

OFFERING MEMORANDUM

FORMER SONIC (VACANT)

711 E Alice St, Bainbridge, GA 39819



Elliott Kyle

404.812.8927

ekyle@skylineseven.com

Chase Murphy

404.812.8925

cmurphy@skylineseven.com

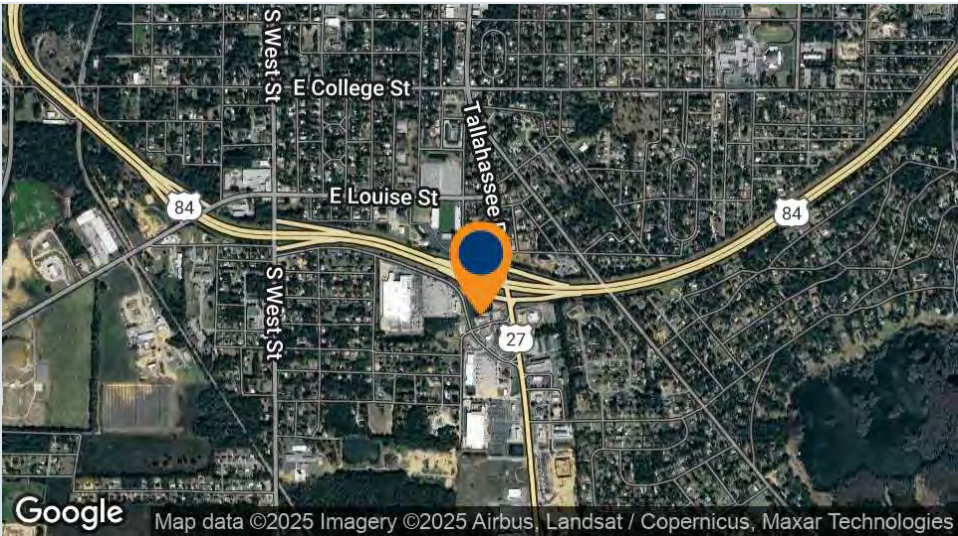
skylineseven.com

404.812.8910

800 Mt. Vernon Highway NE Suite 425

Atlanta, GA 30328

Executive Summary



Sale Price	\$895,000
------------	-----------

Offering Summary

Building Size:	1,532 SF
Lot Size:	0.96 Acres
Zoning	Commercial
Occupancy	0%
Year Built:	2006
Traffic Count Per Day	19,300
Average 3 Mile Household Income	\$68,854
Population Within 3 Miles	16,831

Property Overview

The former Sonic Drive-In at 711 E Alice Street in Bainbridge, GA is a 1,532-square-foot freestanding restaurant situated on a 0.96-acre lot. Built in 2006 and zoned commercial, the property includes a functioning drive-thru, existing kitchen infrastructure, and furniture, fixtures, and equipment (FFE), offering a turnkey opportunity for food or retail users. The site is well-suited for quick-service concepts or redevelopment.

Strategically located just off US-84 and near US-27, the site provides excellent visibility and access, including a dedicated turn lane and monument signage. It is situated on a Walmart outparcel and is adjacent to a top-performing Zaxby's, with nearby national retailers such as Chick-fil-A, Home Depot, and Tractor Supply. A Wawa, the brand's first Georgia location, across the street—further boosting retail activity in the area. In addition, there is a new Publix grocery store under development in the immediate area.

The property benefits from strong local demographics, with over 18,000 residents within a 5-mile radius and daily traffic counts exceeding 19,000 vehicles, with many going to the Walmart which has over 2.1 million visits per year.

Bainbridge is located in the southwest corner of Georgia, and is a short drive to Tallahassee, Florida which is the capitol of the state. While there is an attractive downtown, with quaint shops and restaurants, the area around the former Sonic is the main retail node for the region.

Location Overview



Bainbridge, GA

Bainbridge, GA is part of the Southwest Georgia region and boasts a strong economy, excellent quality of life, and a dedicated workforce. It is located along the Flint River, providing scenic beauty and a rich history tied to river commerce. The city is easily accessible via Interstate 4 and U.S. Highway 92, making it a key hub for transportation in the region.

