



Bank-Owned  
Two-Story Restaurant & Retail Space  
**FOR SALE OR LEASE**

3840 Highway 42  
Locust Grove, GA 30248



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# Property Overview

Opportunity to acquire a two-story, ±6,360 SF, turnkey restaurant and retail building with a fully-equipped commercial kitchen and ample FF&E. This rare opportunity provides investors, owner-users, or tenants the opportunity to enter the extremely limited-supply of available restaurant space in Locust Grove, GA. Located on busy Locust Grove Main Street in Central Locust Grove, the property is ideal for those looking to take advantage of the superior visibility and foot traffic.

The first floor features a large open floorplan, kitchen, bar, washroom, back heated patio, two restrooms, and a small stage in the 'dining room'. Gain access to the second floor by taking the beautiful wooden staircase located towards the front of the building where awaits is more open space, an office/storage room/changing room, and one bathroom with a shower. Both floors also feature multiple windows located at the front of the building allowing for an abundance of natural light to enter the property.

Address	<b>3840 Highway 42 Locust Grove, GA 30248</b>
County	<b>Henry</b>
Building Size	<b>±6,360 SF</b>
Site Size	<b>±0.11 Acre</b>
Year Built	<b>1906, renovated 2018</b>
Parking	<b>Abundant street parking</b>
Zoning	<b>C-2 (General Commercial)</b>
Lease Rate	<b>\$16/SF NNN</b>
Sale Price	<b>\$900,000</b>

# Investment Summary

## Building

Address	<b>3840 Highway 42 Locust Grove, GA 30248</b>
County	<b>Henry</b>
Building Size	<b>±6,360 SF</b>
Year Built	<b>1906, renovated 2018</b>
# of Stories	<b>2</b>
Parking	<b>Abundant street parking</b>
Current Use	<b>Retail / Restaurant</b>
Tenancy	<b>Single</b>
Roof	<b>Flat, needs work</b>
Heating/Air	<b>Forced / Central HVAC</b>

## Site

Site Size	<b>±0.11 Acre</b>
Parcel ID	<b>L02-07001000</b>
Zoning	<b>C-2 (General Commercial)</b>

## Financial

Potential NOI	<b>\$101,760/year</b>
Potential Cap Rate	<b>8%</b>
Sale Price	<b>\$900,000</b>
Lease Rate	<b>\$16/SF NNN</b>

Previously home to the thriving French Market & Tavern for several prosperous years, this property has a track record of success. Its versatility is one of its greatest assets, offering a plethora of income-generating opportunities. From the sale of delectable cuisine and beverages to retail shopping experiences, and even serving as a sought-after venue for special events like bridal showers, fundraisers, and parties – the potential for revenue streams is abundant. With its proven history of maximizing multiple income avenues, this property is primed to unlock significant returns for savvy investors, owner-users, and tenants looking to capitalize on its diverse revenue-generating possibilities.

