

PRICE REDUCED

SKATING RINK - BUSINESS INCLUDED!

18,280± SF

3021 Heritage Place
Milledgeville, Baldwin County, GA 31061

FOR SALE



~~SALES PRICE: \$750,000 (includes business)~~

REDUCED SALES PRICE: \$525,000 (includes business)

PATRICK BARRY - EXCLUSIVE AGENT
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**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201**



PROPERTY OVERVIEW

3021 Heritage Pl
Milledgeville, GA 31061

BUILDING INFORMATION:	<ul style="list-style-type: none"> • 18,280± SF Skating Rink • 2 2-fixture restrooms; VIP Room has a third oversized / private restroom with 1 fixture. • Inventory list of included equipment on following pages. • VIP room has a separate GA Power meter/bathroom & entrance off main hallway—could be leased for separate / additional income • All inflatable have been used indoors only, and cleaned after each session • Majority of skates are Platinum skates
LAND:	1.32± Acres
YEAR BUILT:	1980
PROPERTY TAX BILL:	2019 - \$2,844.26
EXTERIOR:	Vinyl
ROOF:	Original roof
RINK FLOOR:	Maple Wood
CEILING/LIGHTING:	18,000± drop ceiling, 14,000± SF of drop ceiling is new
HVAC:	4 - 5 ton HVAC units; AC 1 - 2012, AC 2 - 2014, AC 3 - unknown, AC 4 - 2017
PARKING:	Completely redone in 2018 - 52 striped parking spaces
SIGNAGE:	Front signage included
ZONING:	C3
REDUCED SALES PRICE:	\$525,000 - business included!





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Equipment:	<p>Includes:</p> <ul style="list-style-type: none"> • 9 sets of 18 Coin Operated Lockers (1 set Phone Chargers) • Large Window unit • Sponge Bob Arcade • Hammer Head Arcade • 3- Alien Skeet Ball units • Soccer Fortune Arcade (4 player) • Fishing Arcade • 3 player Monkey Paradise (Not working) • Break the Bank Arcade • Silent Scope Arcade • Hydro Thunder Arcade • Rock N Moon Rally Arcade • Stinger Air Hockey Table • Triple Play Arcade • Smokin' Tokin Arcade • Feedin' Time Arcade (not working) • High Top Skeet Ball arcade (not working) • 2 Full Size Toy Taxi Cranes Arcade • 1 Mid Size Toy Tazi Crane Arcade • American Changer Quarter Machine • 3- carpeted armoires • Spider Stompin' Arcade • Large Double Trashcan Cabinet • Inflatable Obstacle Course • Inflatable 15x15 Boxing Rink/Bounce (New) • Inflatable 25x25 Inflatable Boxing Rink • Inflatable Child's Discovery Area (Western Theme) • Inflatable large 20x20 Bounce • Set of Red and Blue Oversized Boxing Gloves • 4 sets of protective head gear • 3 large mounted wall fans • 3- 18ft padded pews
Redemption Area:	<p>Includes:</p> <ul style="list-style-type: none"> • 2- Cases of Redemption Tickets • 2- Glass Display Cases • 2- Metal Shelves • Misc Toys, Games & Candy





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<p>Concession Equipment:</p>	<p>Includes:</p> <ul style="list-style-type: none"> • 2- Counter Top Pizza Ovens (220 Volt) • 2- Stainless Prep Tables • Stainless Hand Washing Sink • Stainless 3 bay sink • Commercial Hot Dog Machine • Crocket Pot • Commercial Pop Corn Machine • Commercial Pizza Warmer • 2- Metal Shelves (Display) • Stainless work table • Commercial Utensil Cart • 6 Head Pepsi Beverage Dispenser • Misc. 5 Gallon Syrups Beverage • Misc. Cups 16oz and 31oz • Freezer Upright • Refrigerator • 1- Metal Shelves supplies • Stainless Prep Table • 2- Roll able Inventory Shelves • Misc. Concession Supplies • Misc. Party Supplies (Cups, Napkins, Plates) • Wire Shelf Black (for party supplies) • 3- CO2 Tanks (small) • Microwave • Nacho Chip Warmer • Commercial Nacho Cheese Warmer (not working) • Two Head Slushie Machine • Commercial Trash Can
<p>Cotton Candy Room:</p>	<p>Includes:</p> <ul style="list-style-type: none"> • Cotton Candy Machine • Rolling Stainless Cart • Cotton Candy Misc. Supplies • Black rolling cotton candy stand • Commercial Trash Can • Large Storage/Supply Closet



