



INVESTMENT OPPORTUNITY

MULTI-TENANT RETAIL/OFFICE CENTER
12,000± SQ FT • 1.12± ACRE CORNER LOT



938 West Church Street (Highway 53)
Jasper, Pickens County, Georgia 30143

SALES PRICE: \$1,100,000 • CAP RATE: 8.5%

CBCMACON.COM

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 **COLDWELL
BANKER
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EBERHARDT & BARRY

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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Revised 6/23/20



PROPERTY OVERVIEW

938 West Church Street
Jasper, Pickens County, Georgia 30143

LOCATION:	Subject property located adjacent to Dollar General and large Medical Arts facility; across from large Christian Church.
BUILDING INFORMATION:	12,000± SF Multi-Tenant Retail Center <ul style="list-style-type: none">• Suite: 101: 1,445± SF• Suite 101A: 1,300± SF• Suite 102: 1,400± SF• Suite 102A: 1,400± SF• Suite 103: 2,650± SF• Suite 104: 3,375± SF
YEAR BUILT:	<ul style="list-style-type: none">• 1973; renovated in 2008.• Property is in very good condition.
AVERAGE DAILY TRAFFIC COUNT:	13,500 Vehicles Per Day
RENT ROLL:	See Page 3.
LEASE HIGHLIGHTS:	See Page 4-6
INCOME/EXPENSE:	See Page 7
ACREAGE:	<ul style="list-style-type: none">• 1.12± Acres; corner lot• Two curb cuts• 233' frontage; 200' plus depth
WALL HEIGHT:	12'
EXTERIOR WALL:	Brick / Stucco / Metal
ROOF:	Galvanized metal with T.P.O. membrane
FOUNDATION:	Concrete
FLOORING:	Carpet/Vinyl/Ceramic tile
HVAC:	Central heat & air conditioning
PARKING:	60 Asphalt paved parking spaces
UTILITIES:	All public utilities available to the site.
PROPERTY TAX BILL:	\$10,042.29 (2019)



RENT ROLL

938 West Church Street
Jasper, Pickens County, Georgia 30143

TENANT NAME	UNIT NUMBER	UNIT SIZE	LEASE START	LEASE END	ANNUAL RENT
Sandwich On The Run	101	1,445	01/01/2020	12/31/2025	\$17,328
Sunsations Boutique & Tanning	101A	1,300	09/01/2019	08/31/2023	\$10,205
Country Financial	102	1,400	06/01/2015	06/30/2021	\$12,082
Dominican Barber Shop	102A	1,400	09/01/2019	08/31/2024	\$11,395
Intune Entertainment	103	2,650	04/01/2020	03/31/2030	\$5,996
Jasper Dental	104	3,375	07/01/2014	06/30/2024	\$74,184



LEASE HIGHLIGHTS:

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SUITE 101	Sandwich On The Run (1,445± SF)
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Lessee
TERM:	<ul style="list-style-type: none">01/01/20 - 12/31/25No renewal options
RENT:	1st Six Months - \$1,150 Per Month Next 54 Months - \$1,444 Per Month
LANDLORD RESPONSIBILITIES:	<ul style="list-style-type: none">Maintenance of exterior and structural partsLighting, landscaping, janitorial and pest control of common areas
TENANT RESPONSIBILITIES:	<ul style="list-style-type: none">Tenant ImprovementsSign on marquee sign bandUtilities including replacing light bulbs & fixtures. All fees or charges related to plumbing, sewage or electrical service.JanitorialPest ControlAll interior (non-structural) maintenance & repairMaintenance of HVAC, repair & replacement after one year
TAXES:	Paid by Landlord