### Available FF&E

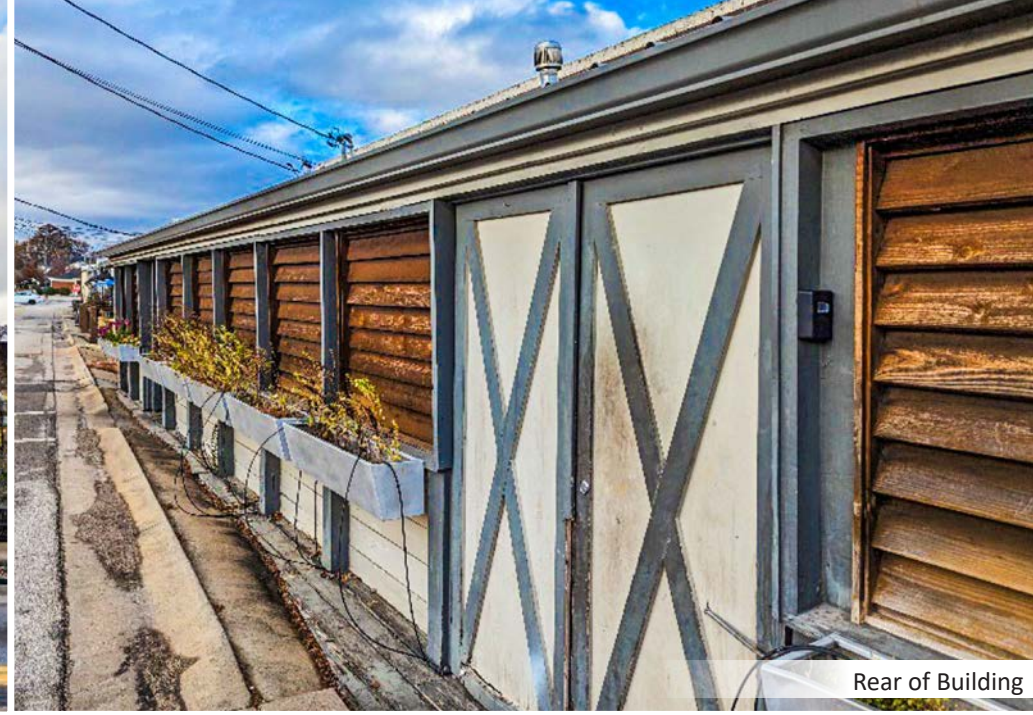
- Vent-Hood
- Leer walk-in freezer
- Kintera two-section freezer
- Kelvinator two-section freezer
- Blodgett electric convention oven
- Commercial fryer, grill, and stove top
- Commercial grade dishwasher
- Multiple 3 & 2 compartment sinks
- Prep tables
- Multiple mini fridges (behind bar)
- Icemaker
- 20+ dining tables w/chairs

# Location Map

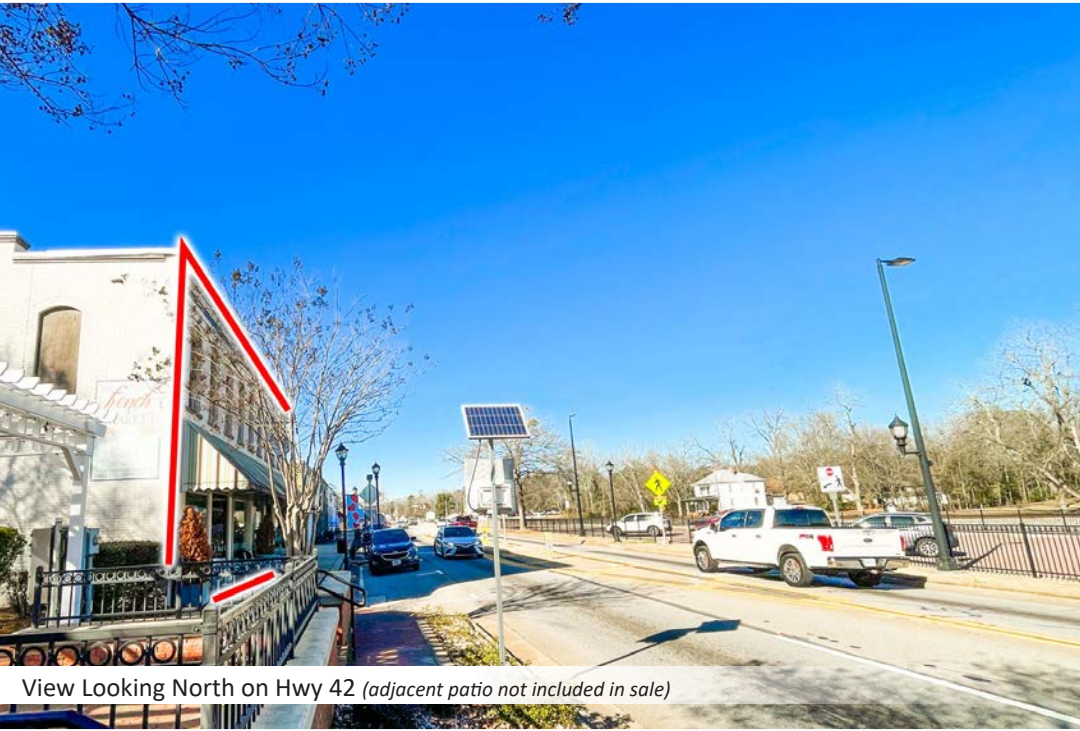




Front Entrance



Rear of Building



View Looking North on Hwy 42 (adjacent patio not included in sale)