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VIP ROOM:	<p>Includes:</p> <ul style="list-style-type: none"> • 3- 60" Round Tables Lifetime • 25 Plastic Folding Lifetime Chairs • 2- 6' Tables • Mounted Flat Screen TV • VIP Room is on an independent GA Power Meter, has private bathroom and utility closet. • Commercial Trash Can • Stainless Trash Can (bathroom)
Party Room 1:	<p>Includes:</p> <ul style="list-style-type: none"> • 5- child size metal/wooden four person tables • Built in counter top • Commercial Trash Can
Party Porch 2:	<p>Includes:</p> <ul style="list-style-type: none"> • 4- Child Size metal/wooden four person tables • 1 wooden table serving
The Gathering Place:	<p>Includes:</p> <ul style="list-style-type: none"> • 3 Large Foldable Plastic Picnic Tables • 1 18' Pew • 1 large window unit AC • Commercial Trash Can • The Gathering Place is over 30' long and has plex glass as a sound barrier, padded seating, and a separate AC to assist with climate control.
Glow Room:	<p>Includes:</p> <ul style="list-style-type: none"> • 2- Large Foldable Plastic Picnic Tables • 1 6' plastic serving table • 1 window unit • Commercial Trash Can • 2 sets of four bulb black light fixtures
Skate Room:	<p>Includes:</p> <ul style="list-style-type: none"> • 500 plus pair of Quad Skates • 100 plus pair of Roller Blades/Inline Skates • 16- Skate Assist • 8 -5 level industrial shelves • Skate Repair Work Station • Misc. Skate Tools/Supplies/Parts • Commercial Skate Sign • Misc. Socks • Cash Register • 1 Glass Display with New Skates for Sale • Large Metal Shelve (green) • Number of new Skates Misc. Sizes Styles





FINANCIALS - 2019 Revenue / Statistics

3021 Heritage Pl
Milledgeville, GA 31061

Year
01/01/2019 - 12/31/2019

Revenue Statistics

Accrual Summary

† Accrual Sales	\$269,069.32
† Discounts	(\$2,332.25)
† Accrual Total	\$266,737.07
† Taxes Collected	\$3,242.88
† Accrual Net	\$263,494.19

Accrual Summary

† Accrual Sales	\$14,208.78
† Discounts	(\$140.00)
† Accrual Total (Cancelled)	\$14,068.78
† Taxes Collected (Cancelled)	\$13.33
† Accrual Net (Cancelled)	\$14,055.45

Closeout Summary

‡ Cash	\$257,346.56
‡ Credit	\$8,340.00
‡ Prepaid	\$0.00
‡ Closeout Total	\$265,686.56

† PrePaid Sales	\$0.00
‡ Deposits Rec'd	\$64,515.72
† Deposits Exec/Rfd	(\$64,715.72)

Year
01/01/2019 - 12/31/2019

Event / Group Statistics

	#	Year
† Open	8	\$634.00

† Quote	2	\$639.00
† Pending Review	0	\$0.00
† Closed	327	\$64,121.72
† Total:	337	\$65,394.72
† Average:		\$194.05

Year
01/01/2019 - 12/31/2019

Event / Group Statistics (Cancelled)

	#	Year
† Cancelled	47	\$13,785.00
† Total:	47	\$13,785.00
† Average:		\$293.30

Year
01/01/2019 - 12/31/2019

Category Sales Statistics

	%	Year
† Admission	55	\$147,030.00
† Birthday Parties	24	\$65,394.00
† Coupons	0.0	\$5.00
† Discounts	0	(\$450.00)
† DRINKS	5.7	\$15,256.14
† MANAGEMENT	0.1	\$134.36
† Other	0.1	\$191.24
† Party Add-ons	4.2	\$11,381.76
† Skate Center	2.5	\$6,598.50
† Slushies	1.1	\$3,041.25
† SNACKS	5.3	\$14,170.35
† SWEETS	0.8	\$2,073.20
† Sub Total	99	\$264,825.80
† Taxes	1.2	\$3,242.88
† Total	100	\$268,068.67

Year
01/01/2019 - 12/31/2019

Category Sales Statistics (Cancelled)