SUITE 101A	Sunsations Boutique & Tanning (1,300± SF)
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Lessee
TERM:	<ul style="list-style-type: none">09/01/19 - 08/31/23No renewal options
RENT:	Year 1: \$800 Per Month Year 2 - 4: \$850 Per Month
LANDLORD RESPONSIBILITIES:	<ul style="list-style-type: none">Maintenance of exterior and structural partsLighting, landscaping, janitorial and pest control of common areas
TENANT RESPONSIBILITIES:	<ul style="list-style-type: none">Tenant ImprovementsSign on marquee sign bandUtilities including replacing light bulbs & fixtures. All fees or charges related to plumbing, sewage or electrical service.JanitorialPest ControlAll interior (non-structural) maintenance & repairMaintenance of HVAC, repair & replacement after one year
TAXES:	Paid by Landlord



LEASE HIGHLIGHTS:

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SUITE 102	Country Financial (1,400± SF)
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Lessee
TERM:	<ul style="list-style-type: none"> • 06/01/15 - 06/30/21 • No renewal options
RENT:	\$1,006.87 Per Month
LANDLORD RESPONSIBILITIES:	<ul style="list-style-type: none"> • Maintenance of exterior and structural parts • Lighting, landscaping, janitorial and pest control of common areas
TENANT RESPONSIBILITIES:	<ul style="list-style-type: none"> • Tenant Improvements • Sign on marquee sign band • Utilities including replacing light bulbs & fixtures. All fees or charges related to plumbing, sewage or electrical service. • Janitorial • Pest Control • All interior (non-structural) maintenance & repair • Maintenance of HVAC, repair & replacement after one year
TAXES:	Paid by Landlord

SUITE 102A	Dominican Barber Shop (1,400± SF)
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Lessee
TERM:	<ul style="list-style-type: none"> • 09/01/19 - 08/31/24 • No renewal options
RENT:	<ul style="list-style-type: none"> • Year 1: \$850 Per Month • Year 2: \$900 Per Month • Year 3: \$950 Per Month • Year 4: \$1,000 Per Month • Year 5: \$1,050 Per Month
LANDLORD RESPONSIBILITIES:	<ul style="list-style-type: none"> • Maintenance of exterior and structural parts • Lighting, landscaping, janitorial and pest control of common areas
TENANT RESPONSIBILITIES:	<ul style="list-style-type: none"> • Tenant Improvements • Sign on marquee sign band • Utilities including replacing light bulbs & fixtures. All fees or charges related to plumbing, sewage or electrical service. • Janitorial • Pest Control • All interior (non-structural) maintenance & repair • Maintenance of HVAC, repair & replacement after one year
TAXES:	Paid by Landlord



LEASE HIGHLIGHTS:

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SUITE 103	Intune Entertainment (2,650± SF)
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Lessee
TERM:	<ul style="list-style-type: none"> • 04/01/20 - 03/31/30 • No renewal options
RENT:	\$500 Per Month
LANDLORD RESPONSIBILITIES:	<ul style="list-style-type: none"> • Maintenance of exterior and structural parts • Lighting, landscaping, janitorial and pest control of common areas
TENANT RESPONSIBILITIES:	<ul style="list-style-type: none"> • Tenant Improvements • Sign on marquee sign band • Utilities including replacing light bulbs & fixtures. All fees or charges related to plumbing, sewage or electrical service. • Janitorial • Pest Control • All interior (non-structural) maintenance & repair • Maintenance of HVAC, repair & replacement after one year
TAXES:	Paid by Landlord

SUITE 104	Jasper Dental (3,375± SF) 10 Operatories
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Lessee
TERM:	<ul style="list-style-type: none"> • 07/01/14 - 06/30/24 • No renewal options
RENT:	\$6,182 Per Month
LANDLORD RESPONSIBILITIES:	<ul style="list-style-type: none"> • Maintenance of exterior and structural parts • Lighting, landscaping, janitorial and pest control of common areas
TENANT RESPONSIBILITIES:	<ul style="list-style-type: none"> • Tenant Improvements • Sign on marquee sign band • Utilities including replacing light bulbs & fixtures. All fees or charges related to plumbing, sewage or electrical service. • Janitorial • Pest Control • All interior (non-structural) maintenance & repair • Maintenance of HVAC, repair & replacement after one year
TAXES:	Paid by Landlord

