

Business For Sale

Shark's Fish & Chicken Chicago Style



**196 Roberson Mill Road
Milledgeville, Baldwin County, Georgia 31061**

CONTACT:

**THOMAS RHODES
EXCLUSIVE AGENT
trhodes@cbcworldwide.com
Office: (478) 746-8171
Cell: (706) 615-5233**

**SALES PRICE: \$60,000
(BUSINESS ONLY)**

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
(478) 746-8171**

Created 12/13/19



PROPERTY OVERVIEW

196 Roberson Mill Road
Milledgeville, Baldwin County, Georgia 31061

HIGHLIGHTS

- Corner location at signalized intersection
- Average Daily Traffic Count: 20,100 VPD
- Profitable operating business
- Franchise Fee (Paid)
- Fully equipped and furnished
- Lease rate is \$1,100 per month
- Lease expires 2022

FINANCIALS

- Average Monthly Gross Income: \$23,000 - \$28,000
- Average Monthly Expenses: \$17,800 - \$19,000
- Average Monthly NOI: \$ 5,800 - \$ 7,500
- Average Annual NOI: \$69,000 - \$90,000

SUMMARY

Shark's Fish & Chicken menu includes catfish, ocean perch, tilapia, grouper, chicken legs, gizzards, livers, oyster, catfish nuggets, flounder, shrimp, chicken tenders, chicken wings, chicken nuggets, salads, sandwiches and desserts. With the combination dinner patrons have the option of mixing any two items of their choice. All combo dinners are served with fries, cole slaw, hush puppies and a drink.

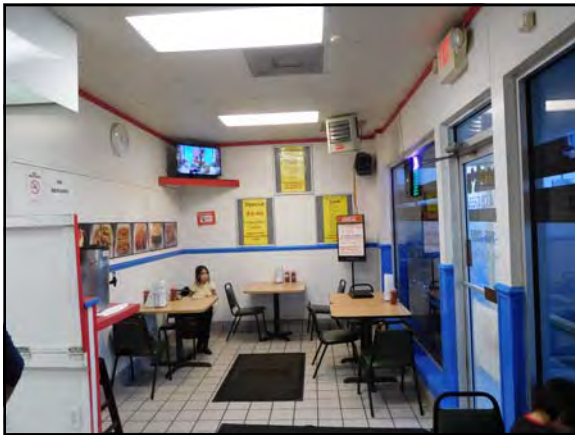
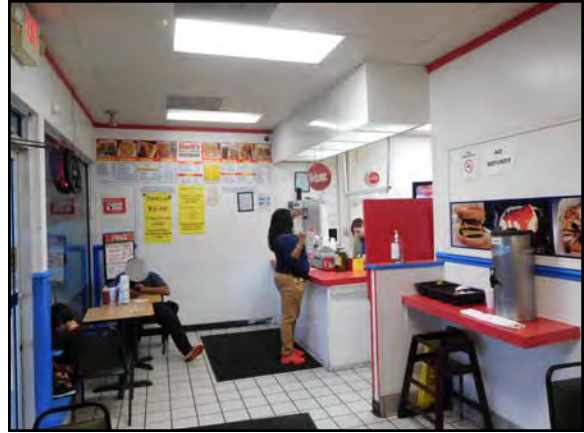
Shark's is a restaurant and not a fast food establishment. Nothing is pre-made. Everything is cooked fresh, and the kitchen is situated so that customers can see for themselves how their food is being prepared.

SALES PRICE: \$60,000
(Business Only - Does not include building & land)