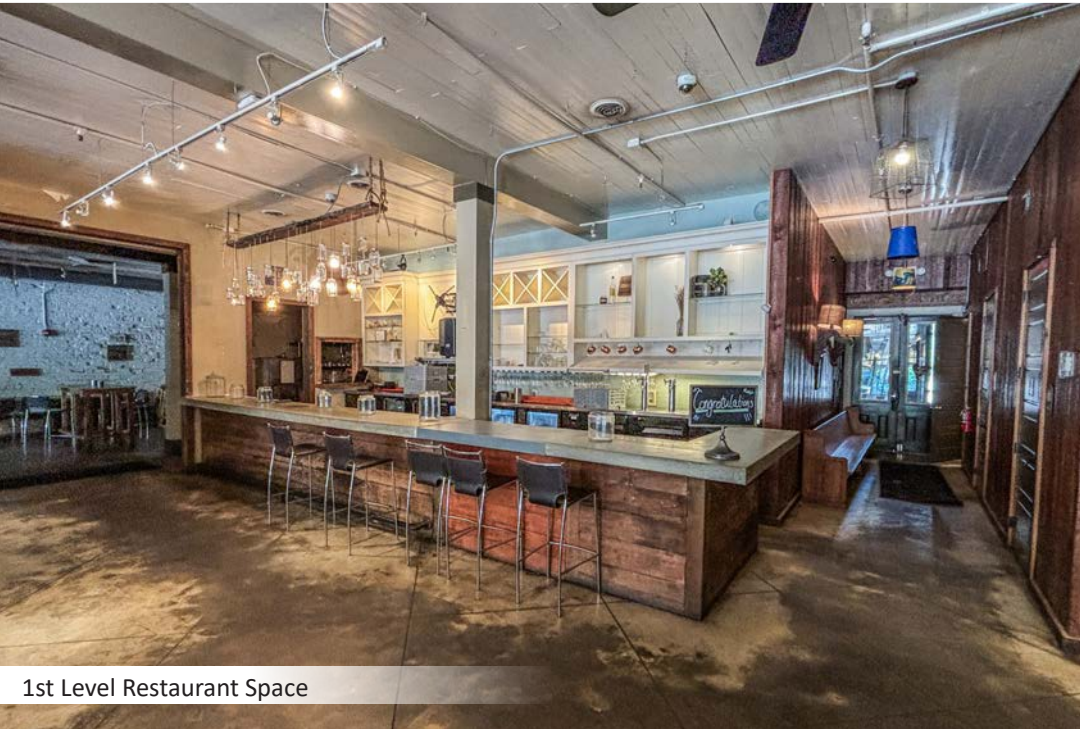
View Looking South on Hwy 42



1st Level Restaurant Space



1st Level Restaurant Space



1st Level Restaurant Space



Kitchen Equipment