	%	Year
† Admission	1	\$80.00
† Birthday Parties	74	\$10,461.00
† DRINKS	0	\$10.00
† Events	24	\$3,449.00
† Party Add-ons	1	\$171.45
† Skate Center	0	\$15.00
† Slushies	0	\$3.00
† SNACKS	0	\$6.00
† Sub Total	100	\$14,195.45
† TAXES	0	\$13.33
† Total	100	\$14,208.78

‡ - Cash Basis; † - Accrual Basis

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FINANCIALS - 2020 Revenue / Statistics

3021 Heritage Pl
Milledgeville, GA 31061

		Year
		01/01/2020 - 12/31/2020
Revenue Statistics		
Accrual Summary		
† Accrual Sales		\$108,432.96
† Discounts		(\$191.79)
† Accrual Total		\$108,241.18
† Taxes Collected		\$1,173.48
† Accrual Net		\$107,067.70
Accrual Summary		
† Accrual Sales		\$10,043.45
† Discounts		(\$8.00)
† Accrual Total (Cancelled)		\$10,035.45
† Taxes Collected (Cancelled)		\$15.47
† Accrual Net (Cancelled)		\$10,019.98
Closeout Summary		
‡ Cash		\$101,947.26
‡ Credit		\$4,131.40
‡ Prepaid		\$0.00
‡ Closeout Total		\$106,078.66
† PrePaid Sales		\$0.00
‡ Deposits Rec'd		\$23,801.42
† Deposits Exec/Rfd		(\$23,851.42)

		Year
		01/01/2020 - 12/31/2020
Event / Group Statistics		
	#	Year
† Open	20	\$5,353.40

† Quote	0	\$0.00
† Pending Review	0	\$0.00
† Closed	106	\$21,661.42
† Total:	126	\$27,014.82
† Average:		\$214.40

		Year
		01/01/2020 - 12/31/2020
Category Sales Statistics		
	%	Year
† Admission	59	\$63,878.00
† Birthday Parties	23	\$24,851.98
† Discounts	0	(\$220.00)
† DRINKS	5.8	\$6,244.60
† Events	1.6	\$1,698.00
† MANAGEMENT	0.2	\$180.22
† Other	0	(\$117.25)
† Party Add-ons	2.7	\$2,930.50
† Skate Center	0.3	\$337.30
† Slushies	1.0	\$1,068.50
† SNACKS	5.0	\$5,376.60
† SWEETS	0.8	\$839.25
† Sub Total	99	\$107,067.70
† Taxes	1.1	\$1,173.48
† Total	100	\$108,241.18

‡ - Cash Basis; † - Accrual Basis





FINANCIALS - Revenue by Month (2019 - March 2020)

3021 Heritage Pl
Milledgeville, GA 31061



Search by
Order Number,
Customer, or
the Last 4
Digits of a
Credit Card

SCHEDULE | ORDERS | POINT OF SALE | REPORTS | CUSTOMERS | ADMIN | MY SCHEDULE | TIME CLOCK

Revenue By Month

Displays total payments taken month over month

Report range: From: [Open Calendar](#) 01/01/2019

Through: [Open Calendar](#) 03/31/2020

[Get Report](#)

Revenue By Month

Range: 01/01/2019 - 03/31/2020

January, 2019	\$26,020.45
February, 2019	\$28,878.66
March, 2019	\$32,764.09
April, 2019	\$24,302.39
May, 2019	\$20,461.71
June, 2019	\$18,919.64
July, 2019	\$15,385.63
August, 2019	\$20,499.91
September, 2019	\$19,425.40
October, 2019	\$18,454.02
November, 2019	\$23,088.19
December, 2019	\$17,486.47
January, 2020	\$22,649.81
February, 2020	\$35,668.04
March, 2020	\$18,334.02