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PROFORMA INCOME & EXPENSE

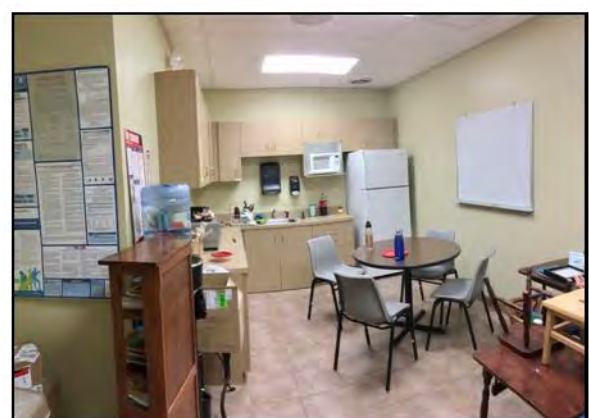
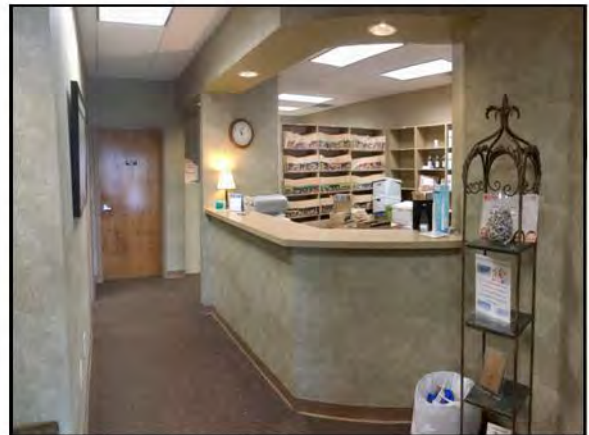
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INCOME	
Projected Rental Income	\$131,190
GROSS PROJECTED INCOME	\$131,190
EXPENSES	
Property & Casualty Insurance	\$7,800
Reimbursement to Tenants	1,900
Repairs & Maintenance	10,000
Property Taxes (2020)	10,042
Utilities	8,000
TOTAL ESTIMATED EXPENSES	<u>\$37,742</u>
PROJECTED NET OPERATING INCOME	\$93,448



PHOTOS (Jasper Dental)

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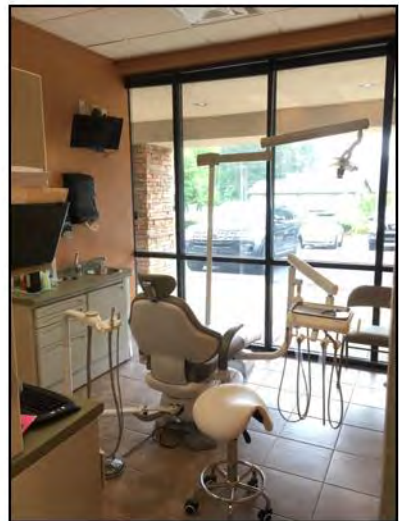
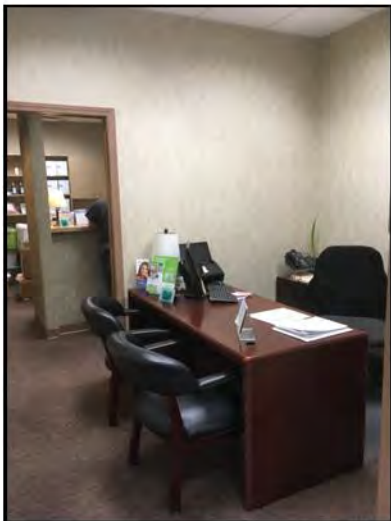
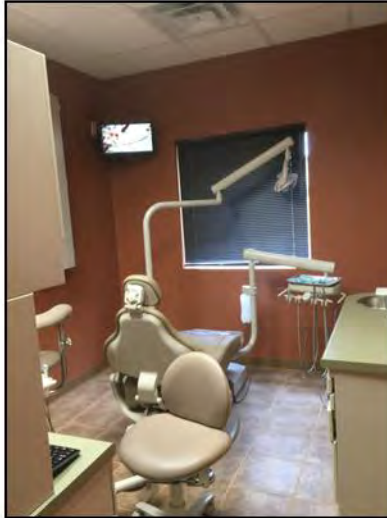
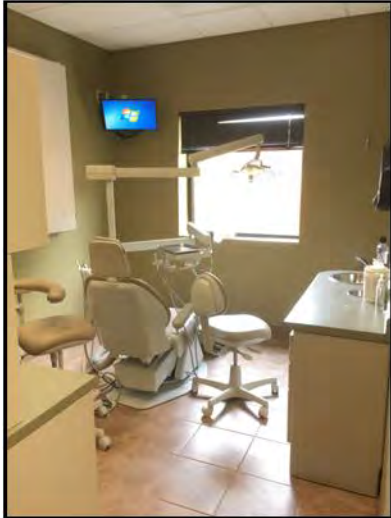