PHOTOS

196 Roberson Mill Road
Milledgeville, Baldwin County, Georgia 31061

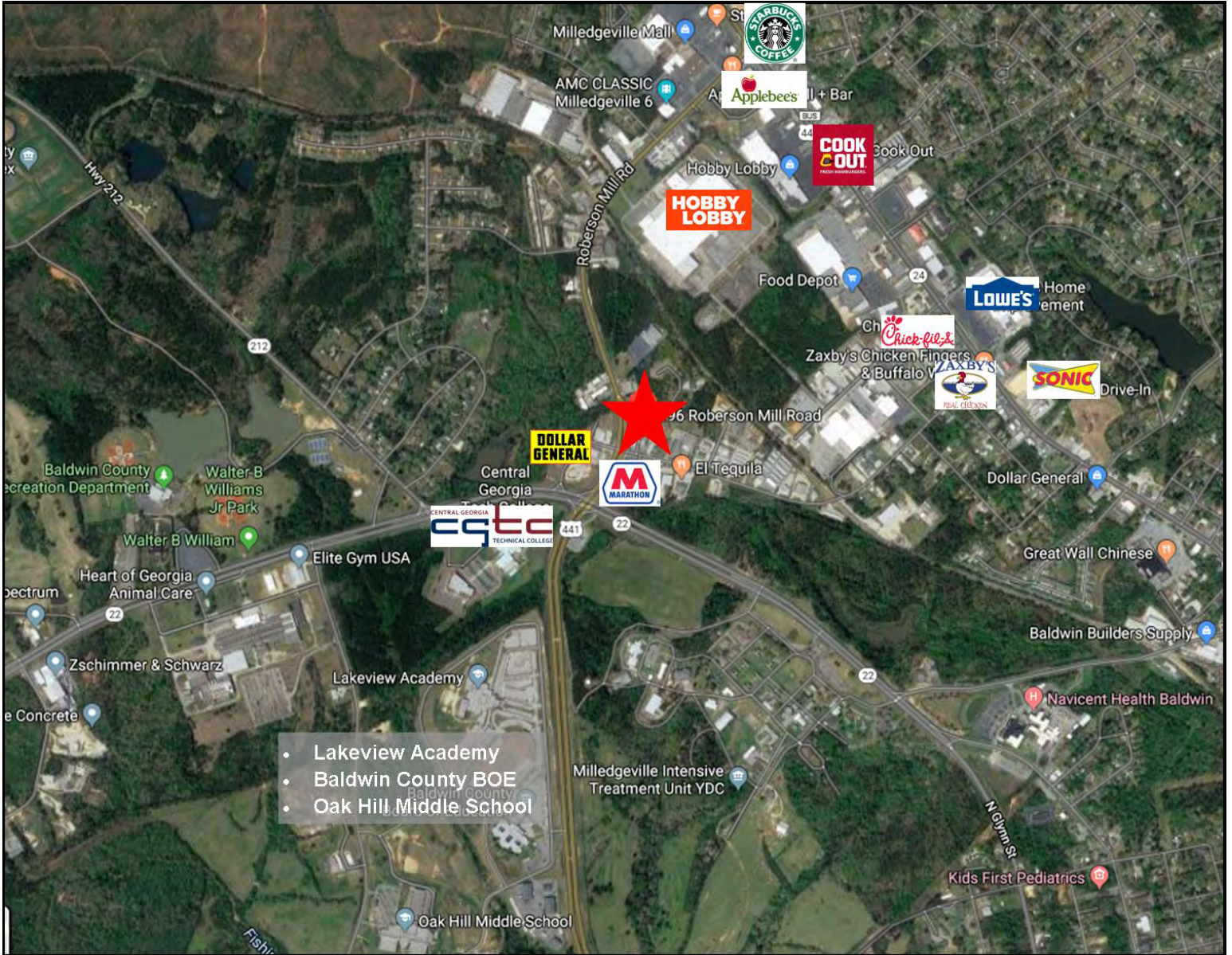


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AERIAL MAP

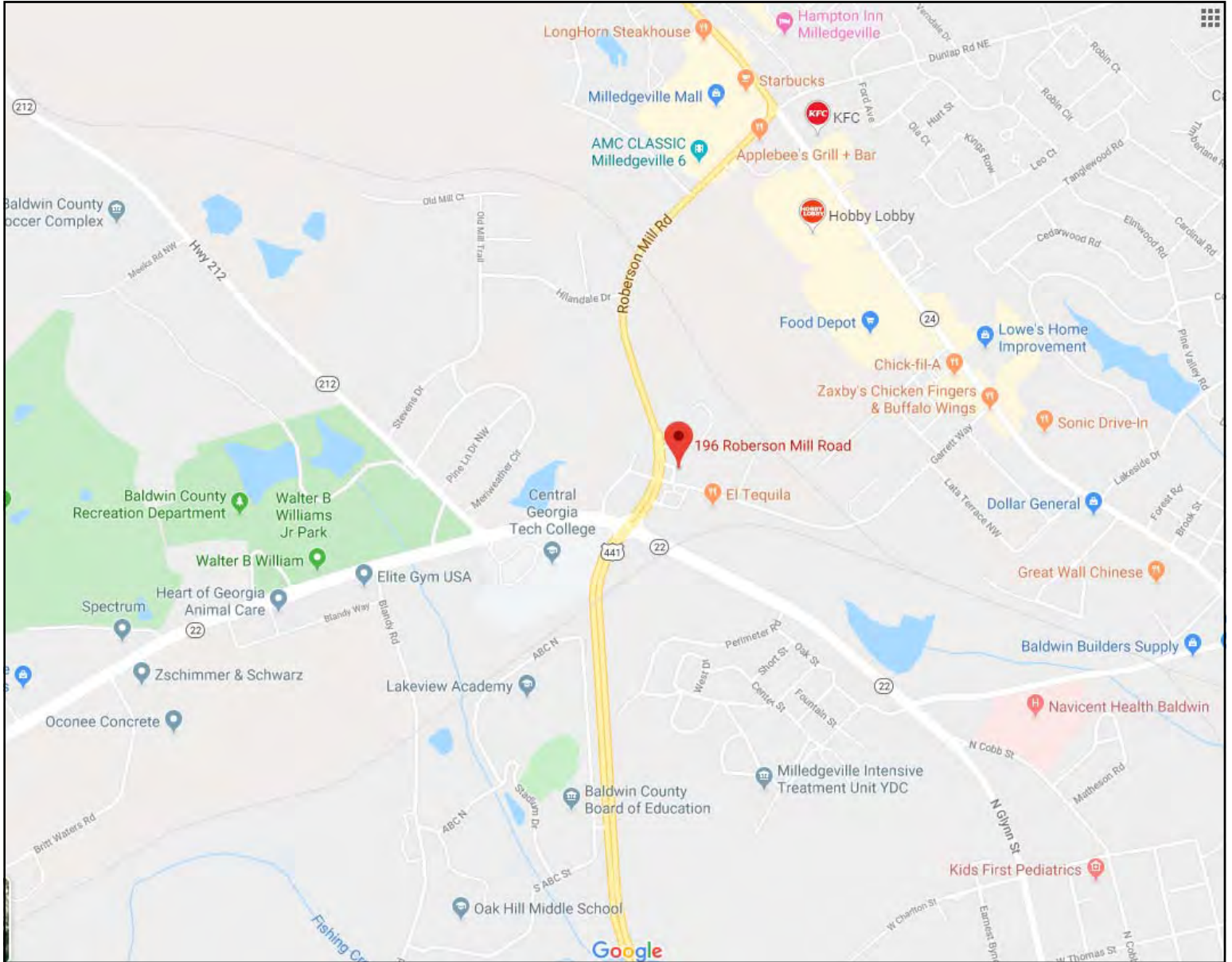
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LOCATION MAP

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DEMOGRAPHICS - BALDWIN COUNTY

196 Roberson Mill Road
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KEY FACTS

46,762
Population



2.5
Average Household Size

35.7
Median Age

\$41,886
Median Household Income

Median Household Income

EDUCATION

17%
No High School Diploma



37%
High School Graduate



26%
Some College



21%
Bachelor's/Grad/Prof Degree

BUSINESS



1,551
Total Businesses

Total Businesses



18,631
Total Employees

Total Employees

EMPLOYMENT



White Collar

54%



Blue Collar

22%



Services

24%

6.5%
Unemployment Rate

Unemployment Rate

INCOME



\$41,886
Median Household Income

Median Household Income



\$21,172
Per Capita Income

Per Capita Income



\$34,100
Median Net Worth

Median Net Worth

Households By Income

The largest group: <\$15,000 (19.4%)

The smallest group: \$200,000+ (1.7%)

Indicator	Value	Difference
<\$15,000	19.4%	0
\$15,000 - \$24,999	12.7%	0
\$25,000 - \$34,999	10.4%	0
\$35,000 - \$49,999	13.9%	0
\$50,000 - \$74,999	16.8%	0
\$75,000 - \$99,999	11.6%	0
\$100,000 - \$149,999	9.5%	0
\$150,000 - \$199,999	4.0%	0
\$200,000+	1.7%	0

Bars show deviation from Baldwin County