2910 RIVERSIDE DRIVE

Macon, GA

OFFERED FOR SALE
$912,000 | 6.25% CAP

Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Marco's Pizza in Macon, GA. Marco's Pizza recently extended their lease for an additional 10 years and has four (4) five (5) year options remaining. The Asset is positioned in a dense retail node in between along the busy I-75 just north of Macon, GA and South of Forsyth and Atlanta, GA.

10-YR LEASE | **DENSE RETAIL NODE** | **HIGH GROWTH MARKET**

LEASE YEARS	YEAR	ANNUAL RENT
Current Term	1-10	$57,000
1st Option	11-15	$72,965
2nd Option	16-20	$82,553
3rd Option	21-25	$93,401
4th Option	26-30	$105,675
2.5% Annual Increases		

NOI	$57,000
CAP	6.25%
PRICE	$912,000

ASSET SNAPSHOT

Tenant Name	Marco's Pizza
Address	2910 Riverside Drive, Macon, GA 31204
Building Size (GLA)	3,575 SF
Land Size	0.69 Acres
Year Built/Renovated	1967 / 2015
Signatory/Guarantor	MPZ Macon, LLC - Franchisee (30+ Locations)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	COE
Lease Expiration Date	10 Years from COE
Remaining Term	10 Years
Rent Increases	2.5% Annually in Base Term and Options
Current Annual Rent	$57,000


ACTUAL PROPERTY

84,408 PEOPLE IN 5 MILE RADIUS | **$98,719** AHHI IN 1 MILE RADIUS | **24,700** VPD ON RIVERSIDE DR

INVESTMENT HIGHLIGHTS

ATTRACTIVE LEASE FUNDAMENTALS

Marco's Pizza has signed a 10 year lease with 2.5% annual increases with four (4) five (5) year extensions | Abs. NNN with Zero Landlord Responsibilities

LONG OPERATING HISTORY WITH RECENT EXTENSION

Tenant has been operating at this location for over 10 years | Tenant recently signed a 10 year extension, showing commitment to the site | MPZ Holdings has 30+ locations across the southeast with experience franchising Marco's Pizza Locations

RECENT INVESTMENT IN MACON, GA

Macon, GA was named in the Site Selection Magazine's "Top 10 Metro Cities" | Tourism in Macon, GA has added over $22 million in value to the city in the last year | Within the last 5 years the city of Macon, GA has seen private investments exceeding $1 billion

CLOSE PROXIMITY TO BUSY COMMUTER THOROUGHFARE

Site is positioned off of busy Riverside Drive (24.7K VPD) and is just north of exit 167 of I-75 (62.1K VPD) | Exit 167 sees commuters who work in and around Macon, GA all day long and benefits from the easy access off the highway