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PHOTOS (Jasper Dental)

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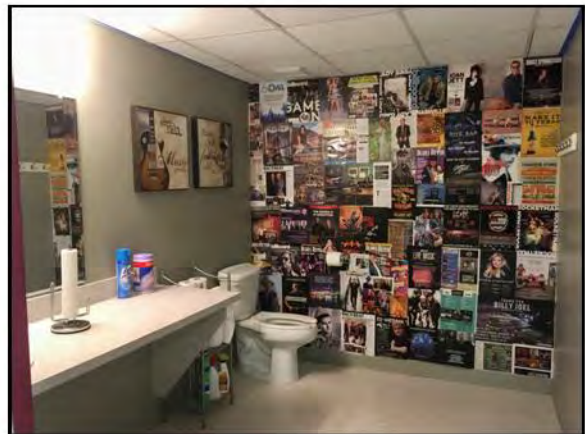
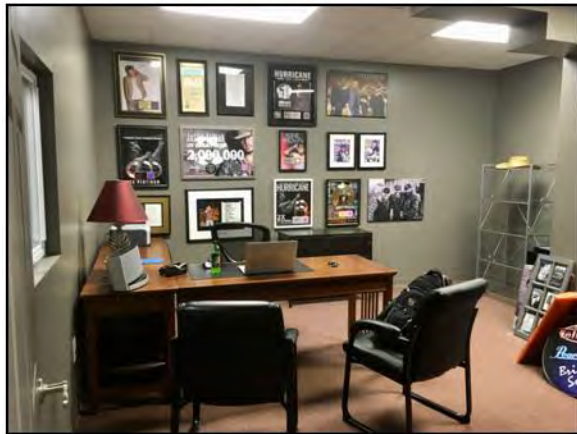


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PHOTOS (Intune Entertainment)

