

TURNKEY INVESTMENT OPPORTUNITY

ABSOLUTE NNN LEASE | 7% CAP RATE

3619 MERCER UNIVERSITY DRIVE
MACON, GA 31204
BIBB COUNTY

±2,793 SF
±0.63 ACRE

PRICE REDUCED:
~~\$675,000~~
\$599,000



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PROPERTY INFORMATION

- ±2,793 SF retail building
- Situated on ±0.63 acre
- Current tenant – The North American Title Company d/b/a Loan Max
 - Absolute NNN lease
 - Remaining lease term - 18 years
 - Two (2), 5-year options
 - 3% annual rent increase
- Corporate guarantee
 - Net Operating Income - \$42,024
 - Cap Rate - 7%
- Located along Mercer University Drive, one of Macon's main commercial corridors
- Excellent visibility, signage, and easy access
- Surrounded by national retailers including Kroger and The Home Depot, providing strong consumer draw and consistent daily traffic to the area

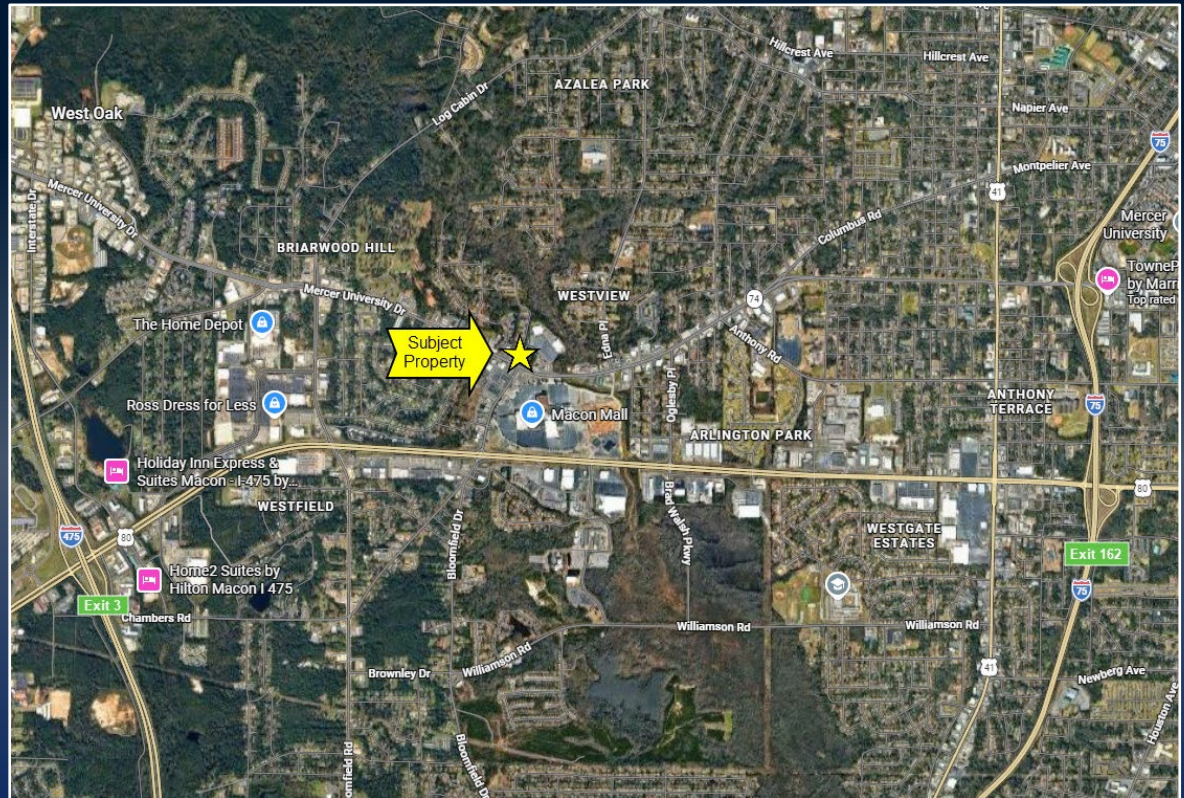


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AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)
Mercer University Dr – 26,600 VPD
Interstate 75 – 81,400 VPD



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