The Southwest Georgia region encompasses a mix of rural communities and small cities, with Bainbridge serving as a key economic and cultural center. The area is home to several notable cities, including Albany, Thomasville, and Valdosta, each contributing to the regional economy. With a strong emphasis on agriculture, manufacturing, and logistics, the region plays a vital role in Georgia's economic landscape.

Bainbridge serves as a regional transportation hub, with key highway access allowing for efficient movement of goods and services. The city is well-connected to major ports and distribution centers, making it an attractive location for logistics and warehousing. With its strategic location in Southwest Georgia, Bainbridge continues to thrive as a center for industry, commerce, and quality living.

Aerial Photo



Aerial Photo



Aerial Photo



Aerial Photo



Additional Photos



Additional Photos



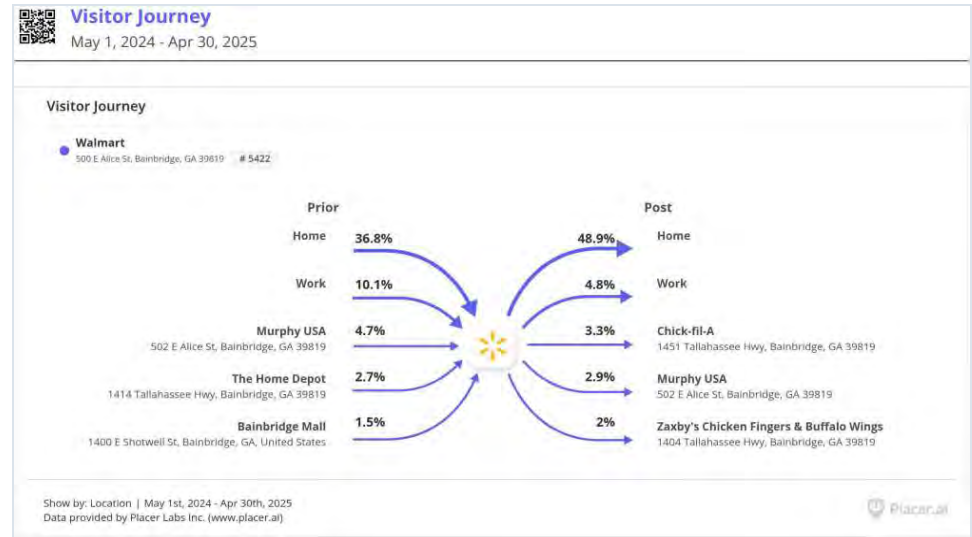
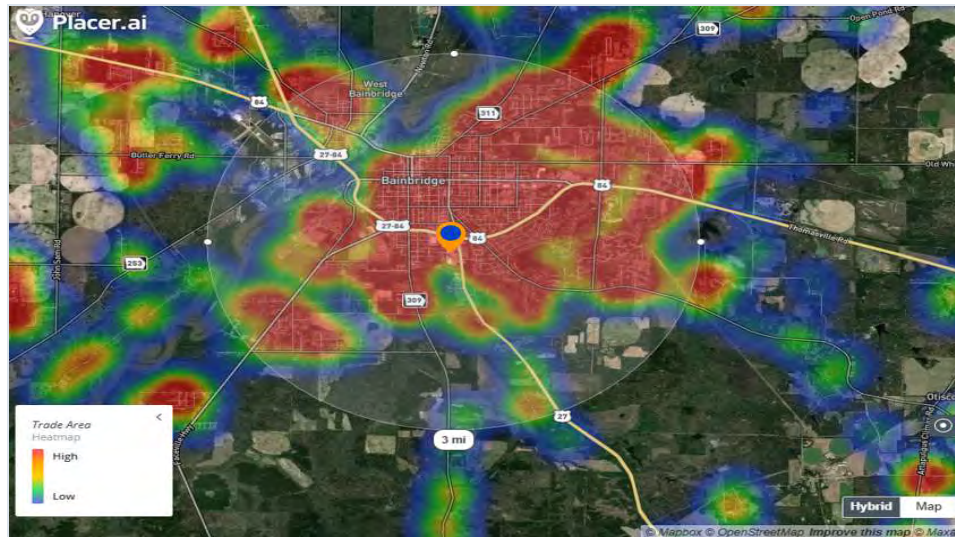
Additional Photos



