



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Self-Storage / Warehouse / Retail
40,158± SF / 4.23± Acres



FOR SALE

SALES PRICE: \$2,500,000

PROFORMA CAP RATE: 6.5%

966 Greensboro Rd.
Eatonton, GA 31024
Putnam County

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



PROPERTY OVERVIEW

966 Greensboro Road
Eatonton, GA 31024

BUILDING INFORMATION:	<ul style="list-style-type: none"> • 40,158± SF Total - 7 Spaces + Self-Storage <ul style="list-style-type: none"> - Warehouse / Showroom: 29,080± SF - Office Building: 1,328± SF - Mini Warehouse: 2,550± SF - Mini Warehouse: 2,400± SF - Mini Warehouse: 2,400± SF - Mini Warehouse: 2,400± SF - Self-Storage: 4 buildings ; 1 non-climate, 3 climate controlled - 10 RV Parking Spaces - See Layout on Page 3 • As of 10/7/2022, there are vacant storage units. There are two (2) vacant retail spaces. • 2 current tenants: Ste 300 FitCo. Health Club - Oconee and Ste 400 Dance Studio • 1 Curb Cut - Greensboro Rd. • 3 Phase Power • Security System - Inside and Outside • Operational since September 2022
UNIT MIX / RENTAL RATES:	Please reach our for rental rates, rent roll, and management operating summary.
LOCATION:	~10 miles from I-20 and ~12 miles from 441
ACTUAL YEAR BUILT:	1984, 2020, 2021
AVERAGE DAILY TRAFFIC COUNT:	~16,700 VPD
EXTERIOR:	Enamel Steel
ROOF:	Galvanized Metal / Asphalt Shingles
LIGHTING:	Fluorescent Fixtures / Skylights
FLOORING:	Concrete
HVAC:	Central Heating and Air
LAND:	4.23± acres
ZONED:	C4
UTILITIES:	All public utilities available to site
PARKING:	70+ Parking Spaces
NEIGHBORS:	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!
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PROPERTY LAYOUT

966 Greensboro Road
Eatonton, GA 31024

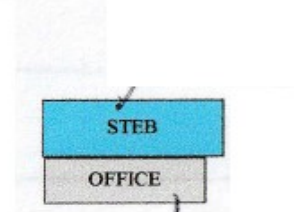
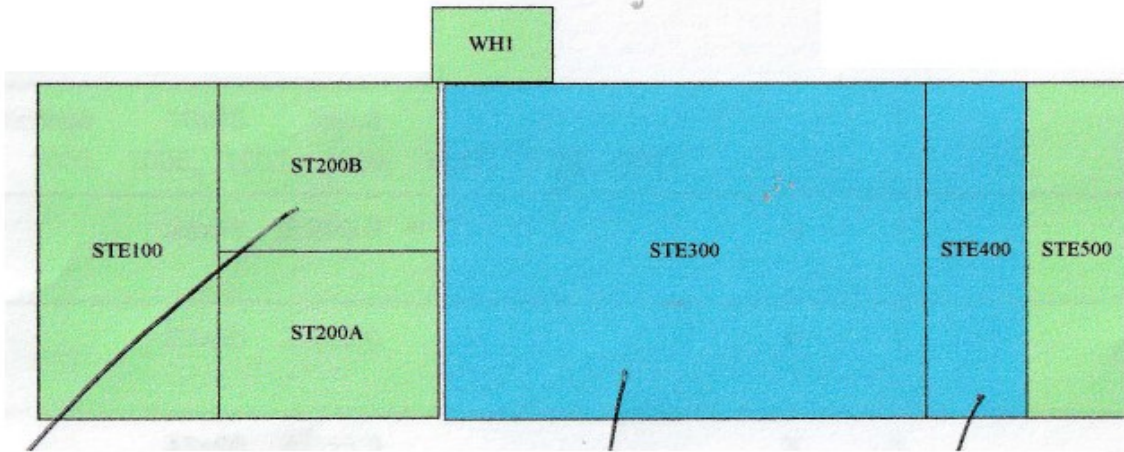
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1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018
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1106	1105	1104	1103	1102	1101	1100	1119
							1118
							1117
							1116
1107	1108	1109	1110	1111	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
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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