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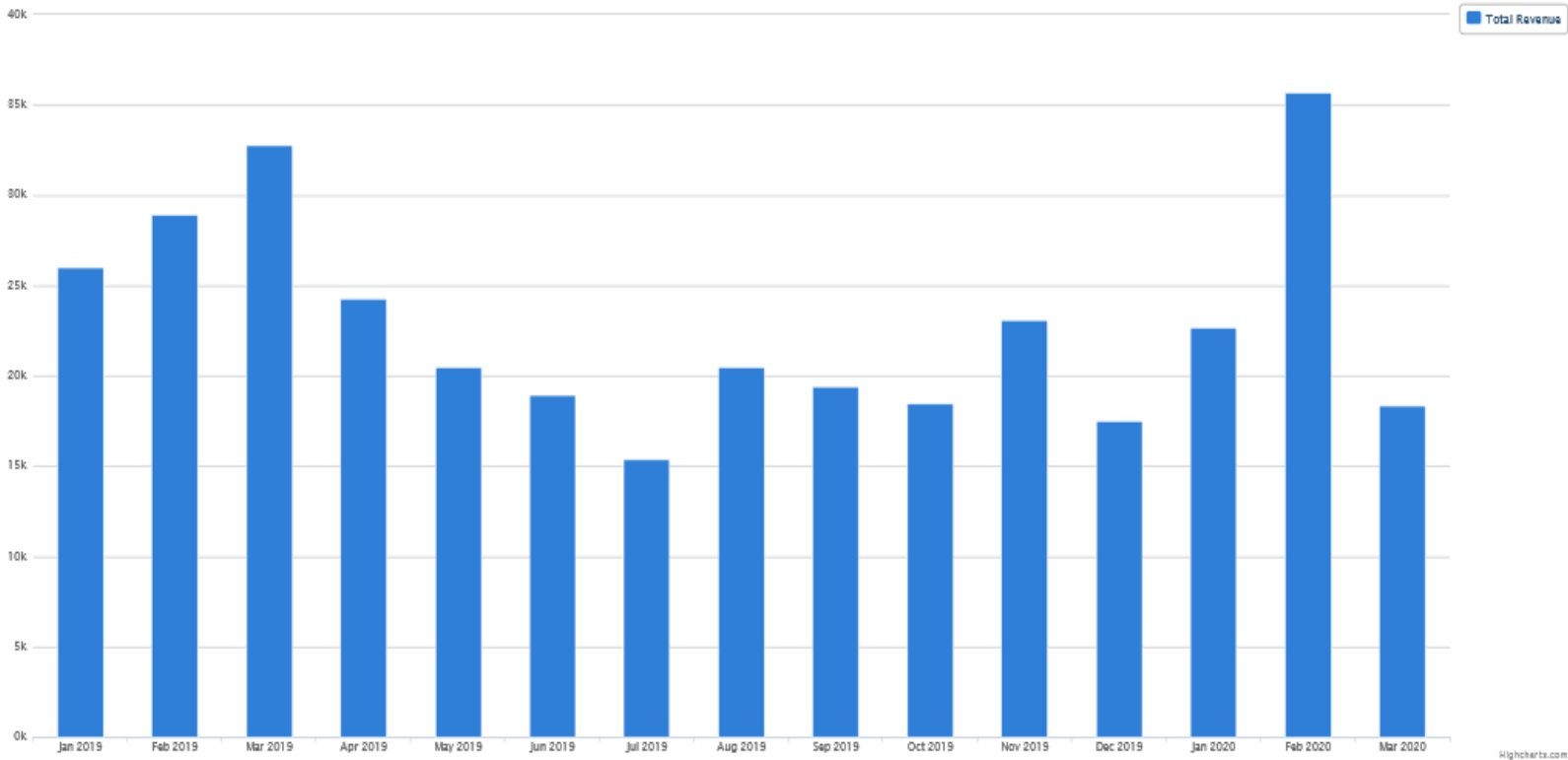


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FINANCIALS - Chart by Month (2019 - March 2020)

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FINANCIALS - 2021 Financials / Revenue (1/1/21 - 4/9/21)