Market Landscape



Monthly Foot Traffic Insights



Metrics May 01, 2024 - April 30, 2025

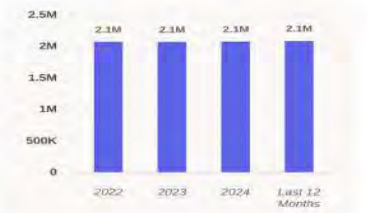
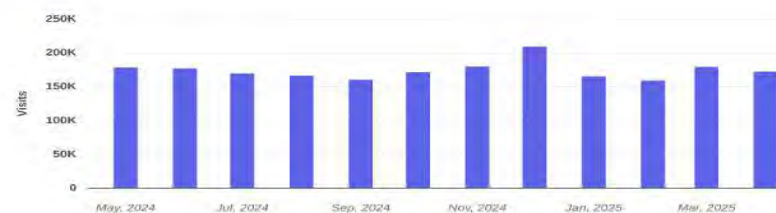
Estimated # of Visits:	2.1 M
Estimated # of Visitors:	160.3k
Average Visit Frequency:	13.08
Average Length of Stay:	35 min
Visits YoY:	+0.3%
Visits Yo2Y:	-0.3%
Visits Yo3Y:	+5.9%

Visits Trend

May 1, 2024 - Apr 30, 2025

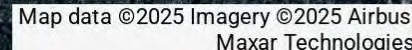
Visits Trend

Walmart
E Alice St, Bainbridge, GA # 5422



Monthly | Visits | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

Year	Percentage
1990	70
1991	72
1992	72
1993	75
1994	75
1995	75
1996	72
1997	72
1998	75
1999	78
2000	75
2001	75
2002	72
2003	72
2004	75
2005	78
2006	82
2007	82
2008	82
2009	85
2010	82