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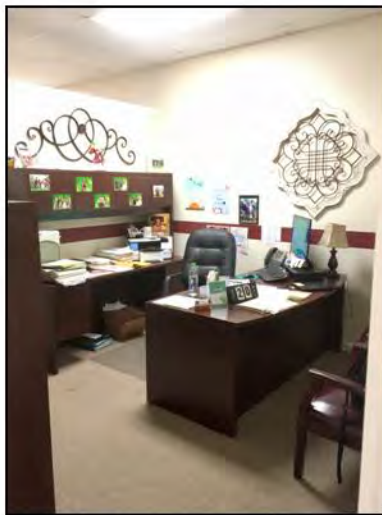
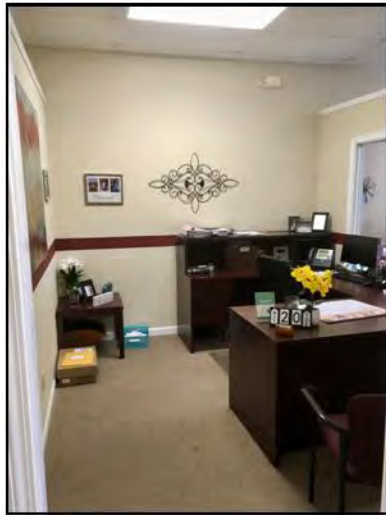
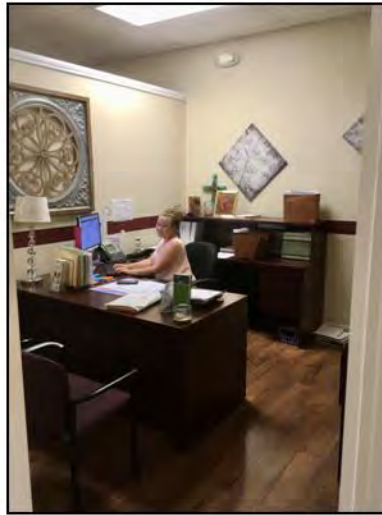
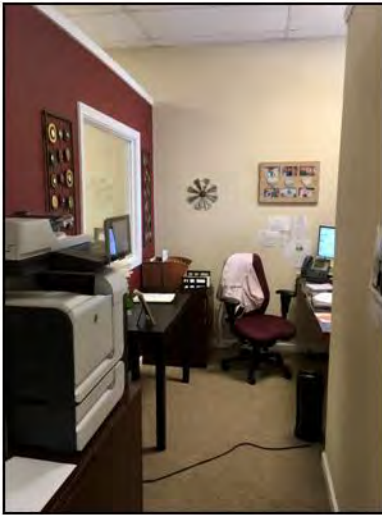
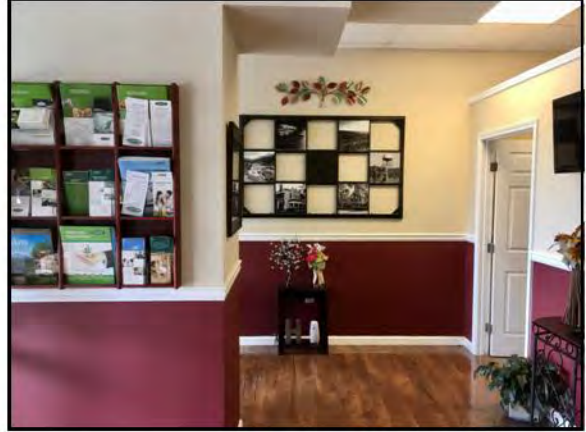


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PHOTOS (Country Financial)

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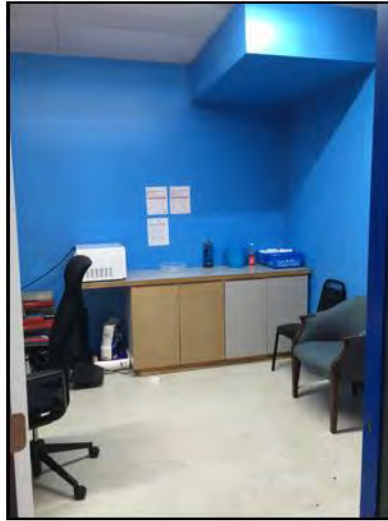
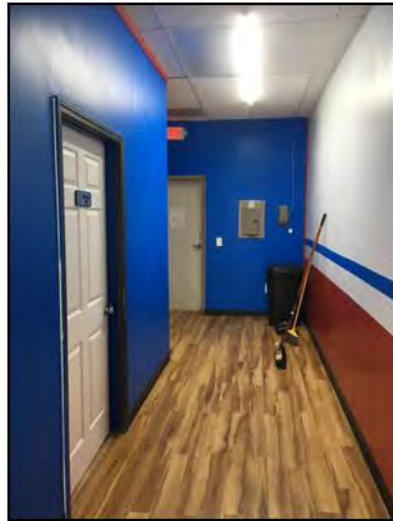


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PHOTOS (Dominican Barber Shop)

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PHOTOS (Sunsations Boutique & Tanning)