3021 Heritage Pl
Milledgeville, GA 31061

	Qtr 1	Year (to date)		
	01/01/2021 - 03/31/2021	01/01/2021 - 12/31/2021		
Revenue Statistics				
Accrual Summary				
† Accrual Sales	\$46,691.39	\$51,275.25		
† Discounts	(\$23.07)	(\$25.07)		
† Accrual Total	\$46,668.33	\$51,250.18		
† Taxes Collected	\$453.77	\$494.52		
† Accrual Net	\$46,214.56	\$50,755.66		
Accrual Summary				
† Accrual Sales	\$1,688.06	\$2,547.06		
† Discounts	\$0.00	\$0.00		
† Accrual Total (Cancelled)	\$1,688.06	\$2,547.06		
† Taxes Collected (Cancelled)	\$2.56	\$2.56		
† Accrual Net (Cancelled)	\$1,685.50	\$2,544.50		
Closeout Summary				
‡ Cash	\$46,721.57	\$50,382.41		
‡ Prepaid	\$0.00	\$0.00		
‡ Closeout Total	\$46,721.57	\$50,382.41		
† PrePaid Sales	\$0.00	\$0.00		
‡ Deposits Rec'd	\$7,602.31	\$7,982.31		
† Deposits Exec/Rfd	(\$7,702.31)	(\$8,232.31)		
	Qtr 1	Year (to date)		
	01/01/2021 - 03/31/2021	01/01/2021 - 12/31/2021		
Event / Group Statistics				
	#	Qtr	#	Year
† Open	7	\$1,893.70	11	\$2,892.70
† Quote	0	\$0.00	0	\$0.00

† Pending Review	0	\$0.00	1	\$155.00
† Closed	28	\$5,913.61	29	\$6,053.61
† Total:	35	\$7,807.31	41	\$9,101.31
† Average:		\$223.07		\$221.98

	Qtr 1	Year (to date)		
	01/01/2021 - 03/31/2021	01/01/2021 - 12/31/2021		
Category Sales Statistics				
	%	Qtr	%	Year
† Admission	68	\$31,938.00	67	\$34,609.00
† Birthday Parties	14	\$6,690.00	16	\$7,969.00
† Discounts	0	(\$150.00)	0	(\$156.00)
† DRINKS	6.3	\$2,951.50	6.3	\$3,227.00
† Events	2.1	\$998.00	1.9	\$998.00
† MANAGEMENT	0.2	\$80.93	0.2	\$80.93
† Other	0.3	\$146.15	0.3	\$146.15
† Party Add-ons	0.5	\$225.00	0.5	\$250.00
† Skate Center	0.4	\$193.77	0.4	\$203.88
† Slushies	0.9	\$398.50	0.8	\$423.50
† SNACKS	4.9	\$2,315.20	4.9	\$2,519.70
† SWEETS	0.9	\$427.50	0.9	\$484.50
† Sub Total	99	\$46,214.56	99	\$50,755.66
† Taxes	1.0	\$453.77	1.0	\$494.52
† Total	100	\$46,668.33	100	\$51,250.18