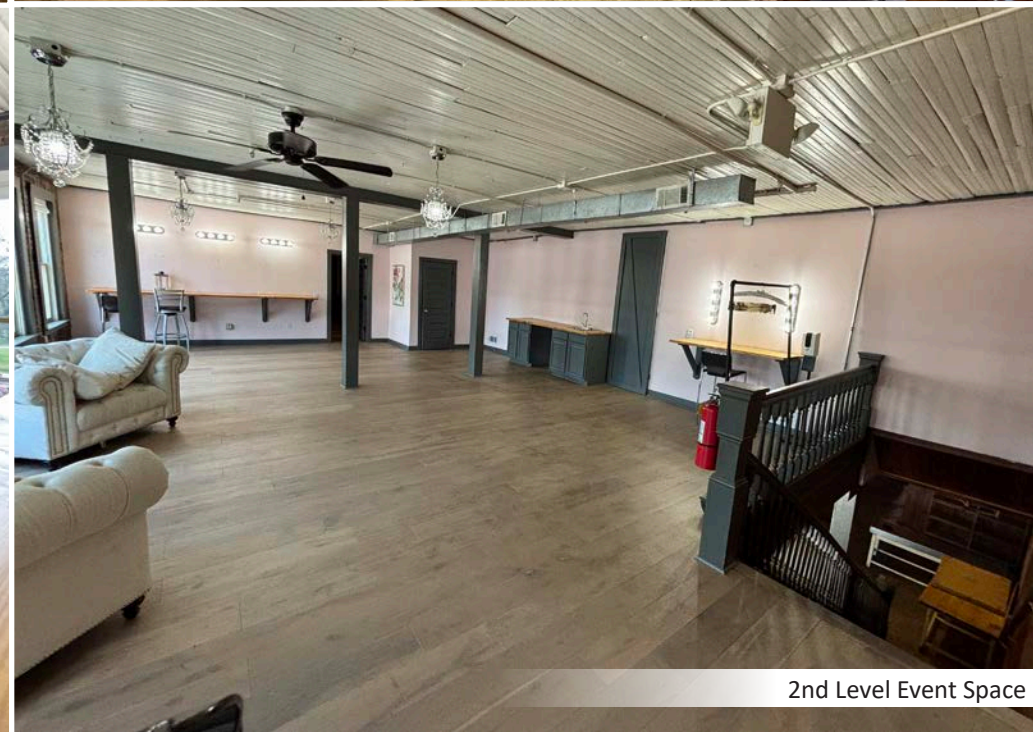
1st Level Retail



1st Level Retail



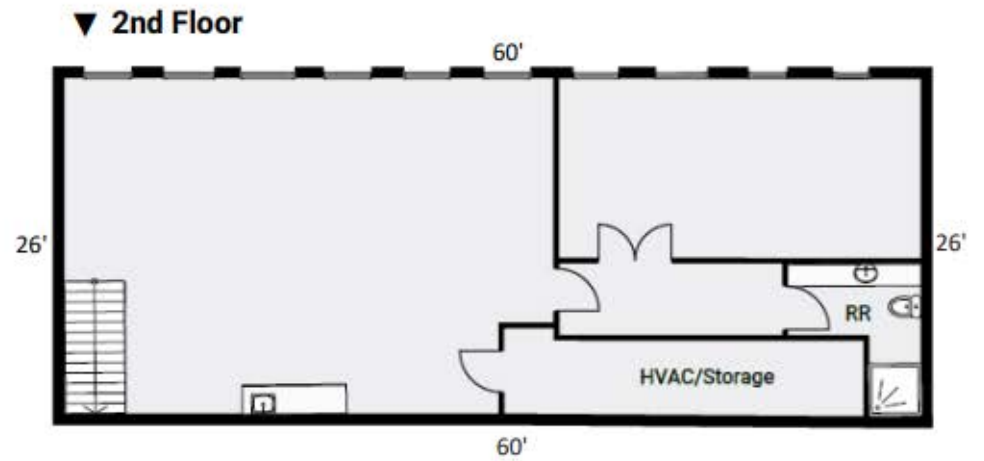
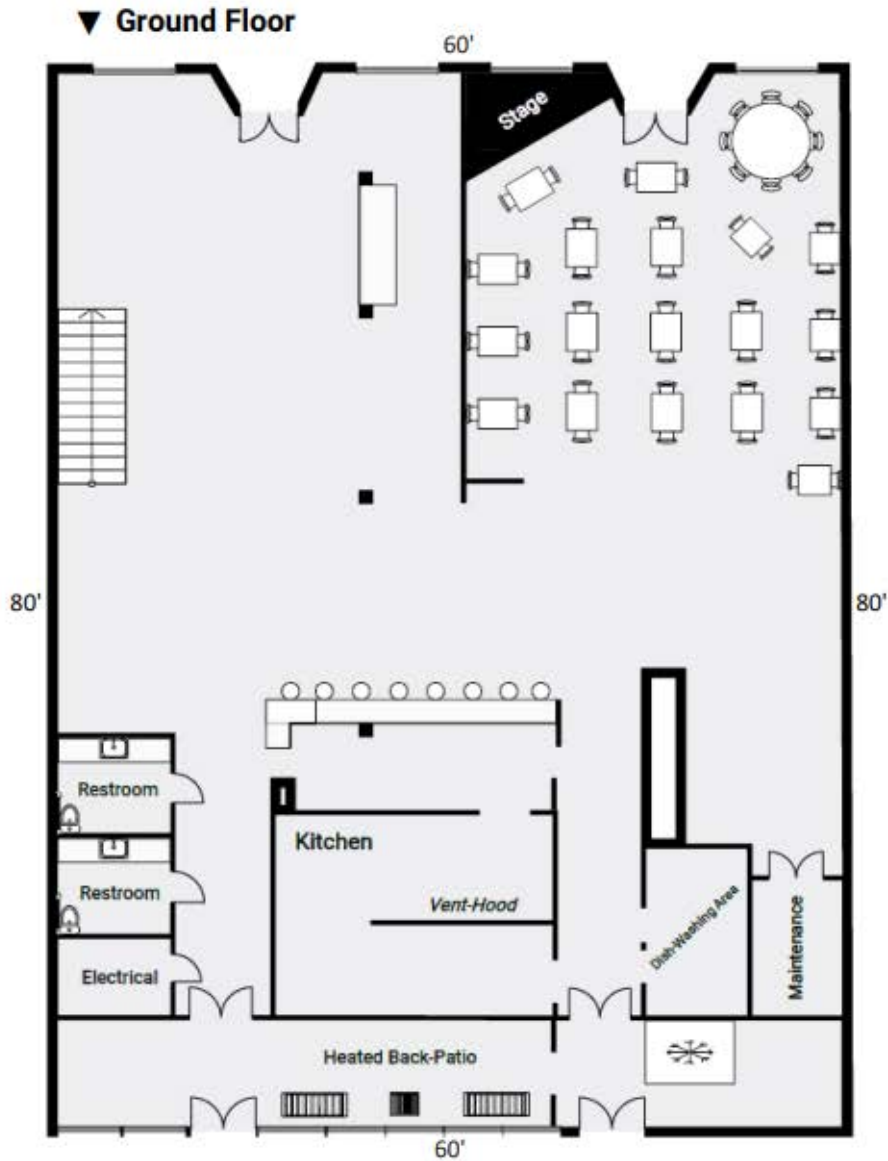
2nd Level Event Space



