

**BACONSFIELD SHOPPING CENTER
MULTI-TENANT RETAIL / OFFICE CENTER**

**610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211**



PROPERTY VIDEO: [HTTPS://YOUTU.BE/7FYRLGBAKIC](https://youtu.be/7FYRLGBAKIC)

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990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE

SALES PRICE: \$6,300,000
(SALE DOES NOT INCLUDE KROGER)

CAP RATE: 7%



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EBERHARDT & BARRY

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Revised 2/27/25

INVESTMENT SUMMARY

610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211



PRICE

\$6,300,000

(SALE DOES NOT INCLUDE KROGER)

CAP RATE

7%



OCCUPANCY

99%

NOI

\$437,362



PRICE SF

\$172.14

BUILDING SF

36,600SF

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PROPERTY OVERVIEW

610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211

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PROPERTY HIGHLIGHTS

- High traffic location - 44,100± AVG VPD (2023 GDOT)
- Located at high traffic, signalized intersections of North Avenue/Gray Highway/Nottingham Drive and North Avenue/Emery Highway
- Two major highways, Interstate 75 & Interstate 16
- 3 Miles from Piedmont Macon North Hospital
- 7 Miles from Piedmont Macon Hospital
- Located in North Macon less than a mile from Interstate 75, Exit 169
- Conveniently located to restaurants, shopping, financial institutions and lodging

SALES PRICE: \$6,300,000
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BUILDING INFORMATION

Building Size	36,600± SF Total - Two (2) Buildings Eleven (11) Units (Sale does not include Kroger)
	Building 1: 18,400± SF Total • Two (2) Units
	Building 2: 18,200± SF Total • Nine (9) Units
Lot Size	2.81 Acres
Parcel	R071-0317
Built	1986
Exterior	Masonry
Parking	Asphalt
Access	Two Ingresses/Egresses
Roof	Metal deck with modified bitumen
Zoning	C-4, Commercial
Rent Roll	Page 5
Income/Expense	Page 5



PHOTOS

610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211



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RENT ROLL INCOME/EXPENSE

610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211

TENANT	UNIT	UNIT	LEASE START DATE
WNB Factory	105	1,750	10/01/2016
El Sombrero Mexican	A	4,900	05/01/2022
VACANT	D	1,750	
Bibb County Sheriff's	E1	1,400	12/01/2023
Macon Tobacco &	E2	2,100	02/15/2022
1st Franklin Financial	F	2,100	07/01/2019
Art's Nails	H	1,400	05/01/2023
Hong Kong Express	I	1,400	01/01/2023
Little Caesars Pizza	J	1,400	02/17/2020
Biomat USA Macon	630-I	17,100	09/11/2014
Subway	630-K	1,295	07/01/2023

INCOME / EXPENSE (2024)	
INCOME	
Rental Income	\$650,693
GROSS INCOME	\$650,693
EXPENSES	
Security	\$32,020
Taxes	\$50,695
Insurance	\$21,140
Repairs & Maintenance	\$12,212
Cleaning & Maintenance	\$39,346
Utilities	30,481
Management	\$27,437
TOTAL EXPENSES	<u>\$213,331</u>
NET OPERATING INCOME	\$437,362

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GRIFOLS BIOMAT USA

GRIFOLS Biomat USA is a leading global healthcare company that develops plasma medicines, treating patients with chronic, rare and sometimes very serious diseases, enabling millions of patients around the world to lead more productive lives.

There are more than 400 plasma donation centers spanning the US, Canada, Europe and Egypt employing more than 23,000 employees.



1ST FRANKLIN FINANCIAL

1st Franklin Financial provides short-term and long-term installment loans with payment plans tailored to each customer's need.

Family run business for over 80 years.

More than 360 locations across the Southeast.



WNB FACTORY

WNB Factory was founded in 1997 by two friends, Troy Pyo and Shin Kang, serving wings, burgers, fried rice, cheesesteaks and many other quality selections.

WNB Factory has 94 locations all around Georgia, Alabama, Virginia, Texas and Ohio, franchise-owned.



LITTLE CAESARS®

Little Caesars® is an American multinational chain of pizza restaurants founded in 1959. Little Caesars® is the third largest pizza chain by total sales in the U.S.

Little Caesars® has 4,035 restaurants in the United States. These restaurants are located in 52 states and 2,273 cities, franchise-owned.