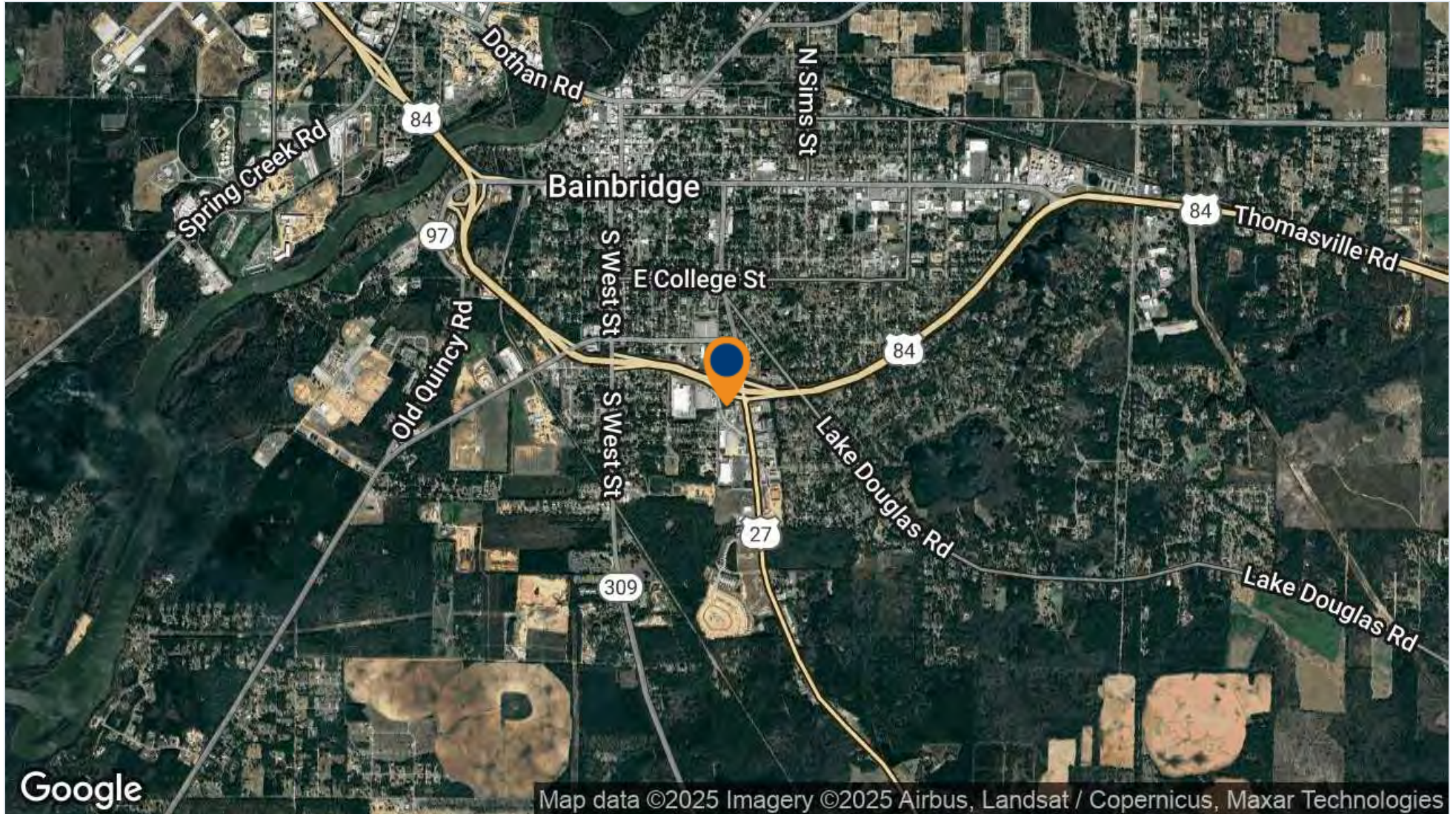
Retailer Map



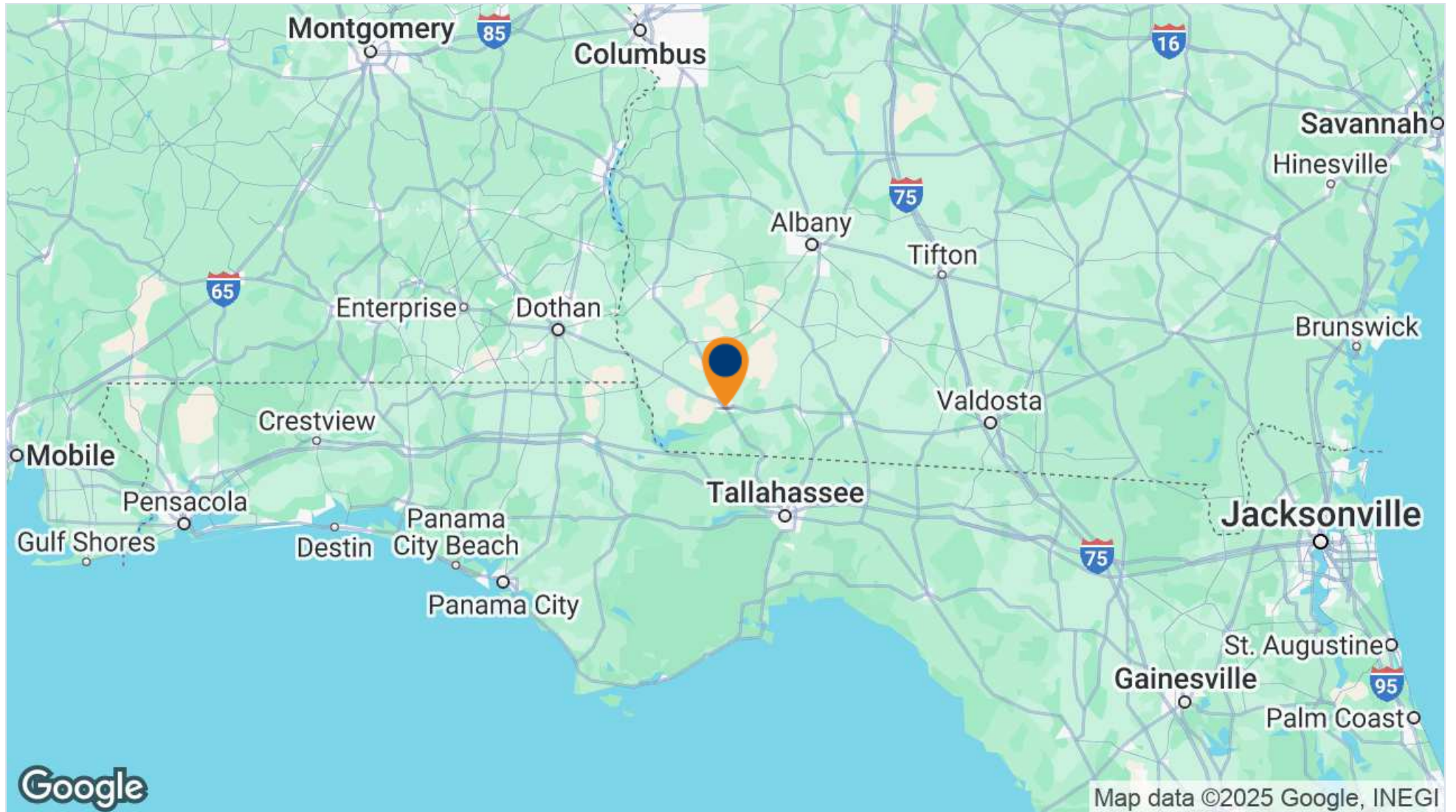
Parcel Map



Aerial Map



Location Map



Sale Comps – Immediate Area



Sonic – Now VACANT

711 East Alice St., Bainbridge, GA 39819

Sold 3/10/2022

Price:	\$2,598,929	Bldg Size:	1,532 SF
Lot Size:	0.96 Acres	Cap Rate:	5.50%
Price/SF:	\$1,696.43	Price/Acre:	\$2,707,217.71



Popeyes – New Build

1414 Tallahassee Hwy, Bainbridge, GA 39819

Sold 3/17/2020

Price:	\$2,200,000	Bldg Size:	3,000 SF
Lot Size:	0.92 Acres	Cap Rate:	N/A
Price/SF:	\$733.33	Price/Acre:	\$2,391,304.35



New Tractor Supply Company

1420 Tallahassee Hwy, Bainbridge, GA 39819

Sold 8/16/2021

Price:	\$2,794,622	Bldg Size:	19,097 SF
Lot Size:	3.54 Acres	Cap Rate:	6.80%
Price/SF:	\$146.34	Price/Acre:	\$789,441.24



Sale Comps – Immediate Area



Land Sale – Now New WAWA Gas Station

0 Tallahassee Hwy, Bainbridge, GA 39819

Sold 3/31/2023

Price:	\$1,654,500	Bldg Size:	42,800 SF
Lot Size:	2.54 Acres	Cap Rate:	N/A
Price/SF:	\$38.66	Price/Acre:	\$651,377.95



Maryland Fried Chicken – Now Asian Wings

831 E Alice St, Bainbridge, GA 39819

Sold 1/31/2022

Price:	\$850,000	Bldg Size:	2,800 SF
Lot Size:	0.70 Acres	Cap Rate:	N/A
Price/SF:	\$303.57	Price/Acre:	\$1,214,285.71



