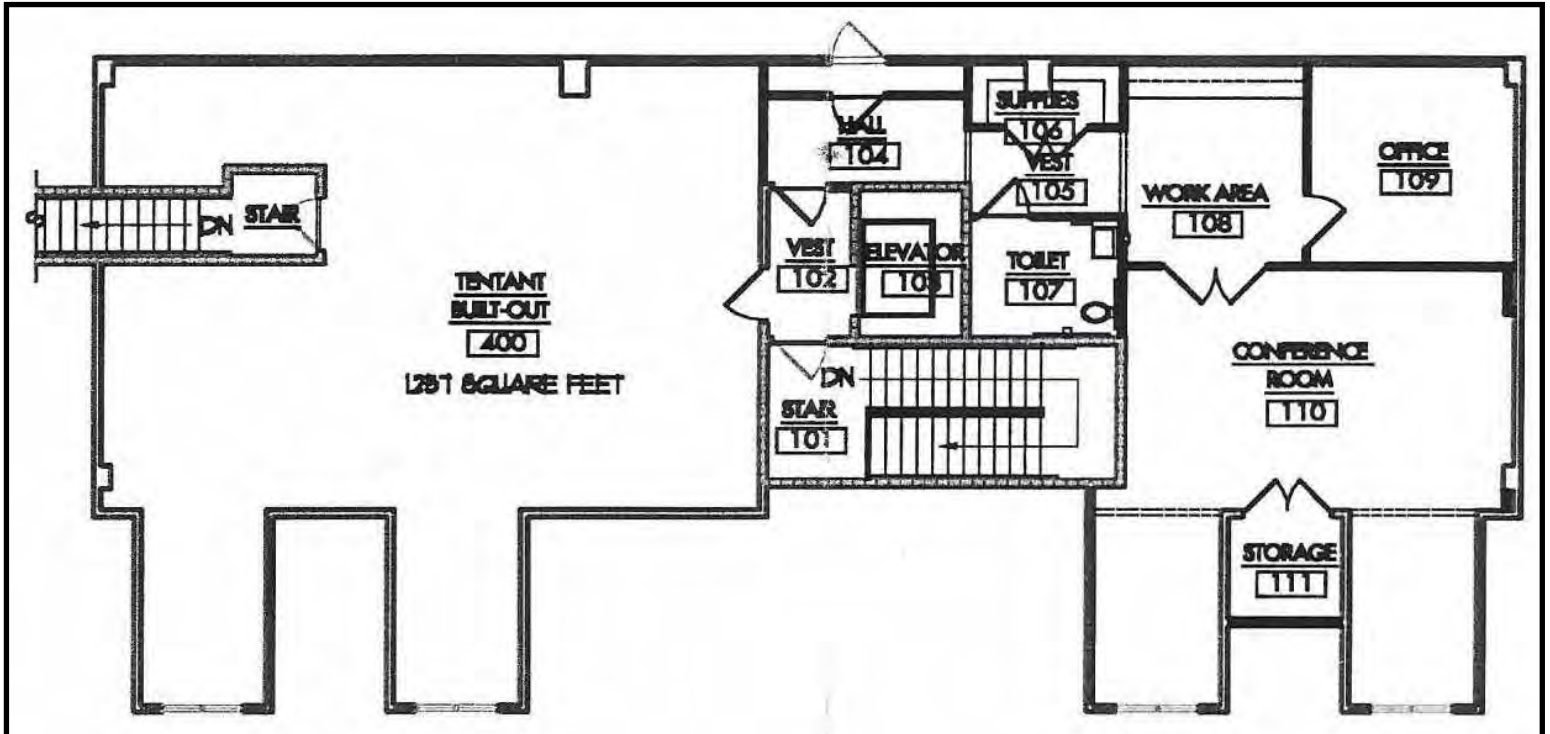
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FLOOR PLAN - UNFINISHED UPPER FLOOR



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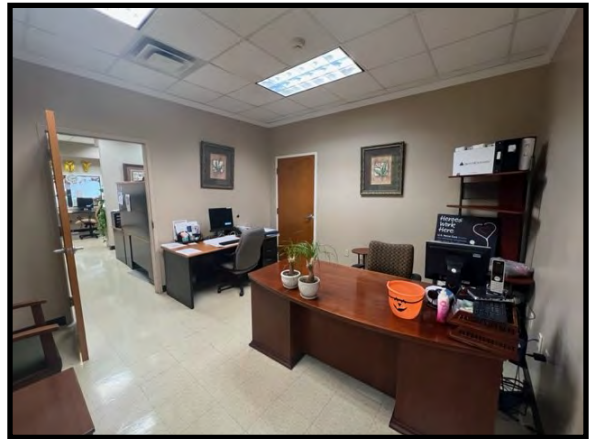
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PHOTOS - DSI MACON SUITE