2nd Level Event Space



# Floorplan



# About The Area

**Locust Grove**, established in 1893, embodies a charming and inviting community quietly nestled where Macon and Atlanta meet. Cultivated by generations of families building their legacies within the bricks of historic Main Street, Locust Grove encourages a community where everyone is your neighbor, always willing to help and spark up a conversation. Where convenience and opportunity combine, and where history is respected and inspires a renewing future, Locust Grove has developed into a blossoming community that looks forward to the future with great expectations.

## History

The city of Locust Grove derived its name from a beautiful grove of locust trees that could be seen throughout the town. This tranquil Henry County community is a place for combining tradition with change. Locust Grove was a major rail distribution center for cotton, peaches, and other farm products. The city had three cotton gins and several warehouses. In 1870, the first store was built on Main Street.

## Location and Transportation

The City of Locust Grove is located along I-75 at Exit 212 (Bill Gardner Parkway), with access to State Route 42 (US Highway 23) and other major roads connecting the city to Atlanta, Macon, Griffin, Jackson and other areas of Henry County. The city is located about 35 miles southeast of downtown Atlanta and about 30 miles from Hartsfield-Jackson International Airport, the world's busiest airport. Traffic counts on I-75 are approaching 90,000 vehicles on an average day, while traffic counts along Highway 42 top 20,000 vehicles per day in the heart of the city. The second-most traveled route is the connecting road between I-75 and Highway 42 (Bill Gardner Parkway), with the 5-lane section topping 23,000 vehicles on an average day. Plans are underway to expand Bill Gardner Parkway from 2 lanes to 4/6 lanes on the west side of I-75 towards Highway 155 and towards the City of Hampton and the Henry County Airport, currently being expanded to over 5,000 feet to incorporate private and corporate jets in addition to the existing general aviation facilities.