‡ - Cash Basis; † - Accrual Basis





PHOTOS

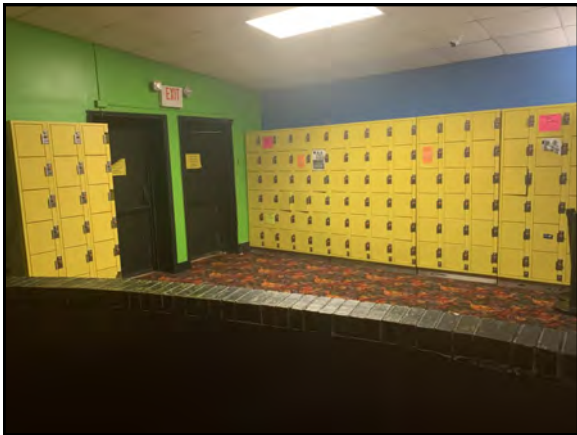
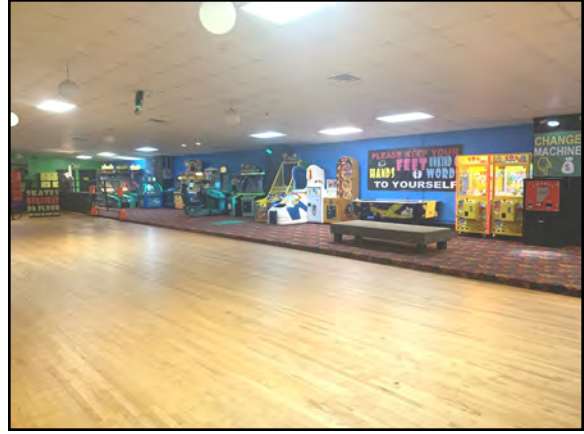
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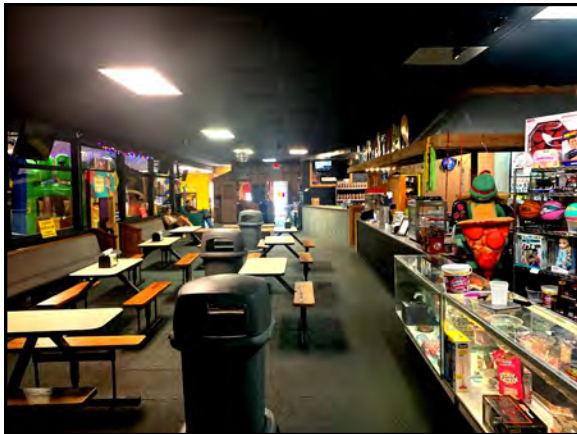
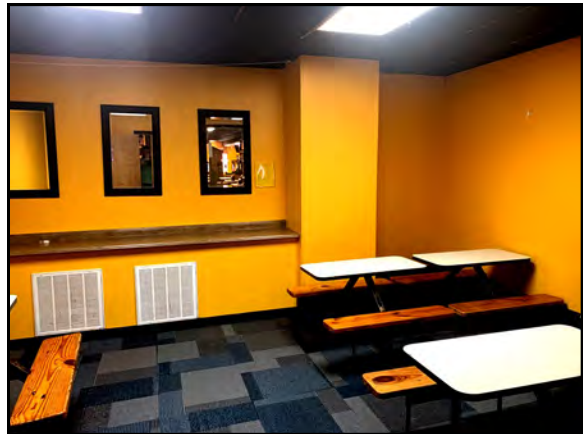
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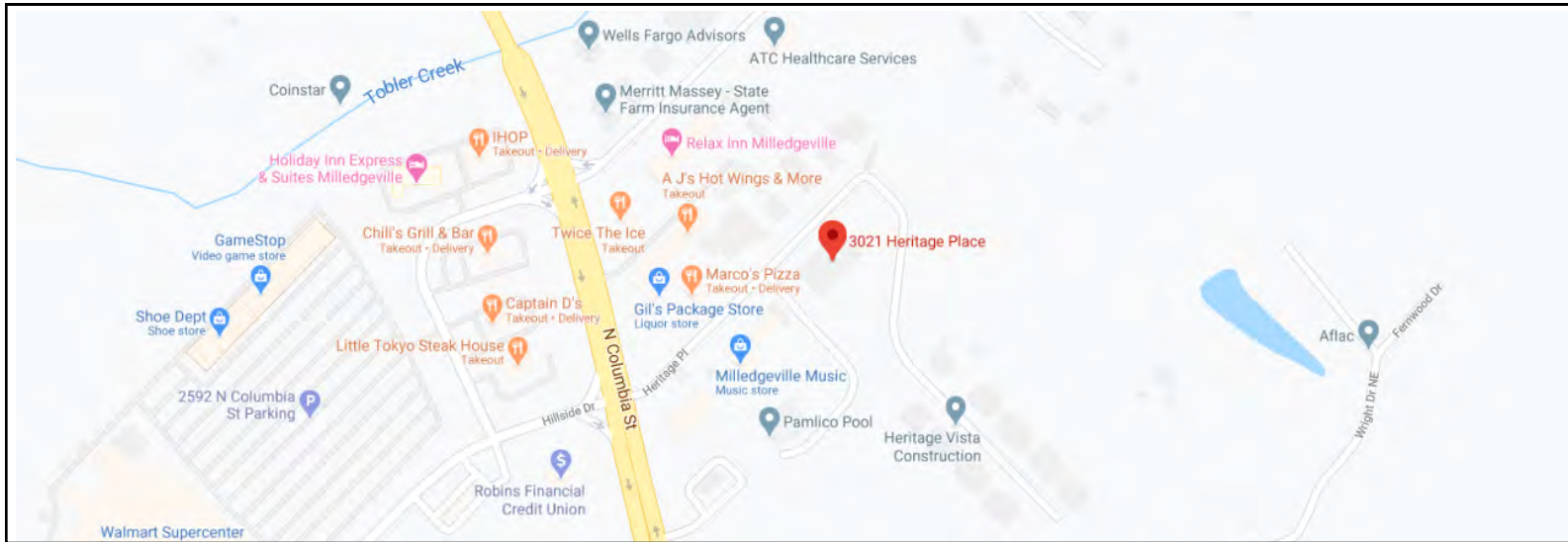