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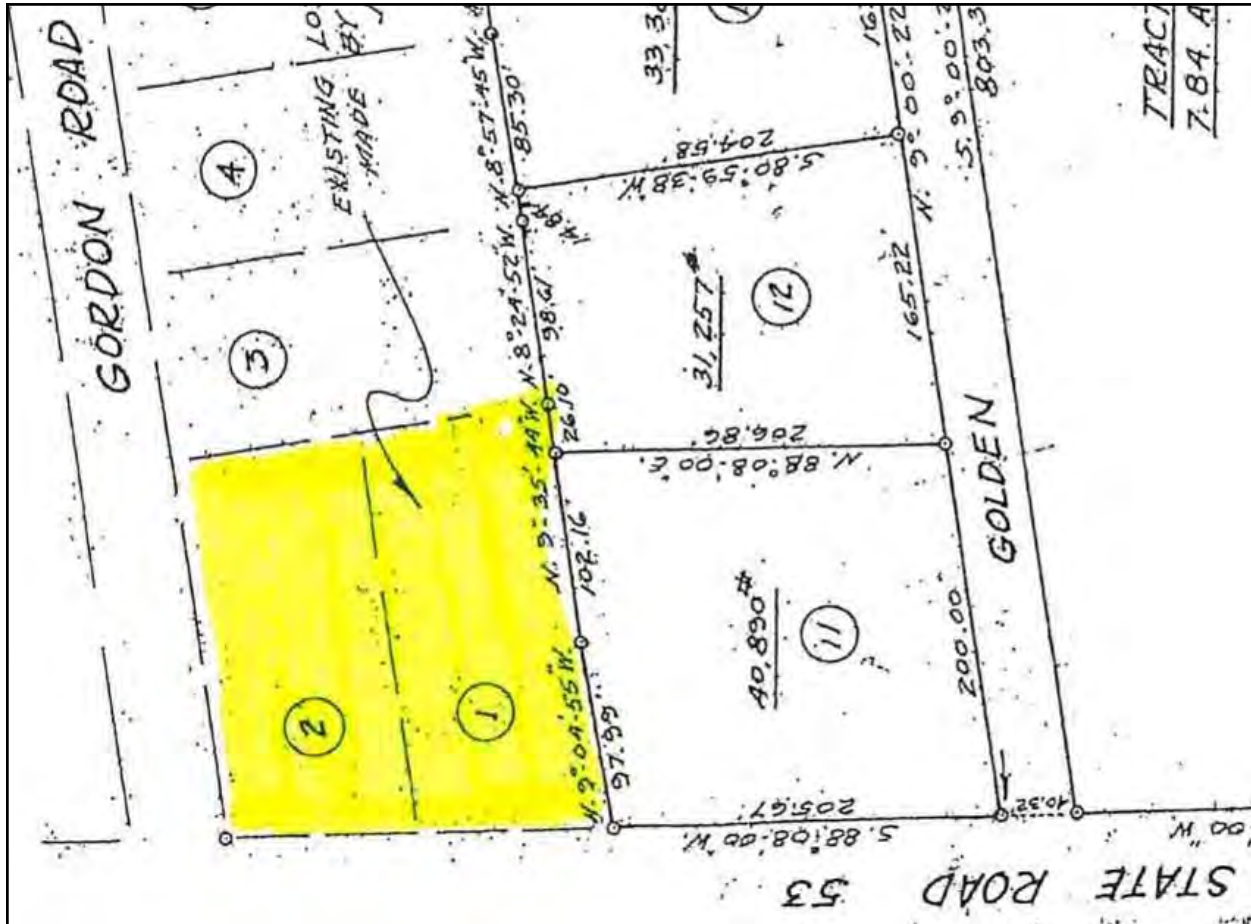