## Economy

The City of Locust Grove historically was a center for large agricultural concerns with such products as cotton and peaches. Now businesses are more diversified, with industrial, warehousing, retail, medical and government services the primary sectors of the local economy. As typical with a bedroom community, the bulk of city residents commute into the greater Atlanta region for work. As the South Henry area continues to grow, however, the city will likely become a job-rich area for retail and service industries.

Major employers include Tanger Outlet Center (over 4 million visitors annually), Walmart #5709 (opened March 16, 2011), Smead Manufacturing, Sims Superior Seating, Southern Pine Flooring, Strong Rock Christian Schools, Henry County Board of Education, the City of Locust Grove, Ingles grocery store, and various other small but important businesses and medical services.

Future developments include a 5,700 square foot Generation III Prototype QuikTrip travel center and a future South Campus of Piedmont-Henry Medical Center.



# In The Area



## Subject Property

1

**Downtown Locust Grove-** Planter's Walk Antique Mall, Strawn & Co Insurance, Lovin' Oven Pizzeria, Roberts Air Duct Service, Flourish Salon and Blow Dry Bar, Edge & Kimbell Law, Warren Holder Equipment, Moye's Pharmacy, Eagle's Landing Pharmacy, Locust Grove Recreation Center

2

**Tanger Outlets-** Nike, COACH, Old Navy, Gap, Forever 21, Charlotte Russe, Columbia, Under Armour, Brooks Brothers, Denny's Polo Ralph Lauren, Adidas, Michael Kors, Levi's, Banana Republic, Ann Taylor, SKECHERS, Kate Spade, Rue 21, Aeropostle, OshKosh B'Gosh, The Honey Baked Ham Company, Chico's, Lane Bryant, Famous Footwear, American Eagle, Loft, Lacoste

3

Ingles, Great Clips, Subway, Gezzo's West Coast Burrito, UPS Store, QC Nails Spa, Koji Japanese Steakhouse & Sushi Bar, Shane's Rib Shack, Marco's Pizza, Locust Grove Pediatrics, Circle K, Kangaroo Express