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MAPS

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INFOGRAPHICS - 1 Mile

3021 Heritage Pl
Milledgeville, GA 31061

KEY FACTS

1,692
Population

39.4
Median Age

2.3
Average Household Size

\$52,889
Median Household Income

EDUCATION

11%
No High School Diploma

28%
High School Graduate

28%
Some College

33%
Bachelor's/Grad/Prof Degree

BUSINESS

210
Total Businesses

2,665
Total Employees

EMPLOYMENT

70%
White Collar

12%
Blue Collar

18%
Services

22.0%
Unemployment Rate

INCOME

\$52,889
Median Household Income

\$27,808
Per Capita Income

\$64,138
Median Net Worth

Households By Income

The largest group: \$75,000 - \$99,999 (20.2%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Difference	
<\$15,000	11.6%	-11.1%	
\$15,000 - \$24,999	15.7%	+2.0%	
\$25,000 - \$34,999	7.3%	-2.6%	
\$35,000 - \$49,999	12.8%	-0.7%	
\$50,000 - \$74,999	16.9%	+0.9%	
\$75,000 - \$99,999	20.2%	+9.2%	
\$100,000 - \$149,999	8.8%	-0.3%	
\$150,000 - \$199,999	3.3%	+0.5%	
\$200,000+	3.6%	+2.2%	





INFOGRAPHICS - 3 Mile

3021 Heritage Pl
Milledgeville, GA 31061

KEY FACTS

14,112
Population

33.1
Median Age

2.3
Average Household Size

\$36,939
Median Household Income

Average Household Size

Median Household Income

EDUCATION

10%
No High School Diploma

34%
High School Graduate

25%
Some College

30%
Bachelor's/Grad/Prof Degree

BUSINESS



855
Total Businesses

Total Businesses



11,302
Total Employees

Total Employees

EMPLOYMENT

60%
White Collar

17%
Blue Collar

23%
Services

17.6%
Unemployment Rate

INCOME



\$36,939
Median Household Income

Median Household Income



\$21,593
Per Capita Income

Per Capita Income



\$14,585
Median Net Worth

Median Net Worth

Households By Income

The largest group: <\$15,000 (23.6%)

The smallest group: \$200,000+ (1.5%)

Indicator ▲	Value	Difference	
<\$15,000	23.6%	+0.9%	
\$15,000 - \$24,999	14.7%	+1.0%	
\$25,000 - \$34,999	9.7%	-0.2%	
\$35,000 - \$49,999	12.3%	-1.2%	
\$50,000 - \$74,999	15.3%	-0.7%	
\$75,000 - \$99,999	11.3%	+0.3%	
\$100,000 - \$149,999	8.8%	-0.3%	
\$150,000 - \$199,999	2.8%	0	
\$200,000+	1.5%	+0.1%	



INFOGRAPHICS - 5 Mile

3021 Heritage Pl
Milledgeville, GA 31061

KEY FACTS

29,127
Population

32.1
Median Age

2.4
Average Household Size

\$35,773
Median Household Income

EDUCATION

12%
No High School Diploma

35%
High School Graduate

26%
Some College

27%
Bachelor's/Grad/Prof Degree

BUSINESS

1,357
Total Businesses

15,790
Total Employees

EMPLOYMENT

56%
White Collar

19%
Blue Collar

25%
Services

17.7%
Unemployment Rate

INCOME

35,773
Median Household Income

\$19,716
Per Capita Income

\$14,681
Median Net Worth

Households By Income

The largest group: <\$15,000 (25.0%)

The smallest group: \$200,000+ (1.3%)

Indicator ▲	Value	Difference	
<\$15,000	25.0%	+2.3%	<div style="width: 25%;"></div>
\$15,000 - \$24,999	14.2%	+0.5%	<div style="width: 14.2%;"></div>
\$25,000 - \$34,999	9.9%	0	<div style="width: 9.9%;"></div>
\$35,000 - \$49,999	13.1%	-0.4%	<div style="width: 13.1%;"></div>
\$50,000 - \$74,999	15.5%	-0.5%	<div style="width: 15.5%;"></div>
\$75,000 - \$99,999	9.8%	-1.2%	<div style="width: 9.8%;"></div>
\$100,000 - \$149,999	8.7%	-0.4%	<div style="width: 8.7%;"></div>
\$150,000 - \$199,999	2.6%	-0.2%	<div style="width: 2.6%;"></div>
\$200,000+	1.3%	-0.1%	<div style="width: 1.3%;"></div>