6.5% PROFORMA CAP RATE
ACTUAL YTD PERFORMANCE NUMBERS
AVAILABLE UPON REQUEST

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PHOTOS

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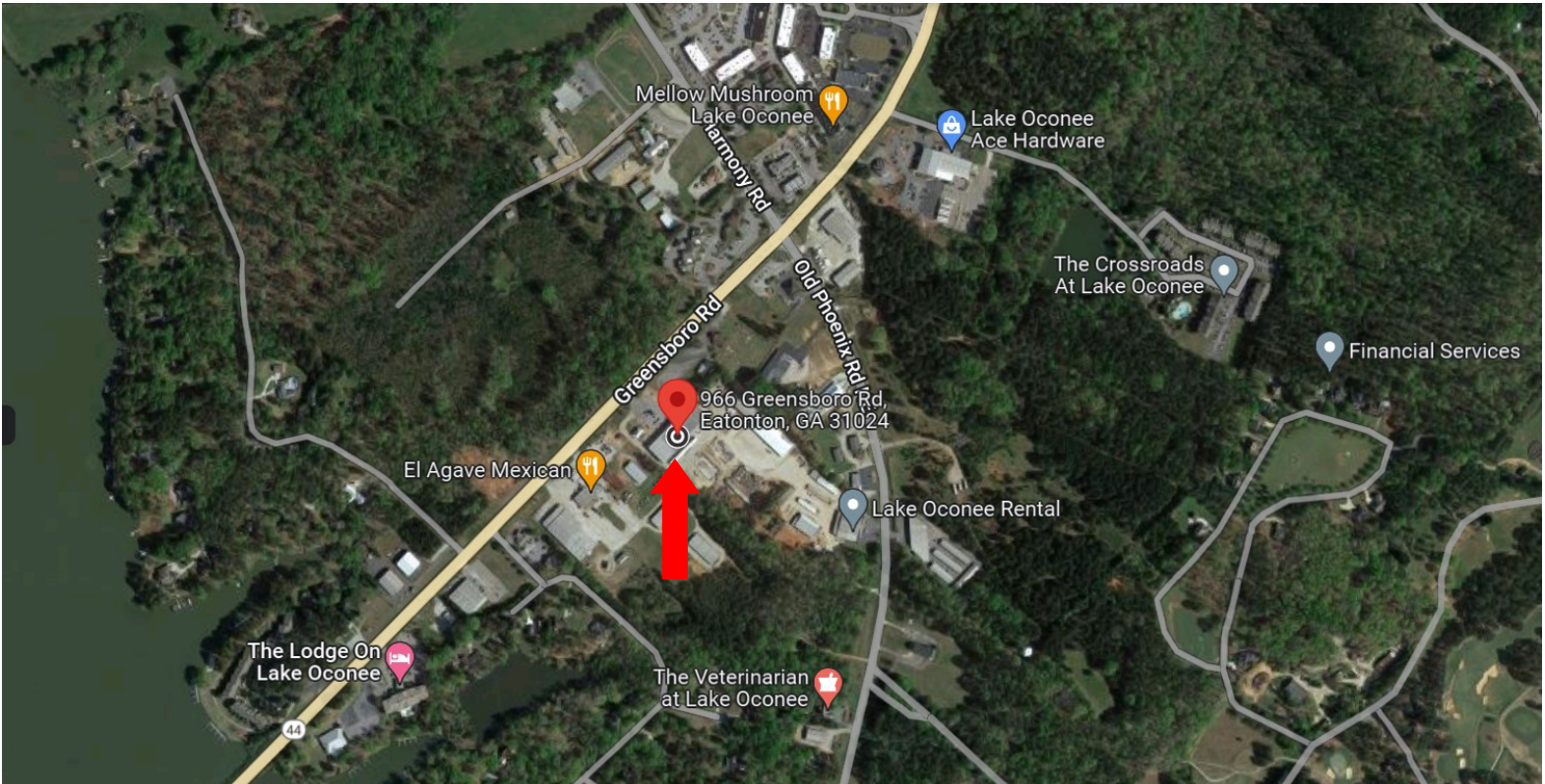
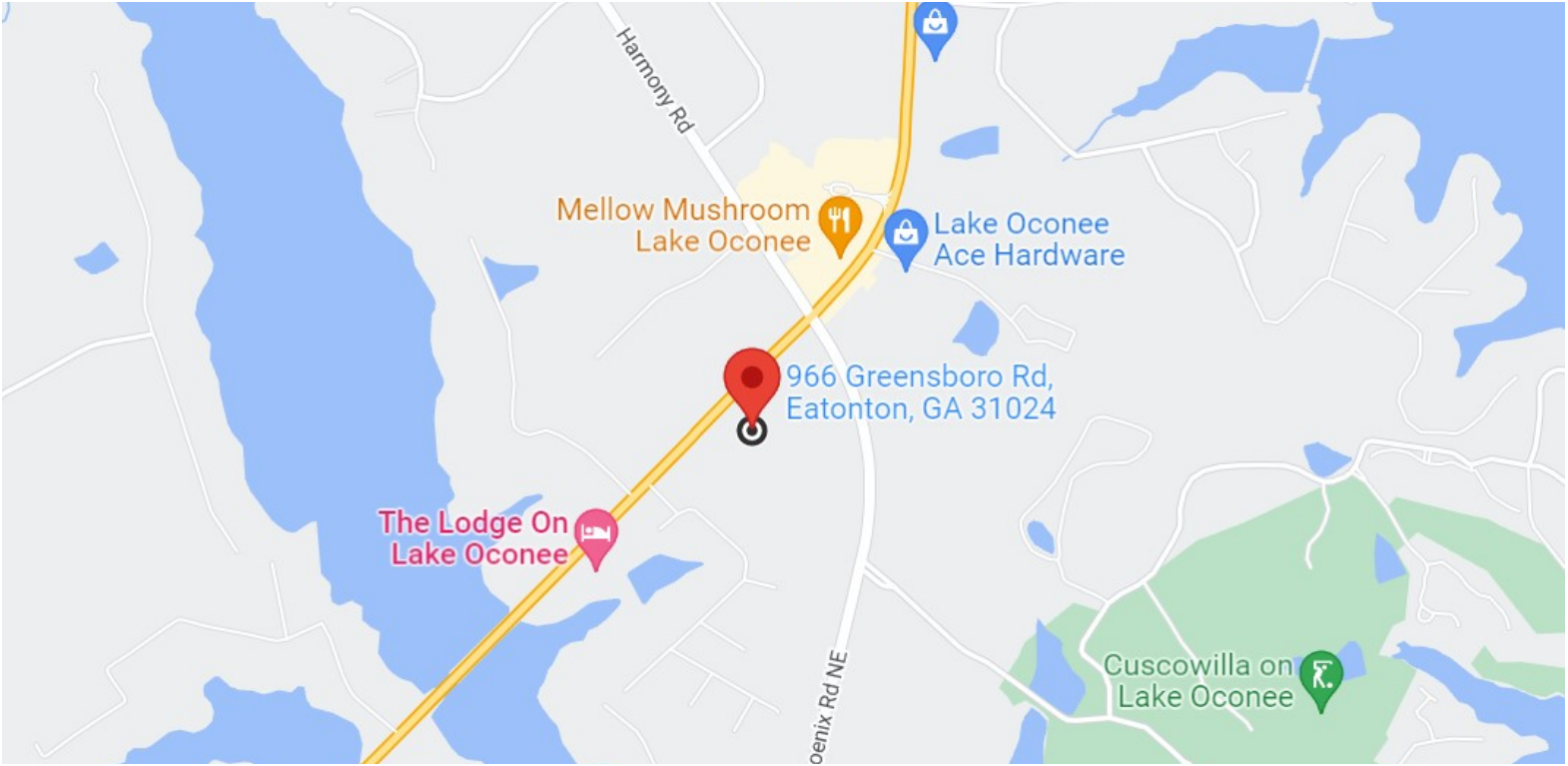
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MAPS

