



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR SALE



Pinetree Center

2551 E Pinetree Blvd.
Thomasville, GA 31792

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EXECUTIVE SUMMARY

PINETREE CENTER

2551 E PINETREE BLVD, THOMASVILLE, GA 31792



OFFERING SUMMARY

Sale Price:	\$4,750,000.00
Cap Rate:	8.5%
Lot Size:	10.96 Acres
Building Size:	74,772 SF
Zoning:	Commercial
APN:	010-001006

PROPERTY OVERVIEW

Pinetree Center is a popular shopping Center anchored by Ollie's Bargain Outlet. Cotenants include Chicken Salad Chick, the USDA, and Cici's Pizza to name a few. There are three vacancies that make this a nice value add proposition for a new Owner. Excellent visibility with 718 feet of frontage on Pinetree Blvd. and plenty of parking with 465 parking spaces. Traffic counts are 13,600 AADT just north of the property, 17,500 AADT at Remington Ave. and E Pinetree Blvd., and 12,300 AADT just south of the property.

LOCATION OVERVIEW

Pinetree Center is located at the intersection of Remington Ave. and E Pinetree Blvd. The center has easy access to US HWY 19 and US HWY 319. Nearby retailers include TJ Maxx, Belk's, ACE Hardware, Popeye's Chicken, Burger King, Arby's, Gateway Cinemas 7, Dunkin Donuts, and many more.

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RETAILER MAP

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ADDITIONAL PHOTOS

PINETREE CENTER

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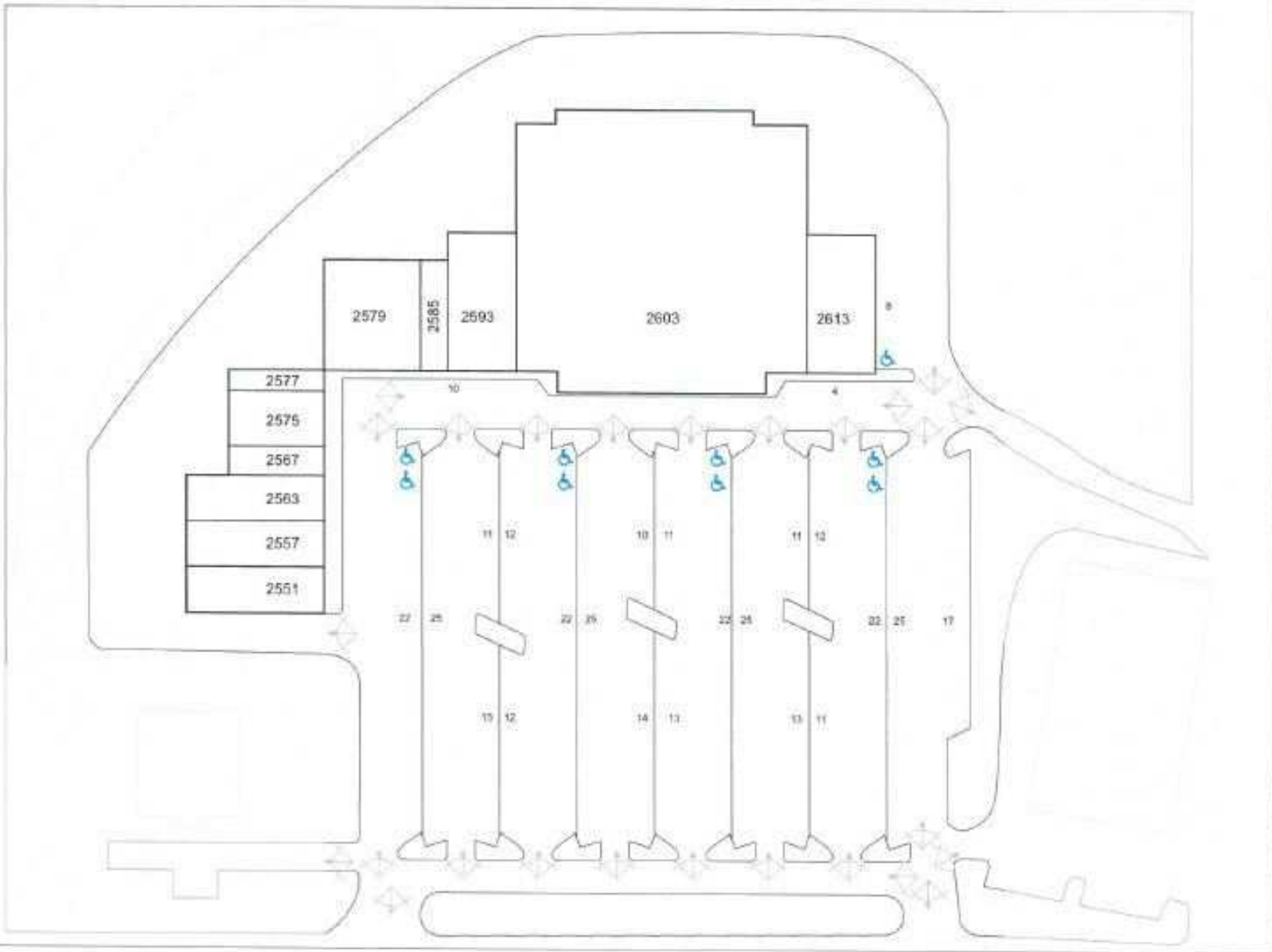