Harbor Freight

1518 Tallahassee Hwy, Bainbridge, GA 39819

Sold 9/15/2022

Price:	\$1,700,000	Bldg Size:	15,500 SF
Lot Size:	8.26 Acres	Cap Rate:	N/A
Price/SF:	\$109.68	Price/Acre:	\$205,811.14



Sale Comps – Immediate Area



Chick-Fil-A

1451 Tallahassee Hwy, Bainbridge, GA 39819

Sold 7/26/2024

Price:	\$1,569,250	Bldg Size:	4,995 SF
Lot Size:	1.25 Acres	Cap Rate:	N/A
Price/SF:	\$314.16	Price/Acre:	\$1,255,400.00

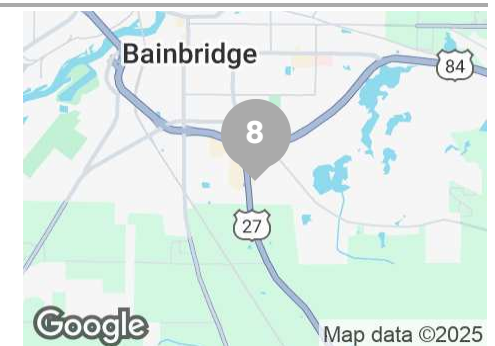


Tidal Wave Carwash – Now Tunnel Car Wash

900 Douglas Drive, Bainbridge, GA 39819

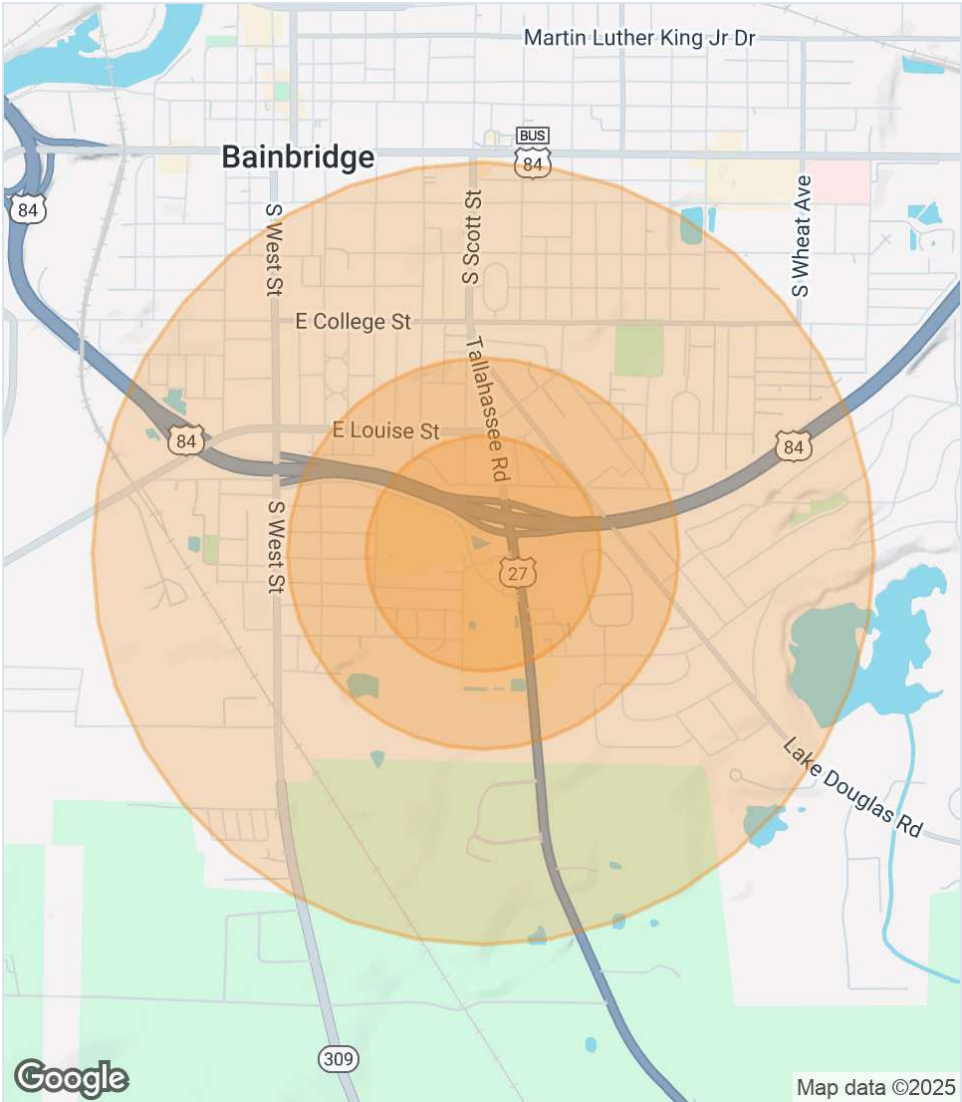
Sold 4/18/2023

Price:	\$4,193,996	Bldg Size:	3,600 SF
Lot Size:	2.91 Acres	Cap Rate:	7.09%
Price/SF:	\$1,165.00	Price/Acre:	\$1,441,235.74



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	6,227	16,831	19,336
2020 Population	5,010	14,981	16,819
5 Year Projected	6,,379	17,045	19,520
Households			
2024 Population	2,452	6,494	7,324
2020 Population	1,758	5,579	5,985
5 Year Projected	2,512	17,045	19,520
Income			
2024 Average Household Income	\$49,591	\$68,854	\$67,521
5 Year Projected	\$59,324	\$82,676	\$81,097



FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

SERVICE PERSONALIZED

Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



GET IN TOUCH

skylineseven.com

404.812.8910

info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

facebook.com/skylinesevenre

[linkedin.com/company/
skyline-seven-real-estate](https://linkedin.com/company/skyline-seven-real-estate)

Advisor Biographies Page



Elliott Kyle

Vice President | Partner
ekyle@skylineseven.com
404.812.8927

Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

Vice President | Partner
cmurphy@skylineseven.com
404.812.8925

Chase is a Vice President of Investment Sales and represents buyers and sellers of commercial real estate. Chase has a vast knowledge of transactional real estate and applies his expertise to single tenant, multi-tenant and office properties. Representing real estate companies, private investors, high net worth families and lenders/ special services, Chase is committed to profitable and seamless closings for his clients. Over the last 10 years alone, Chase has executed over \$750,000,000 of real estate transactions.