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PLAT

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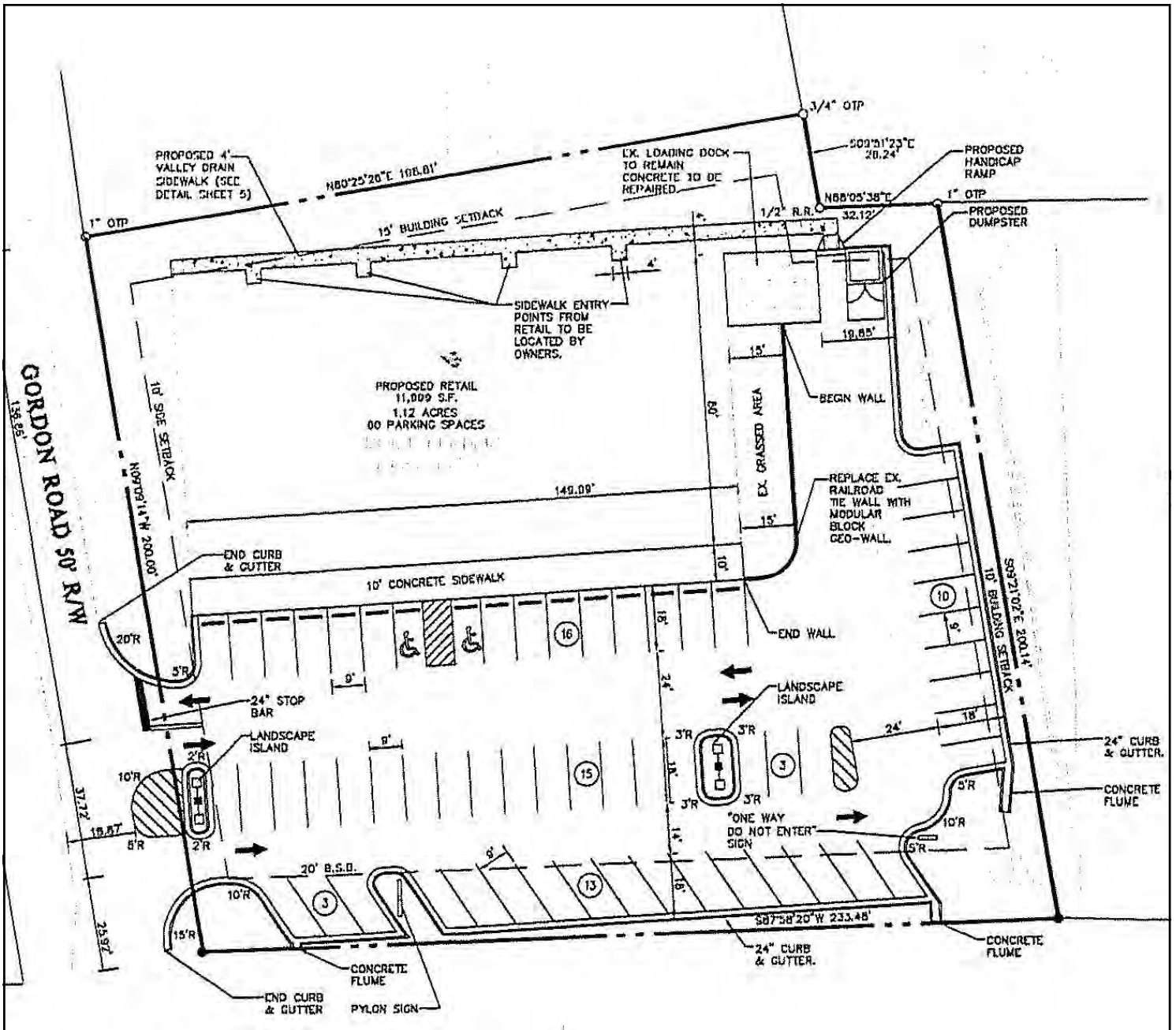


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SITE PLAN

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AERIAL PARCEL MAP

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MAPS

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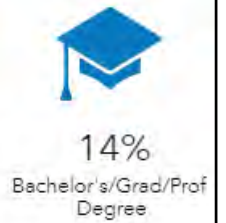
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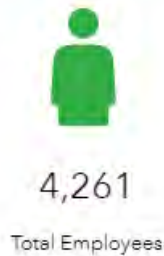
DEMOGRAPHICS - ONE MILE