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DEMOGRAPHICS - 1 Mile

966 Greensboro Road
Eatonton, GA 31024

KEY FACTS

806

Population



1.9

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%	<div style="width: 5.2%;"></div>
\$15,000 - \$24,999	2.1%	-4.3%	<div style="width: 2.1%;"></div>
\$25,000 - \$34,999	8.7%	-1.5%	<div style="width: 8.7%;"></div>
\$35,000 - \$49,999	9.0%	-3.5%	<div style="width: 9.0%;"></div>
\$50,000 - \$74,999	18.0%	-0.5%	<div style="width: 18.0%;"></div>
\$75,000 - \$99,999	11.1%	-3.5%	<div style="width: 11.1%;"></div>
\$100,000 - \$149,999	21.5%	+5.8%	<div style="width: 21.5%;"></div>

Bars show deviation from Putnam County ▼

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DEMOGRAPHICS - 3 Mile

966 Greensboro Road
Eatonton, GA 31024

KEY FACTS

3,648

Population



2.1

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%	█

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DEMOGRAPHICS - 5 Mile

966 Greensboro Road
Eatonton, GA 31024

KEY FACTS

10,762

Population



2.2

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%	<div style="width: 4.0%;"></div>
\$15,000 - \$24,999	3.4%	-3.0%	<div style="width: 3.4%;"></div>
\$25,000 - \$34,999	6.2%	-4.0%	<div style="width: 6.2%;"></div>
\$35,000 - \$49,999	8.7%	-3.8%	<div style="width: 8.7%;"></div>
\$50,000 - \$74,999	12.8%	-5.7%	<div style="width: 12.8%;"></div>
\$75,000 - \$99,999	12.8%	-1.8%	<div style="width: 12.8%;"></div>
\$100,000 - \$149,999	21.1%	+5.4%	<div style="width: 21.1%;"></div>

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