



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

## **Self-Storage / Warehouse / Retail**

### **40,158± SF / 4.23± Acres**



**FOR SALE**

**SALES PRICE: \$2,649,000**

**PROFORMA CAP RATE: 6.13%**

**966 Greensboro Rd.  
Eatonton, GA 31024  
Putnam County**

**PATRICK BARRY  
ASSOCIATE BROKER  
pbarry@cbcworldwide.com  
Cell: (478) 718-1806  
Office: (478) 746-8171**

**Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201**



## PROPERTY OVERVIEW

966 Greensboro Road  
Eatonton, GA 31024

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 40,158± SF Total - 7 Spaces + Self-Storage<ul style="list-style-type: none"><li>- Warehouse / Showroom: 29,080± SF</li><li>- Office Building: 1,328± SF</li><li>- Mini Warehouse: 2,550± SF</li><li>- Mini Warehouse: 2,400± SF</li><li>- Mini Warehouse: 2,400± SF</li><li>- Mini Warehouse: 2,400± SF</li><li>- Self-Storage: 4 buildings ; 1 non-climate, 3 climate controlled</li><li>- 10 RV Parking Spaces</li><li>- See Layout on Page 3</li></ul></li><li>• As of 10/7/2022, there are vacant storage units. There are two (2) vacant retail spaces.</li><li>• 2 current tenants: Ste 300 FitCo. Health Club - Oconee and Ste 400 Dance Studio</li><li>• 1 Curb Cut - Greensboro Rd.</li><li>• 3 Phase Power</li><li>• Security System - Inside and Outside</li><li>• Operational since September 2022</li></ul>
<b>UNIT MIX / RENTAL RATES:</b>	Please reach out for rental rates, rent roll, and management operating summary.
<b>LOCATION:</b>	~10 miles from I-20 and ~12 miles from 441
<b>ACTUAL YEAR BUILT:</b>	1984, 2020, 2021
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	~16,700 VPD
<b>EXTERIOR:</b>	Enamel Steel
<b>ROOF:</b>	Galvanized Metal / Asphalt Shingles
<b>LIGHTING:</b>	Fluorescent Fixtures / Skylights
<b>FLOORING:</b>	Concrete
<b>HVAC:</b>	Central Heating and Air
<b>LAND:</b>	4.23± acres
<b>ZONED:</b>	C4
<b>UTILITIES:</b>	All public utilities available to site
<b>PARKING:</b>	70+ Parking Spaces
<b>NEIGHBORS:</b>	The Lodge at Lake Oconee, Mellow Mushroom, El Agave Mexican Restaurant, Lake Oconee Ace Hardware, The Iron Fork, The Peoples Bank, The Meat Shed (Specialty Meats), Harvest Baptist Church, and more!
<b>SALES PRICE: \$2,649,000</b>	
<b>PROFORMA CAP RATE: 6.13%</b>	





## PROPERTY LAYOUT

966 Greensboro Road  
Eatonton, GA 31024

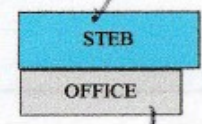
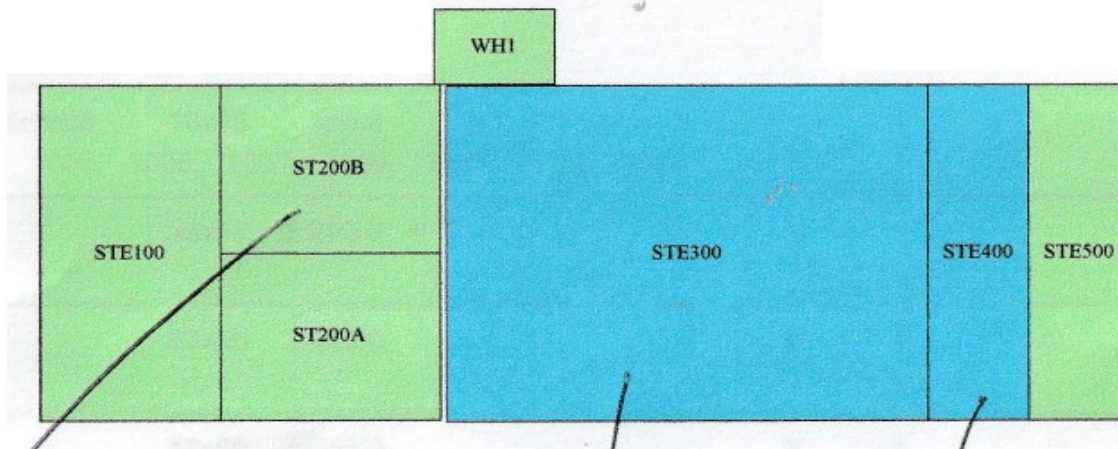
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1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018
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1106	1105	1104	1103	1102	1101	1100	1119
							1118
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							1116
1107	1108	1109	1110	1111	1112	1113	1115
							1114