938 West Church Street
Jasper, Pickens County, Georgia 30143

KEY FACTS



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$35,000 - \$49,999 (21.6%)

The smallest group: \$200,000+ (0.4%)

Indicator ▲	Value	Difference	
<\$15,000	15.0%	+6.6%	<div style="width: 15%;"></div>
\$15,000 - \$24,999	11.1%	+3.4%	<div style="width: 11%;"></div>
\$25,000 - \$34,999	11.6%	+4.4%	<div style="width: 11%;"></div>
\$35,000 - \$49,999	21.6%	+7.1%	<div style="width: 21%;"></div>
\$50,000 - \$74,999	18.5%	-2.3%	<div style="width: 18%;"></div>
\$75,000 - \$99,999	10.4%	-4.3%	<div style="width: 10%;"></div>
\$100,000 - \$149,999	9.4%	-5.8%	<div style="width: 9%;"></div>
\$150,000 - \$199,999	2.4%	-4.5%	<div style="width: 2%;"></div>
\$200,000+	0.4%	-4.2%	<div style="width: 0%;"></div>



DEMOGRAPHICS - THREE MILE

938 West Church Street
Jasper, Pickens County, Georgia 30143

KEY FACTS

10,371

Population



Average Household Size

41.5

Median Age

\$55,301

Median Household Income

BUSINESS



907

Total Businesses



8,588

Total Employees

INCOME



\$55,301

Median Household Income



\$26,284

Per Capita Income



\$81,087

Median Net Worth

EDUCATION

18%

No High School Diploma



30%
High School Graduate



31%
Some College



20%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

53%



Blue Collar

31%



Services

16%



Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (22.2%)

The smallest group: \$200,000+ (2.0%)

Indicator ▲	Value	Difference	
<\$15,000	12.5%	+4.1%	
\$15,000 - \$24,999	8.1%	+0.4%	
\$25,000 - \$34,999	7.9%	+0.7%	
\$35,000 - \$49,999	14.8%	+0.3%	
\$50,000 - \$74,999	22.2%	+1.4%	
\$75,000 - \$99,999	14.2%	-0.5%	
\$100,000 - \$149,999	13.1%	-2.1%	
\$150,000 - \$199,999	5.0%	-1.9%	
\$200,000+	2.0%	-2.6%	



DEMOGRAPHICS - FIVE MILE

938 West Church Street
Jasper, Pickens County, Georgia 30143

KEY FACTS

17,066

Population



Average Household Size

42.9

Median Age

\$59,283

Median Household Income

17%

No High School Diploma



29%

High School Graduate



32%

Some College



22%

Bachelor's/Grad/Prof Degree

BUSINESS



1,069

Total Businesses



10,021

Total Employees

EMPLOYMENT



White Collar

56%



Blue Collar

30%



Services

14%

3.8%

Unemployment Rate

INCOME



\$59,283

Median Household Income



\$28,818

Per Capita Income



\$112,840

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.0%)

The smallest group: \$200,000+ (2.8%)

Indicator ▲	Value	Difference	
<\$15,000	9.7%	+1.3%	<div style="width: 9.7%;"></div>
\$15,000 - \$24,999	7.7%	0	<div style="width: 7.7%;"></div>
\$25,000 - \$34,999	7.8%	+0.6%	<div style="width: 7.8%;"></div>
\$35,000 - \$49,999	14.3%	-0.2%	<div style="width: 14.3%;"></div>
\$50,000 - \$74,999	22.0%	+1.2%	<div style="width: 22.0%;"></div>
\$75,000 - \$99,999	14.8%	+0.1%	<div style="width: 14.8%;"></div>
\$100,000 - \$149,999	14.3%	-0.9%	<div style="width: 14.3%;"></div>
\$150,000 - \$199,999	6.6%	-0.3%	<div style="width: 6.6%;"></div>
\$200,000+	2.8%	-1.8%	<div style="width: 2.8%;"></div>