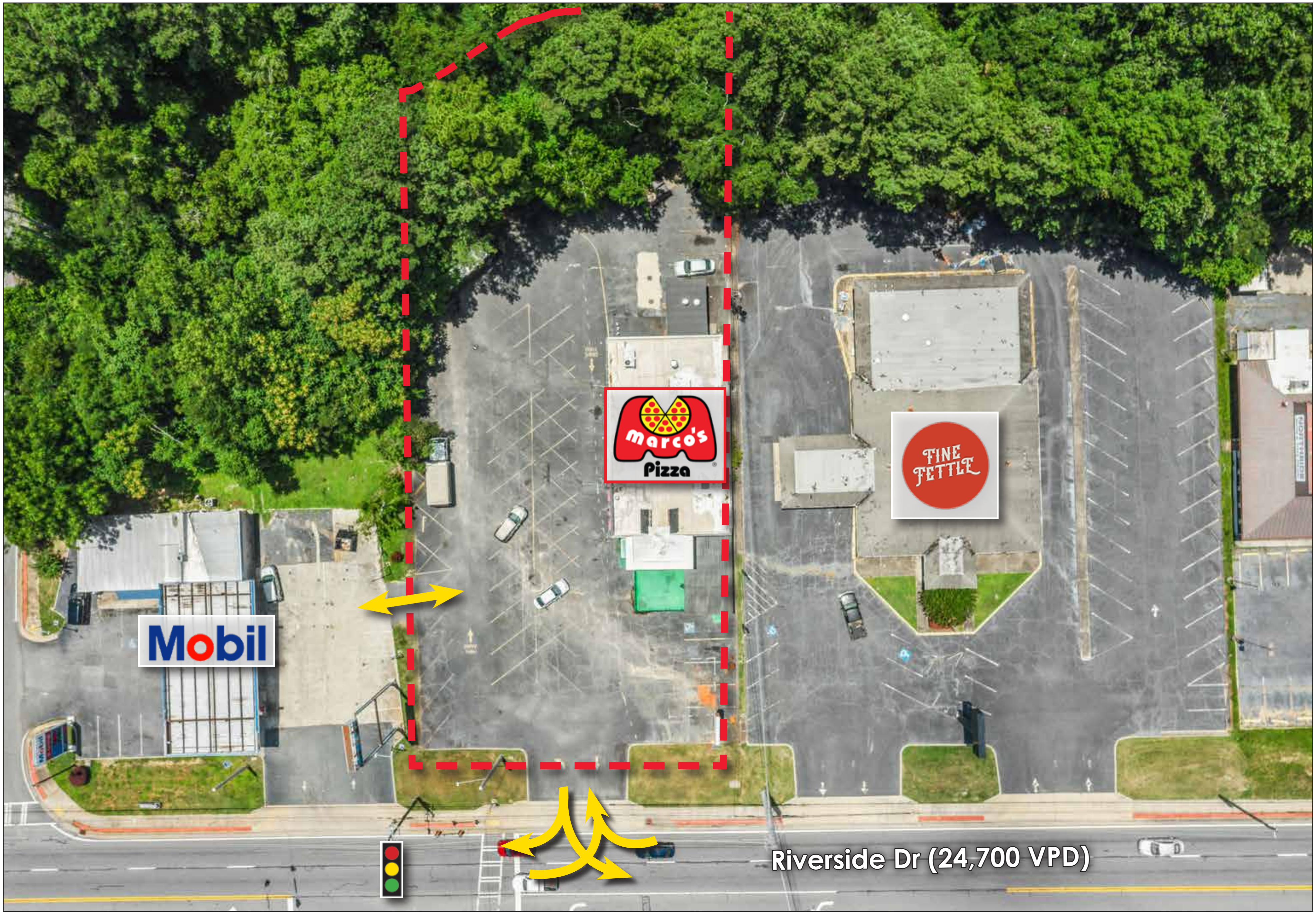
POSITIONED IN A DENSE RETAIL NODE

More than 711K SF of retail space within 1 mile | Nearby national retailers include: Kroger, Pet Supermarket, Ace Hardware, The Rivergate Shopping Center, NorthPark Center Shopping Mall, and more

NEARBY MARKET DRIVERS

Just west of the site is the Rosa Taylor Elementary School with more than 578 students enrolled | South of the site is the Northwoods Academy with around 300 students | Along Riverside Drive are the Car Dealerships of Macon, GA bringing in a large customer base for the surrounding retail

SITE PLAN



Kroger
Pet Supermarket
DOLLAR TREE
planet fitness
HOME2
CANDLEWOOD SUITES
Hampton Inn
Holiday Inn
DOLLAR GENERAL
LONGHORN STEAKHOUSE
HYUNDAI
TRUIST
POPPY'S OF MACON
Speed Wash Car Wash
ROBINS Financial CREDIT UNION
FINE FETTLE
marco's Pizza
75
Mobil
MARATHON
Gottwals BOOKS
Riverside Dr (24,700 VPD)
62,100 VPD