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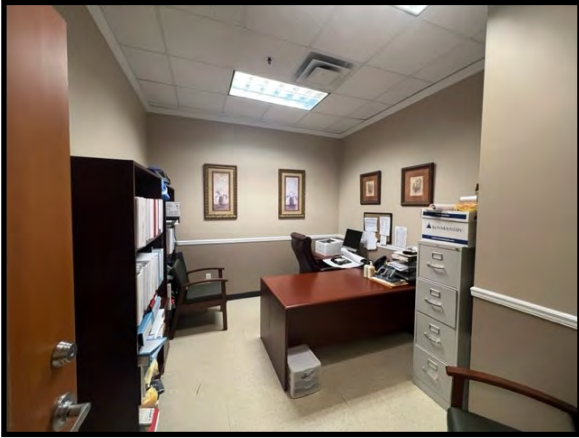
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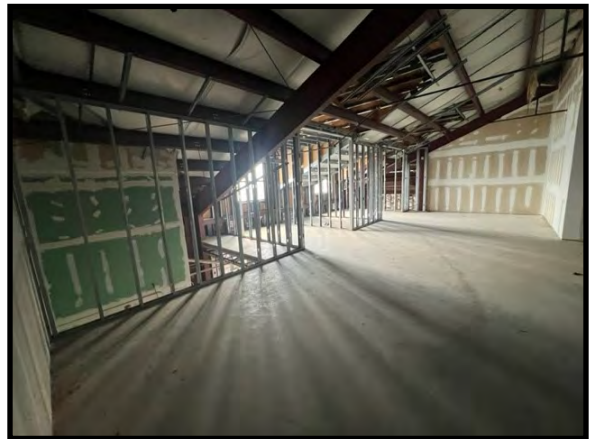
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PHOTOS - DSI MACON SUITE (CONT'D)