4

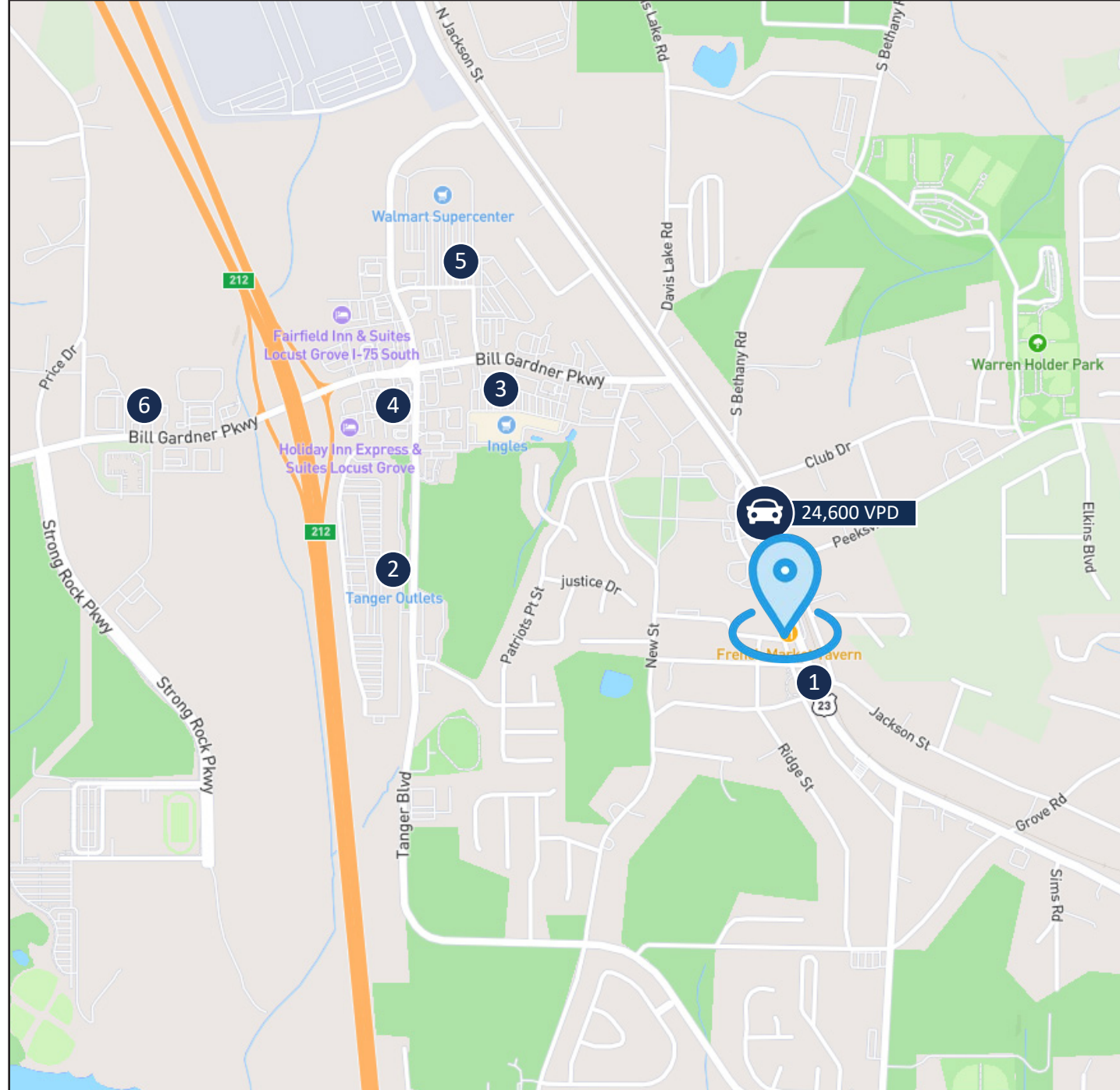
Ramada by Wyndham, Hampton Inn, Red Roof Inn, Holiday Inn Express, Executive Inn, Burger King, McDonalds, Rock N Roll Sushi, Taco Bell, Captain D's, Good Bowl, AutoZone Auto Parts