1207	1206	1205	1204	1203	1202	1201	1200
1208	1209	1210	1211	1212	1213	1214	1215

1307	1306	1305	1304	1303	1302	1301	1300
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## PROFORMA INCOME STATEMENT-OPERATIONAL SINCE 9/2022

966 Greensboro Road  
Eatonton, GA 31024

### INCOME:

Rental Income	\$21,336 / month
	\$256,032 / year
	(100% Gross Potential)

### TOTAL INCOME:

**\$256,032 - Annual**  
**(at potential 100%**  
**occupancy)**

### EXPENSES:

Taxes	\$1,405 / year
	\$117.08 / month
Insurance	\$5,232 / year
	\$436 / month
Management	\$12,000 / year
	\$1,000 / month
Utilities	~\$7,200 / year
	~\$600 / month
Maintenance/Office Supplies	\$42,000 / year
	\$3,500 / month
10% Vacancy Rate:	\$25,603.20 (annual)

### TOTAL EXPENSES:

**\$93,440.20 / year**

### NET OPERATING INCOME:

**\$162,591.80 / year**

**6.13% PROFORMA CAP RATE**  
**ACTUAL YTD PERFORMANCE NUMBERS**  
**AVAILABLE UPON REQUEST**







## PHOTOS

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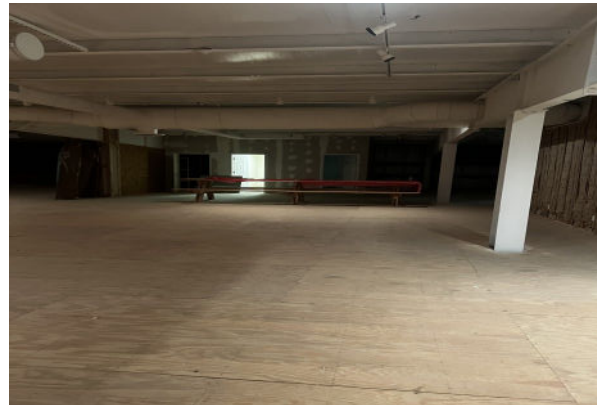
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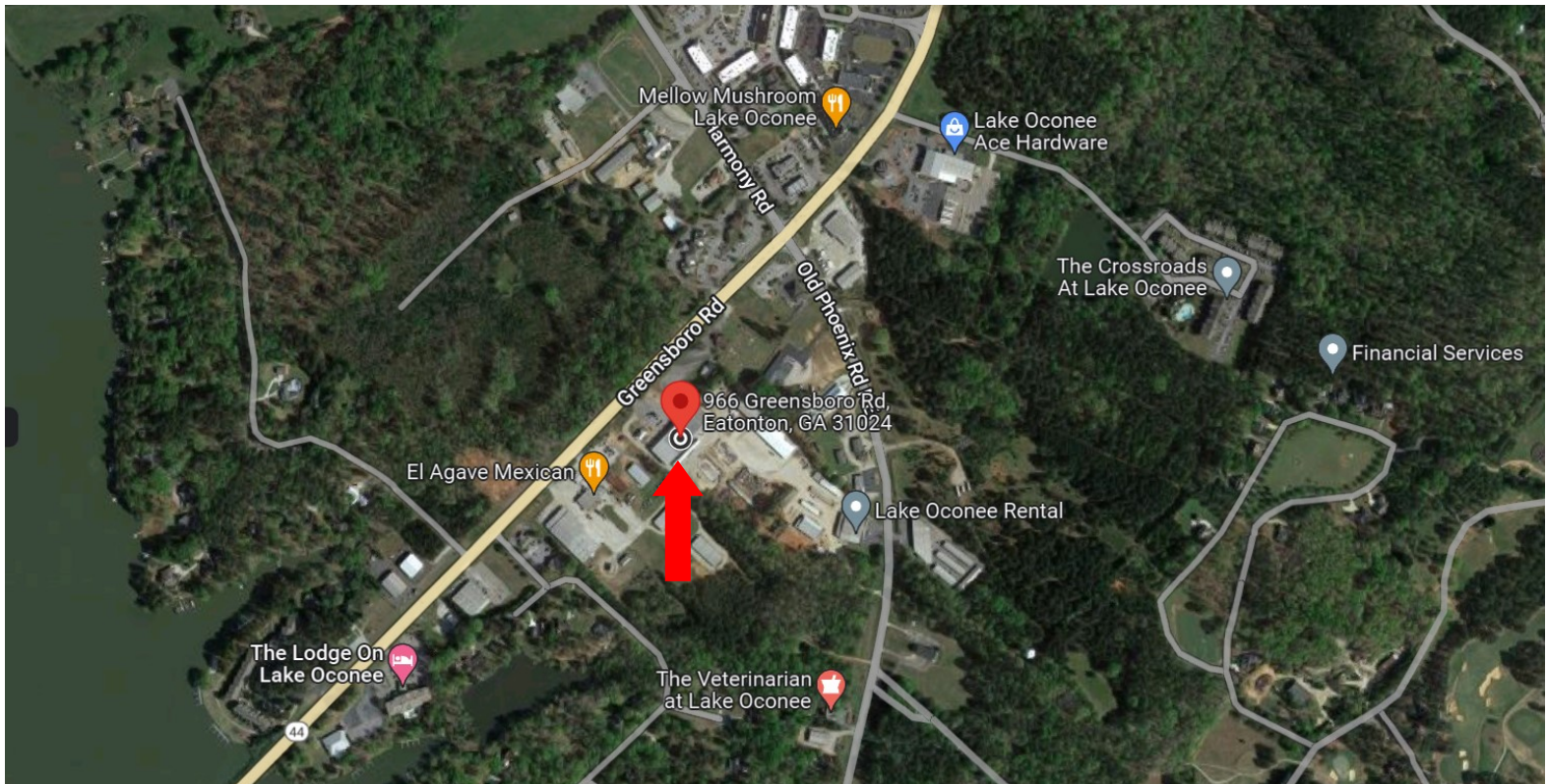
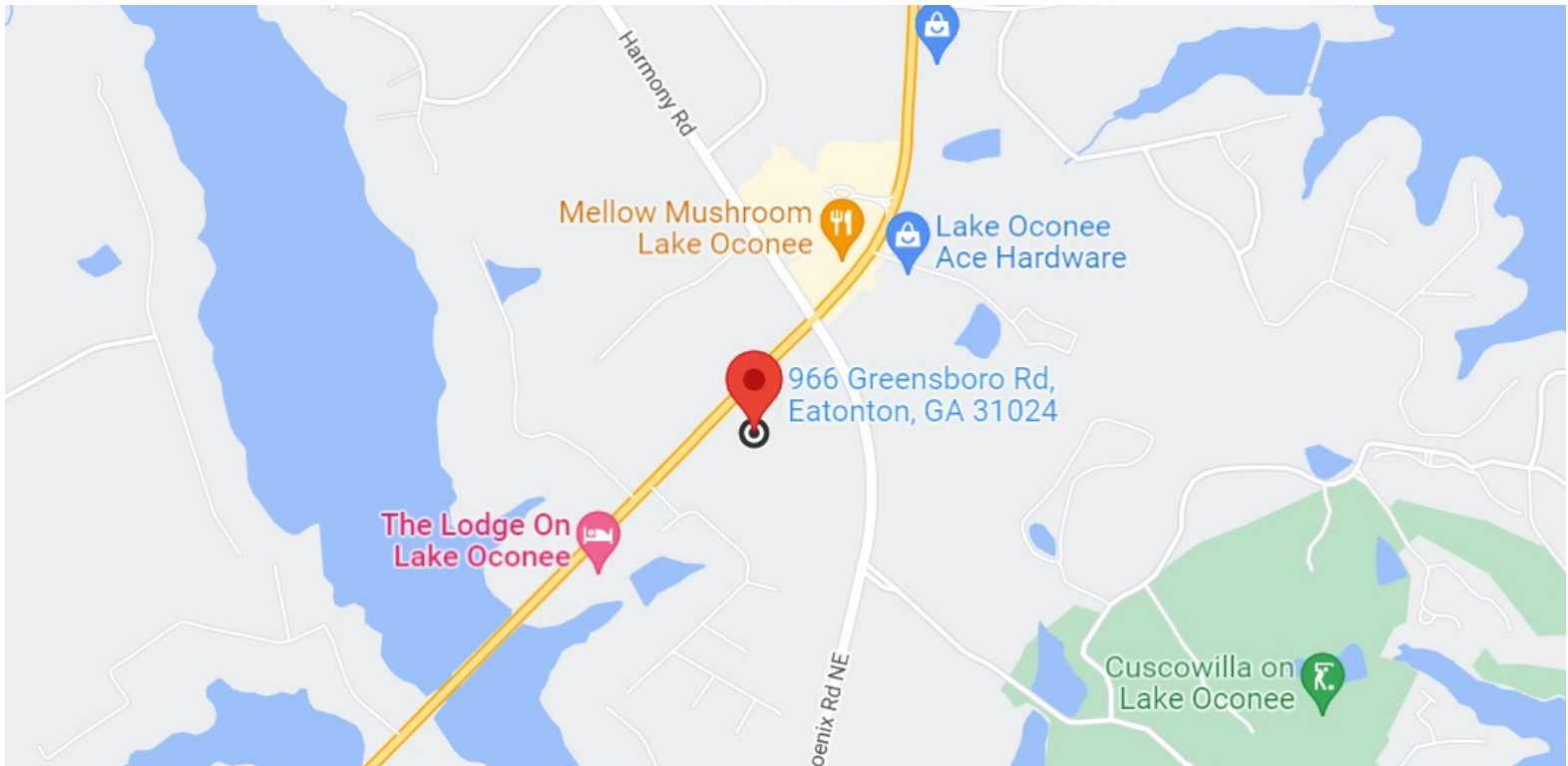
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## MAPS