Downtown Macon
3.8 Miles | 10 Min DT
Applebee's
CIRCLE K
DOLLAR GENERAL
QuikTrip
Firestone
TOMMY'S EXPRESS CAR WASH
Gottwals BOOKS
MARATHON
Mobil
marco's Pizza
75
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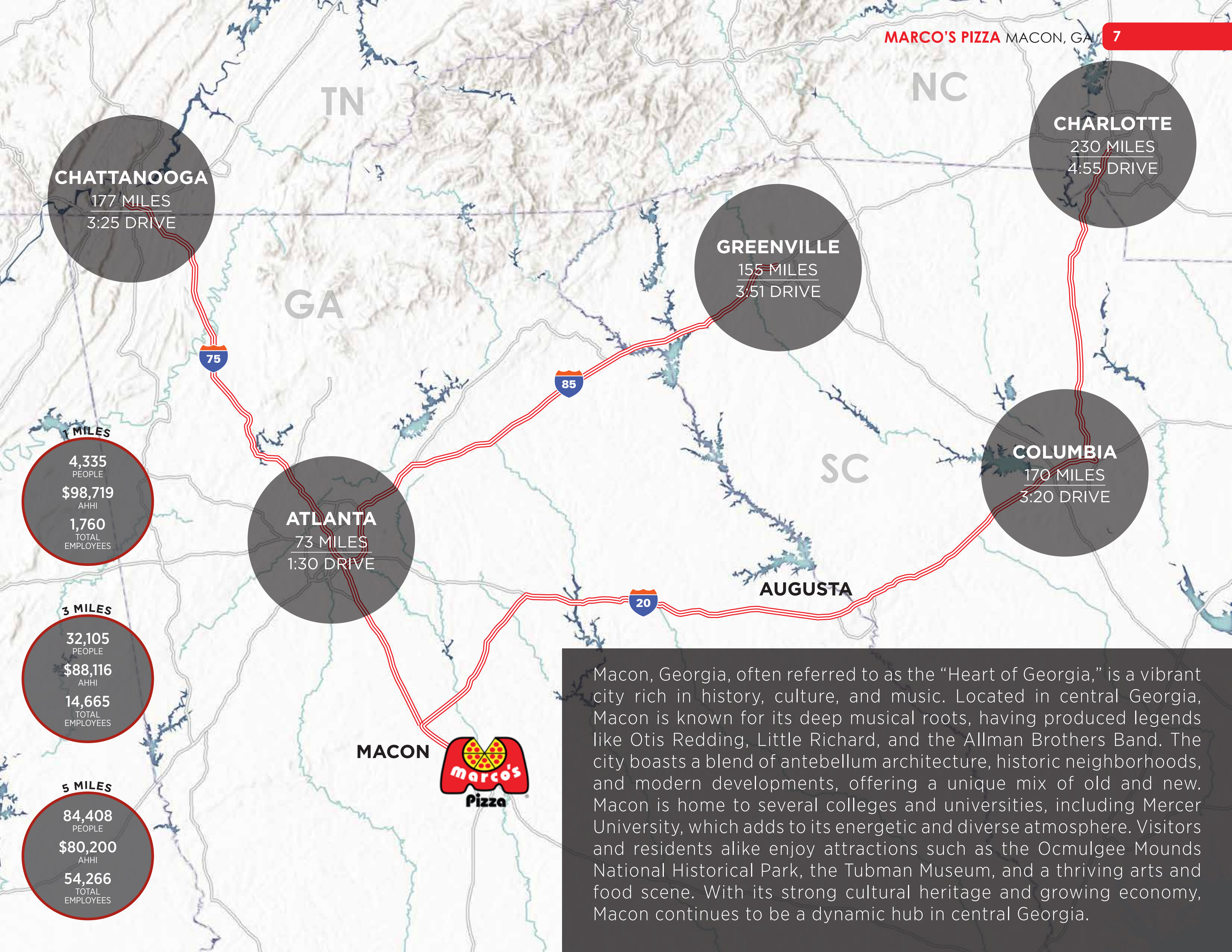
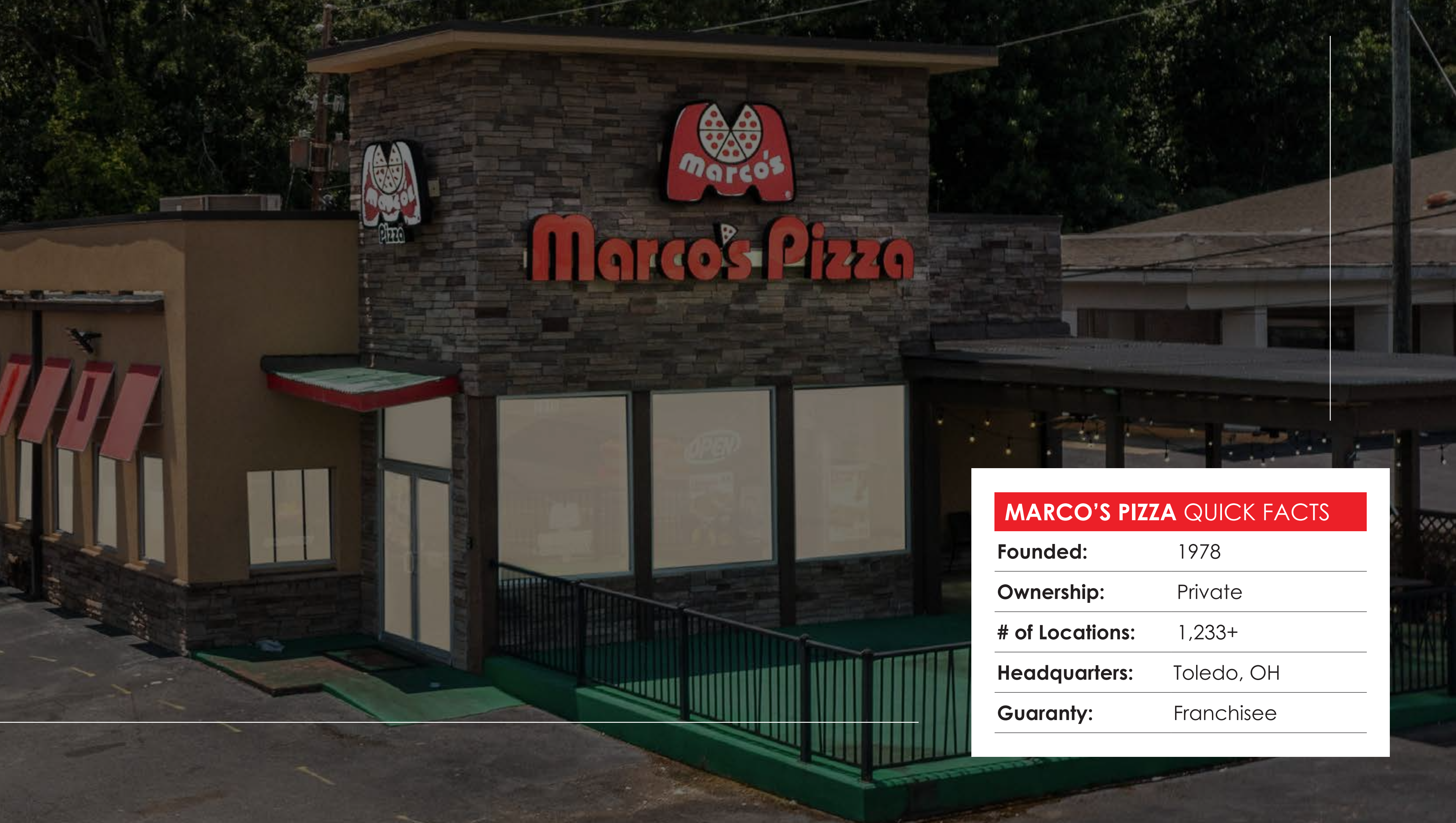