Prior to joining Skyline Seven, Chase worked as a real estate asset manager for Altisource and managed a real estate portfolio in excess of \$35,000,000 while removing over \$70,000,000 of distressed real estate assets from his clients' balance sheets. At Altisource, Chase specialized in building relationships with high touch clients and advising as well as executing loss-mitigation strategies for his clients real estate assets. Chase attended Valdosta State University, earning a degree in finance. Chase is a long-time Atlanta resident and currently lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events.

Marketing of Your Property



MARKETING

We are investment sales experts and identify capital opportunities that maximizes value for our clients. Skyline Seven will market your property both discreetly and professionally with the goal of achieving the highest targeted price. We handle all of the details so your time and involvement is minimal.



DEDICATED TEAM

Skyline Seven assigns a highly experienced four person team to each sale listing with combined commercial real estate experience of over 30 years. We are responsive, strong communicators, who achieve top of the market pricing and certainty of closing.



EXPOSURE

Skyline Seven has strong relationships with both national and international buyers. In our experience, approximately 55% of buyers are outside of the Southeast and includes multiple closings with Russian and Chinese investors, for example. Our deep, on the ground relationships with both established and emerging investors provide access to diverse capital sources and smooth closings.



NETWORK

Skyline Seven delivers superior results through its unique culture and access to investors through multiple platforms. Buyers are procured through direct mail, direct phone contact, broker forums, digital marketing, email and advertising. In addition, Skyline Seven maintains various proprietary databases including real estate specialists, brokerage, financial institutions, and many other commercial real estate networks.