966 Greensboro Road  
Eatonton, GA 31024



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## DEMOGRAPHICS - 1 Mile

966 Greensboro Road  
Eatonton, GA 31024

### KEY FACTS

806

Population



Average  
Household Size

55.5

Median Age

\$89,178

Median Household  
Income

### EDUCATION

8%

No High  
School  
Diploma



27%

High School  
Graduate



26%

Some College



39%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



128

Total Businesses



822

Total Employees

### EMPLOYMENT



68%

White Collar



21%

Blue Collar



11%

Services

1.3%

Unemployment  
Rate

### INCOME



\$89,178

Median Household  
Income



\$58,943

Per Capita Income



\$301,308

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (21.5%)

The smallest group: \$15,000 - \$24,999 (2.1%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-2.9%	
\$15,000 - \$24,999	2.1%	-4.3%	
\$25,000 - \$34,999	8.7%	-1.5%	
\$35,000 - \$49,999	9.0%	-3.5%	
\$50,000 - \$74,999	18.0%	-0.5%	
\$75,000 - \$99,999	11.1%	-3.5%	
\$100,000 - \$149,999	21.5%	+5.8%	

Bars show deviation from Putnam County ▼

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## DEMOGRAPHICS - 3 Mile

966 Greensboro Road  
Eatonton, GA 31024

### KEY FACTS

3,648

Population



Average  
Household Size

58.6

Median Age

\$98,064

Median Household  
Income

### EDUCATION

8%

No High  
School  
Diploma



24%

High School  
Graduate



24%

Some College



44%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



322

Total Businesses



2,808

Total Employees

### EMPLOYMENT



70%

White Collar



21%

Blue Collar



9%

Services

1.0%

Unemployment  
Rate

### INCOME



\$98,064

Median Household  
Income



\$65,425

Per Capita Income



\$392,818

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (20.9%)

The smallest group: \$15,000 - \$24,999 (2.7%)

Indicator ▲	Value	Diff	
<\$15,000	4.9%	-3.2%	
\$15,000 - \$24,999	2.7%	-3.7%	
\$25,000 - \$34,999	7.6%	-2.6%	
\$35,000 - \$49,999	9.2%	-3.3%	
\$50,000 - \$74,999	14.8%	-3.7%	
\$75,000 - \$99,999	11.5%	-3.1%	
\$100,000 - \$149,999	20.9%	+5.2%	

Bars show deviation from

Putnam County ▼

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## DEMOGRAPHICS - 5 Mile

966 Greensboro Road  
Eatonton, GA 31024

### KEY FACTS

10,762

Population



Average  
Household Size

61.6

Median Age

\$103,154

Median Household  
Income

### EDUCATION

6%

No High  
School  
Diploma



21%

High School  
Graduate



25%

Some College



47%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



476

Total Businesses



4,743

Total Employees

### EMPLOYMENT



71%

White Collar



20%

Blue Collar



9%

Services

1.4%

Unemployment  
Rate

### INCOME



\$103,154

Median Household  
Income



\$68,686

Per Capita Income



\$557,267

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (21.1%)

The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	4.0%	-4.1%	
\$15,000 - \$24,999	3.4%	-3.0%	
\$25,000 - \$34,999	6.2%	-4.0%	
\$35,000 - \$49,999	8.7%	-3.8%	
\$50,000 - \$74,999	12.8%	-5.7%	
\$75,000 - \$99,999	12.8%	-1.8%	
\$100,000 - \$149,999	21.1%	+5.4%	

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