SITE MAP

PINETREE CENTER

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PARCEL MAP

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**PINETREE CENTER
CASH FLOW ANALYSIS - CASH FLOW ANALYSIS**

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PURCHASE INFORMATION		*
PURCHASE PRICE	\$4,735,765	*
DOWNPAYMENT (20%)	\$947,153	*
AMOUNT OF LOAN	\$3,788,612	*
INTEREST RATE 6.5%	0.54%	*
NUMBER OF PAYMENTS	240	*
AMOUNT OF PAYMENT	\$28,247	

Suite	Tenant	Annual Rent	Square Feet	\$ PSF
2551	Chicken Salad Chick	\$ 68,200.08	3,333	\$ 20.46
2557	U S Dept of Agriculture	\$ 73,536.00	3,200	\$ 22.98
2563	VACANT	\$ -	3,333	\$ -
2567	Frazier Testing Center	\$ 16,800.00	1,400	\$ 12.00
2575	Zaan Thomasville LLC	\$ 30,710.52	2,800	\$ 10.97
2577	Nail Designs	\$ 12,000.00	1,050	\$ 11.43
2579	CiCi's Pizza	\$ 39,996.00	5,600	\$ 7.14
2585	VACANT	\$ -	1,500	\$ -
2593	VACANT	\$ -	5,000	\$ -
2603	Ollie's Bargain Market	\$ 187,500.00	42,323	\$ 4.43
2613	Melissa Smith's (dba Racks)	\$ 49,200.00	5,000	\$ 9.84
	CAM Reimbursement	\$ 27,549.24		
	(11129.04+7980.00+8440.20)			
		\$ 505,491.84	74,539	

***** *

YEAR	1
GROSS POTENTIAL INCOME	\$ 505,491.84
less Vacancy	\$ 11,637.40
EFFECTIVE GROSS INCOME	\$ 493,854.44
EXPENSES	
MANAGEMENT Fee	\$ 25,274.59
ROOF REPAIRS	\$ 1,500.00
UTILITIES	\$ 15,000.00
INSURANCE	\$ 13,635.60
MAINTENANCE EXPENSES	\$ 12,600.00
LANDSCAPING	\$ 7,500.00
2024 REAL ESTATE TAXES	\$ 15,804.22
TOTAL EXPENSES	\$ 91,314.41
NET OPERATING INCOME	\$ 402,540.03
LOAN AMOUNT	\$3,788,612
PRINCIPAL	\$ 92,702.70
INTEREST	\$ 246,259.78
-TOTAL PAYMENT	\$338,962
BALANCE	\$3,695,909
=BTCF	\$63,578
DEBT COVERAGE RATIO	1.19
CASH-ON-CASH	6.71%
EQUITY BUILDUP & CASH RETURN	16.50%