SITE PLAN

610/630 NORTH AVENUE
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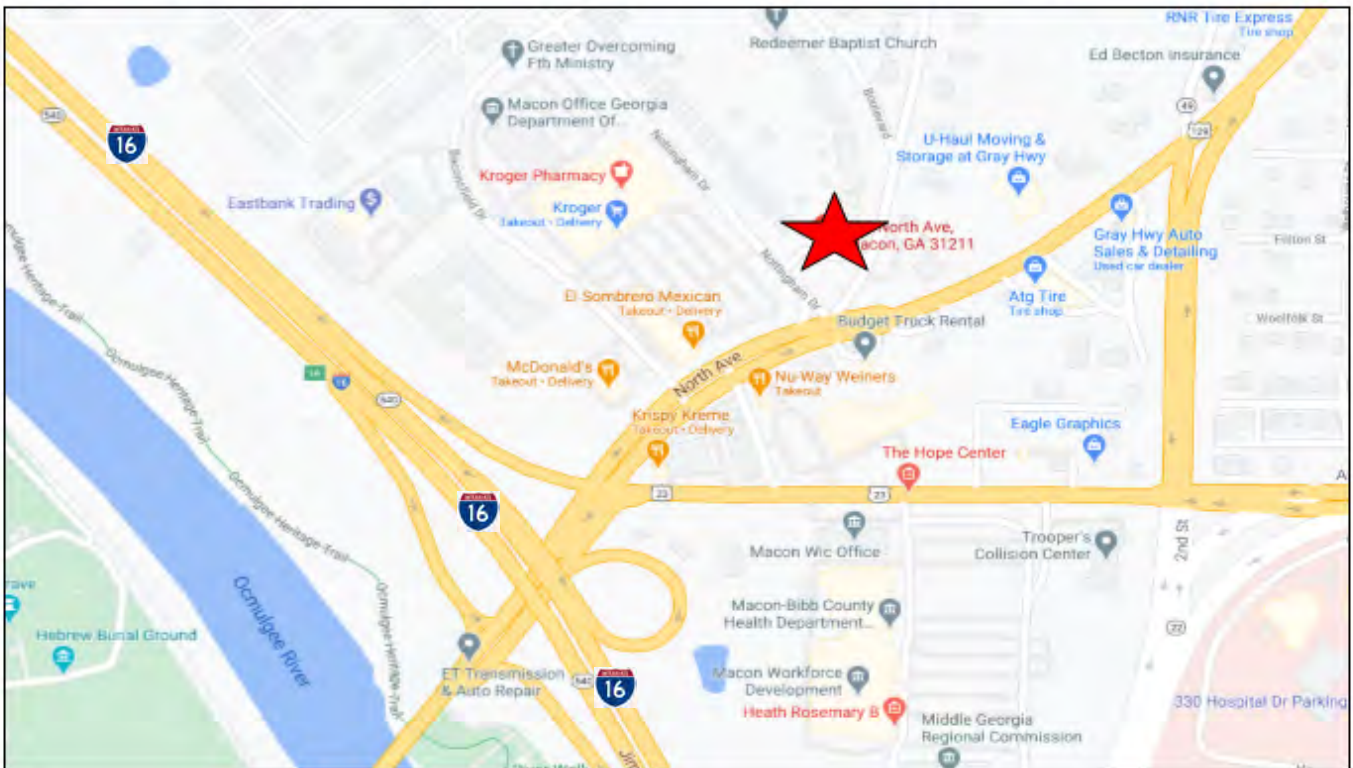
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Here's why we Macon

Macon is ...

Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum.

The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation!

Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon – and growing!

Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

F U N F A C T S

Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

Business & Industry

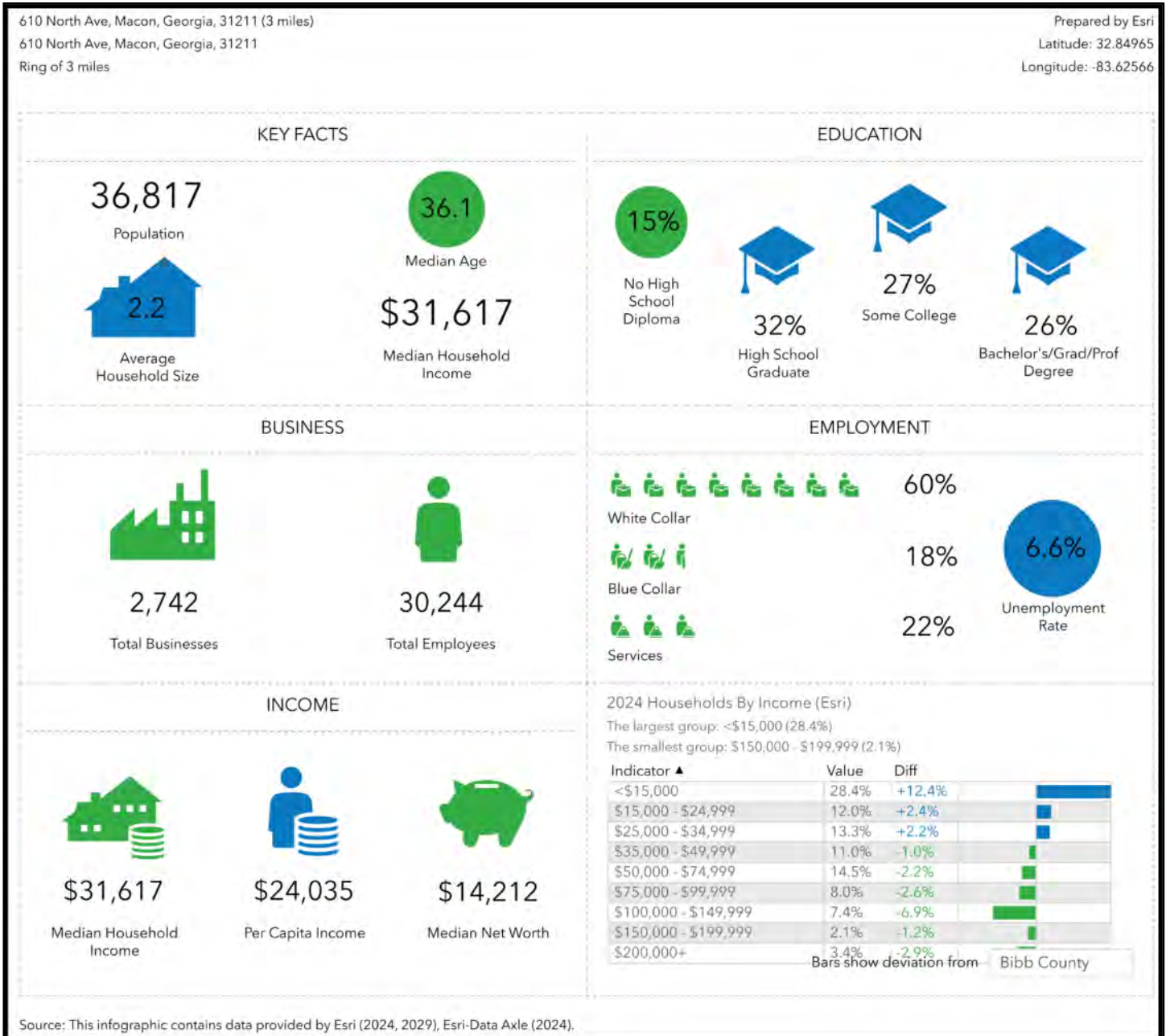
More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.



DEMOGRAPHICS - 3 MILE



DEMOGRAPHICS - 5 MILE

610 North Ave, Macon, Georgia, 31211 (5 miles)
610 North Ave, Macon, Georgia, 31211
Ring of 5 miles

Prepared by Esri
Latitude: 32.84965
Longitude: -83.62566

KEY FACTS

80,473

Population



Average Household Size

37.0

Median Age

\$37,620

Median Household Income

EDUCATION

15%

No High School Diploma



36%

High School Graduate



27%

Some College



22%

Bachelor's/Grad/Prof Degree

BUSINESS



4,242

Total Businesses



44,784

Total Employees

EMPLOYMENT



White Collar

58%



Blue Collar

23%



Services

20%



Unemployment Rate

INCOME



\$37,620

Median Household Income



\$24,862

Per Capita Income



\$22,000

Median Net Worth

2024 Households By Income (Esri)

The largest group: <\$15,000 (23.7%)

The smallest group: \$150,000 - \$199,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	23.7%	+7.7%	
\$15,000 - \$24,999	11.3%	+1.7%	
\$25,000 - \$34,999	12.4%	+1.3%	
\$35,000 - \$49,999	12.1%	+0.1%	
\$50,000 - \$74,999	16.9%	+0.2%	
\$75,000 - \$99,999	9.0%	-1.6%	
\$100,000 - \$149,999	8.8%	-5.5%	
\$150,000 - \$199,999	2.4%	-0.9%	
\$200,000+	3.5%	-2.8%	

Bars show deviation from Bibb County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).