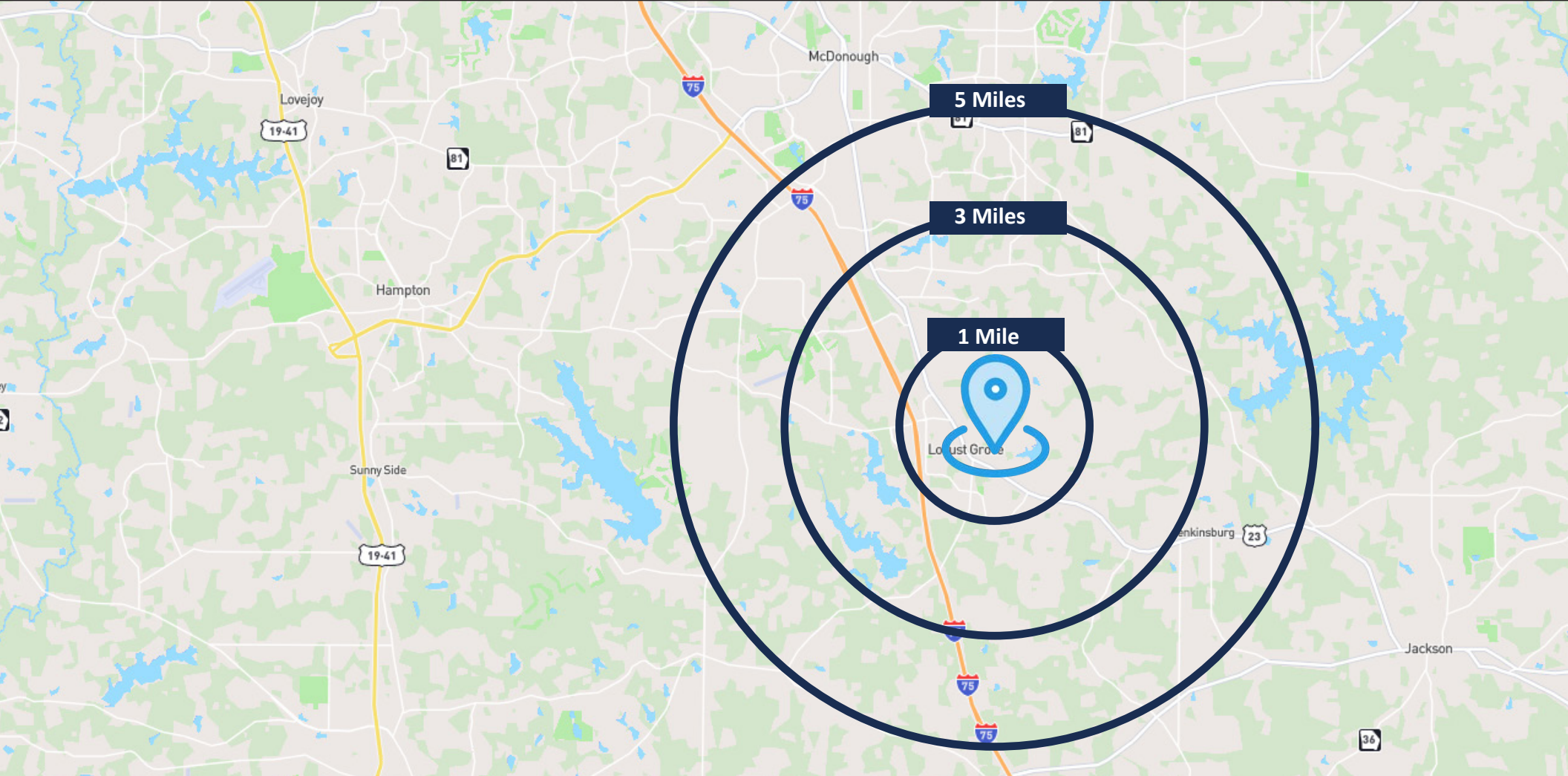
5

Walmart Supercenter, Express Oil Change & Tire, Moe's Southwest Grill, Steak & Shake, Gabino's Mexican Grill, Fairfield Inn & Suites, QuikTrip, Wendy's, Zaxby's, GameStop, American Deli, San Diego Mexican, Bojangles, Ameris Bank, Chase Bank

6

Super 8 by Windham, La Quinta Inn & Suites, Scottish Inns, Comfort Suites, Sun Down Lodge, Cavender's Horsetown South, Chick Fil A, Dairy Queen, Waffle House





2023 Demographics	1-Mile	3-Mile	5-Mile
Population	4,412	17,385	34,929
2023-2028 Annual Growth Rate	0.47%	2.88%	2.96%
Households	1,447	5,823	11,716
Avg. Household Income	\$70,475	\$85,738	\$92,570

Source: 2023 ESRI

# Broker Profiles



**BRICE BURNS**  
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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region.

Prior to joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.



**MICHAEL BULL, CCIM**  
Commercial Real Estate Advisor  
404-876-1640 x101  
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 7 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, [www.CREshow.com](http://www.CREshow.com).

# ABOUT BULL REALTY

## **MISSION:**

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **AMERICA'S COMMERCIAL REAL ESTATE SHOW:**

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business and \$1.9 billion annual transaction volume.

## **CONNECT WITH US:**

<https://www.bullrealty.com/>



26

YEARS IN  
BUSINESS



ATL  
HEADQUARTERED  
IN  
ATLANTA, GA



LICENSED IN  
8  
SOUTHEAST  
STATES

\$1.9

BILLION DOLLAR  
VOLUME FROM SALES  
AND LEASING  
TRANSACTIONS  
IN 2021



# Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and brokers Bang Realty and Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

**I. Confidential Information:**

Receiving Party will receive confidential information regarding property referred to as 3840 Highway 42, Locust Grove, GA 30248. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, tenants, lender, vendors, insurers, employees or customers of any business at the site.

**II. Acting as a Principal:**

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

**III. Governing Law**

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

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