Vacany Loss at 2.5%

Mgmt Fee Budgeted As 5% Of Collections(\$.44/sf)

Roof Maintenance

Common Area Utilities Budgeted As \$.20/sf

Insurance Budget

Maintenance Budget

Landscaping Budget

Real Estate Tax Budget

Total Operating Expenses Are Budget

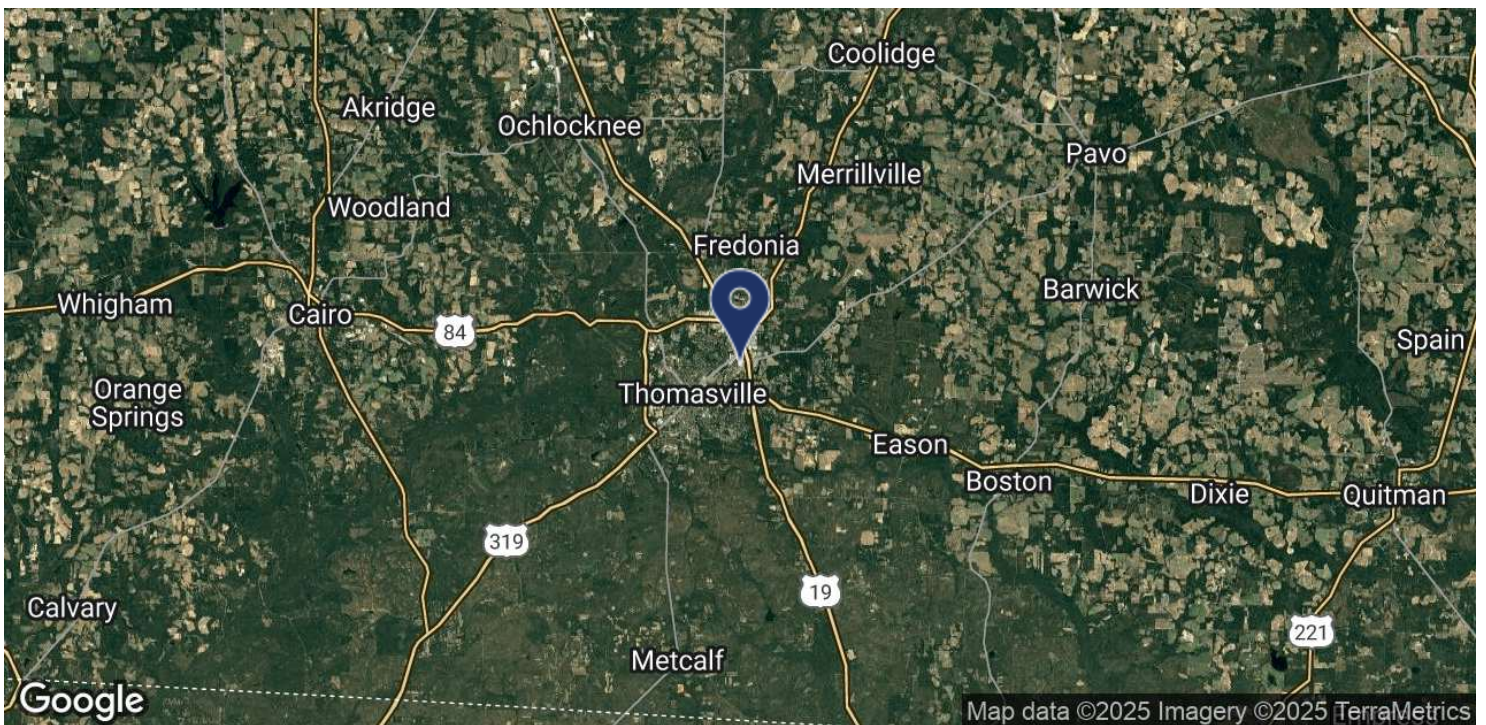
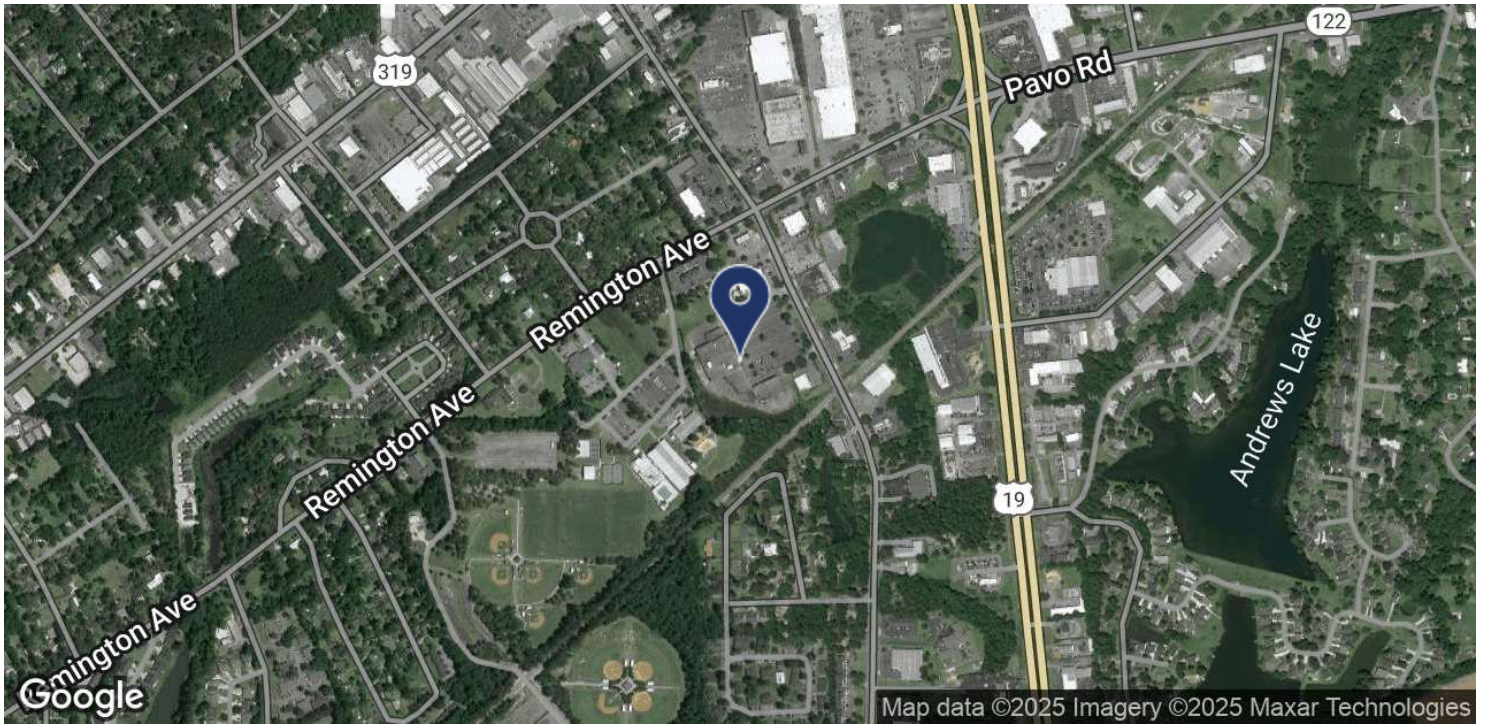
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LOCATION MAP