PHOTOS - UNFINISHED UPPER FLOOR



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AERIAL PARCEL MAP



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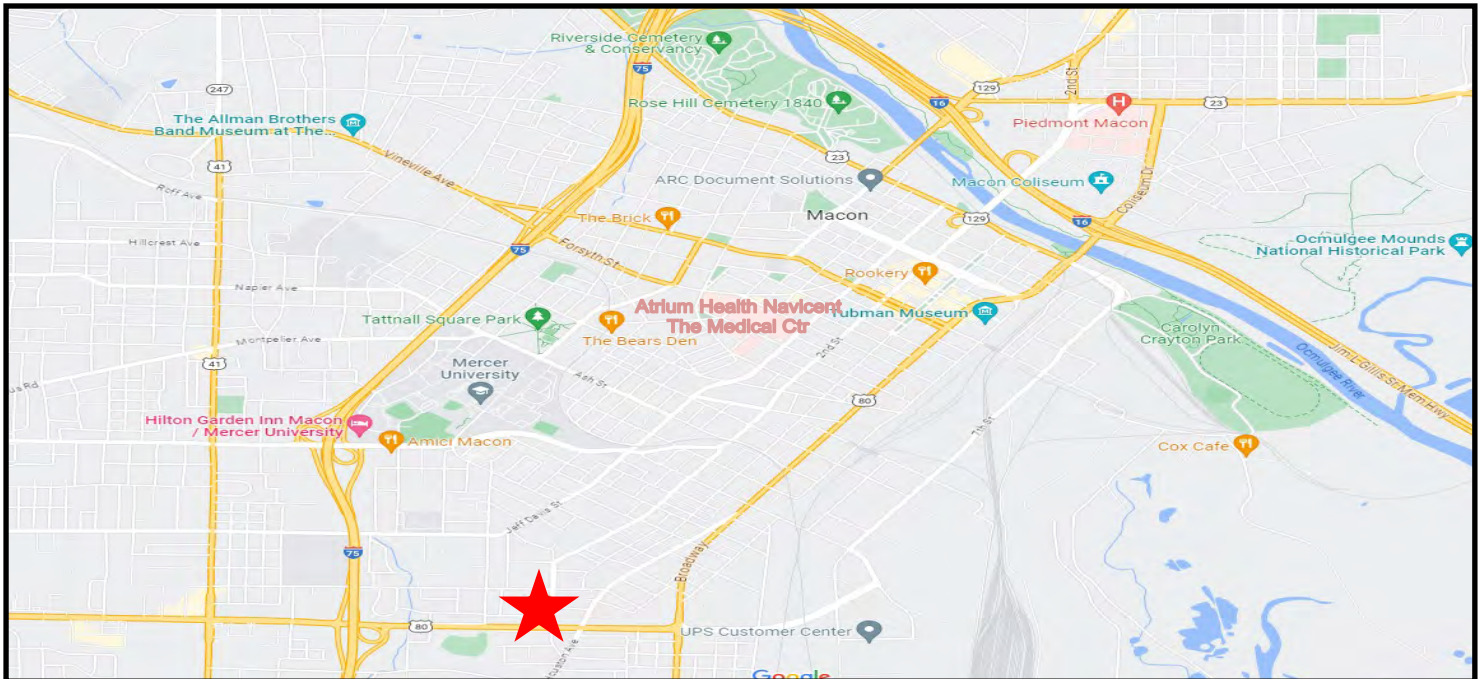
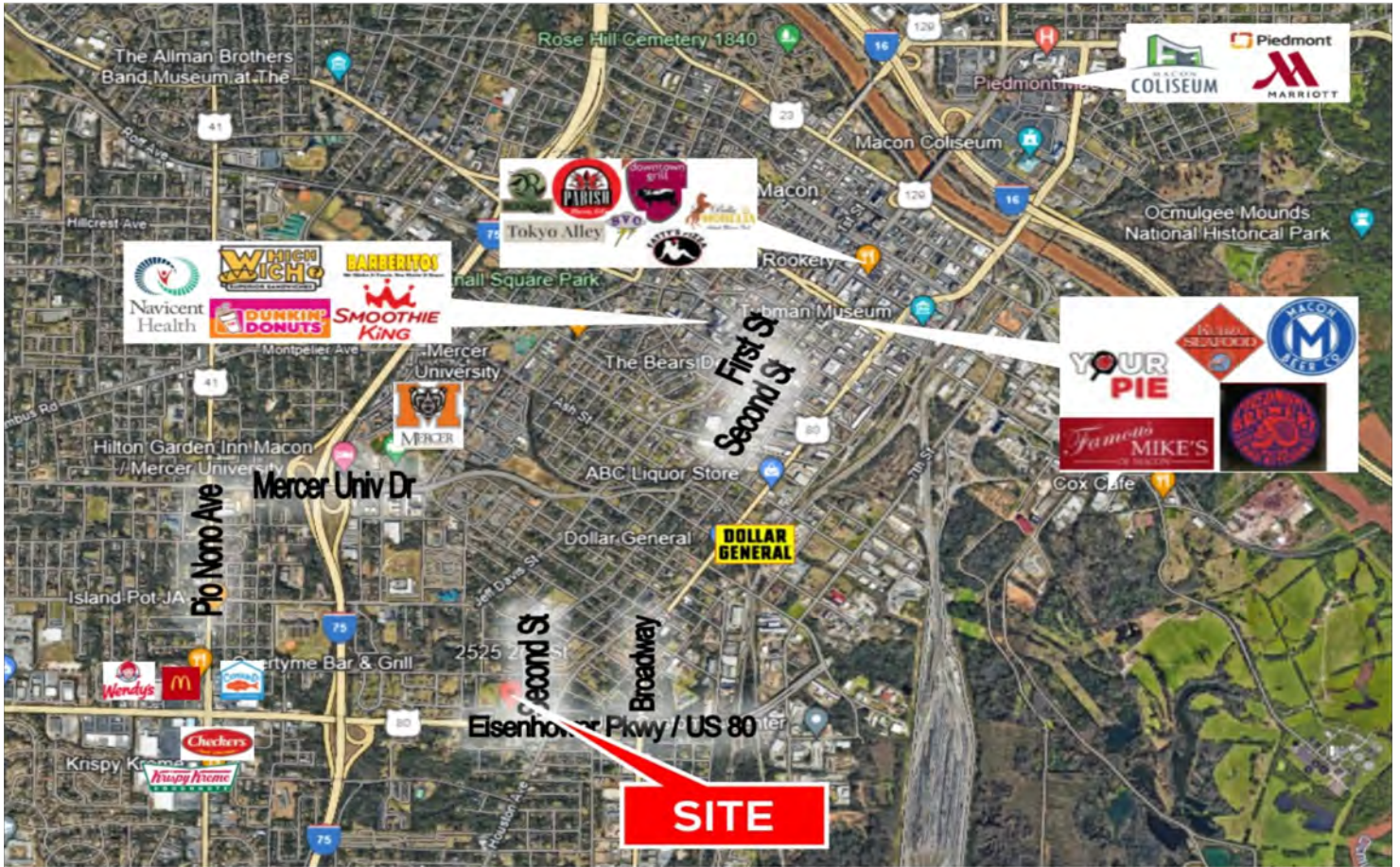
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