Macon, Georgia, often referred to as the "Heart of Georgia," is a vibrant city rich in history, culture, and music. Located in central Georgia, Macon is known for its deep musical roots, having produced legends like Otis Redding, Little Richard, and the Allman Brothers Band. The city boasts a blend of antebellum architecture, historic neighborhoods, and modern developments, offering a unique mix of old and new. Macon is home to several colleges and universities, including Mercer University, which adds to its energetic and diverse atmosphere. Visitors and residents alike enjoy attractions such as the Ocmulgee Mounds National Historical Park, the Tubman Museum, and a thriving arts and food scene. With its strong cultural heritage and growing economy, Macon continues to be a dynamic hub in central Georgia.

TENANT OVERVIEW

Founded in Oregon, Ohio, just outside Toledo, Marco's Pizza has been a Slice of the Community™ since 1978. Our story began in the Old World, where our founder, Pasquale "Pat" Giammarco, learned the importance of quality, pride, and attention to detail while growing up in Sulmona, Italy. At age nine, Pat moved with his family to America, bringing with him a passion for crafting Athematic® Italian pizza and a dedication to never cutting corners. In 1978, he opened the first Marco's Pizza, and the brand has been growing ever since. Today, Marco's stands among the fastest-growing pizza brands in America, delivering delicious moments and creating new opportunities across communities nationwide.



MARCO'S PIZZA QUICK FACTS

Founded:	1978
Ownership:	Private
# of Locations:	1,233+
Headquarters:	Toledo, OH
Guaranty:	Franchisee

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Macon, GA

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Exclusively Offered By

Atlantic Capital Partners™

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