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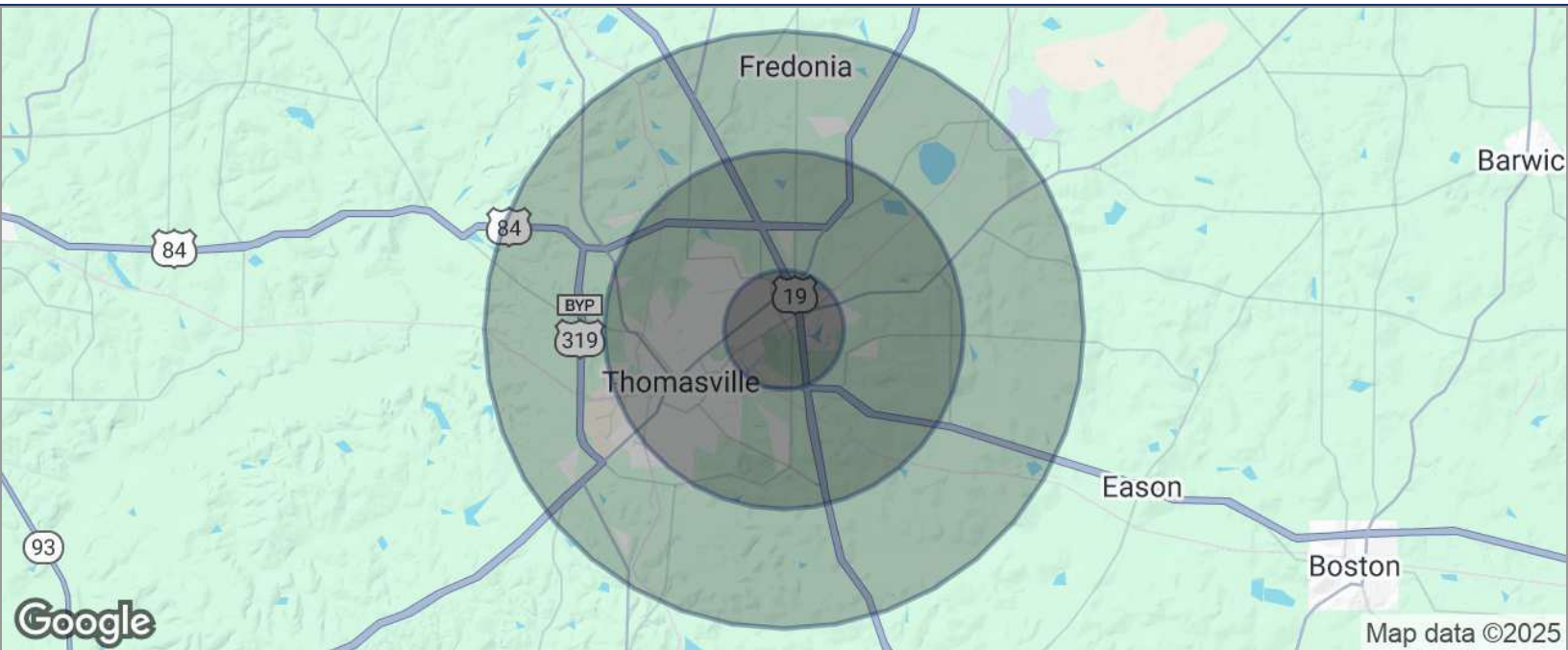




DEMOGRAPHICS MAP

PINETREE CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,685	12,620	19,430
MEDIAN AGE	36.1	39.3	38.7
MEDIAN AGE (MALE)	32.1	36.3	37.1
MEDIAN AGE (FEMALE)	38.0	41.8	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,121	5,279	8,024
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$53,115	\$57,574	\$55,482
AVERAGE HOUSE VALUE	\$162,926	\$194,945	\$196,920

* Demographic data derived from 2020 ACS - US Census

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