

SALE

5 OUTPARCELS -
1.17 AC - 9.86 AC

5250 SARDIS CHURCH RD
MACON, GA 31216

\$949,000/ACRE



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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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OFFERING SUMMARY

Lot Sizes:	Outparcel 1 - 1.37 acres Outparcel 2 - 1.32 acres Outparcel 3 - 1.17 acres Outparcel 4 - 2.89 acres Outparcel 5 - 9.86 acres
Property Development:	7-Eleven being built on ~5 acres of property. Expected Q4 of 2025.
Traffic Count:	~11, 200 VPD - Sardis Church Rd. ~ 92,300 VPD - I-75
Estimated Property Taxes:	~\$1,181.37
Zoning:	PDI
Class:	C-5
Utilities:	All public utilities service the site.

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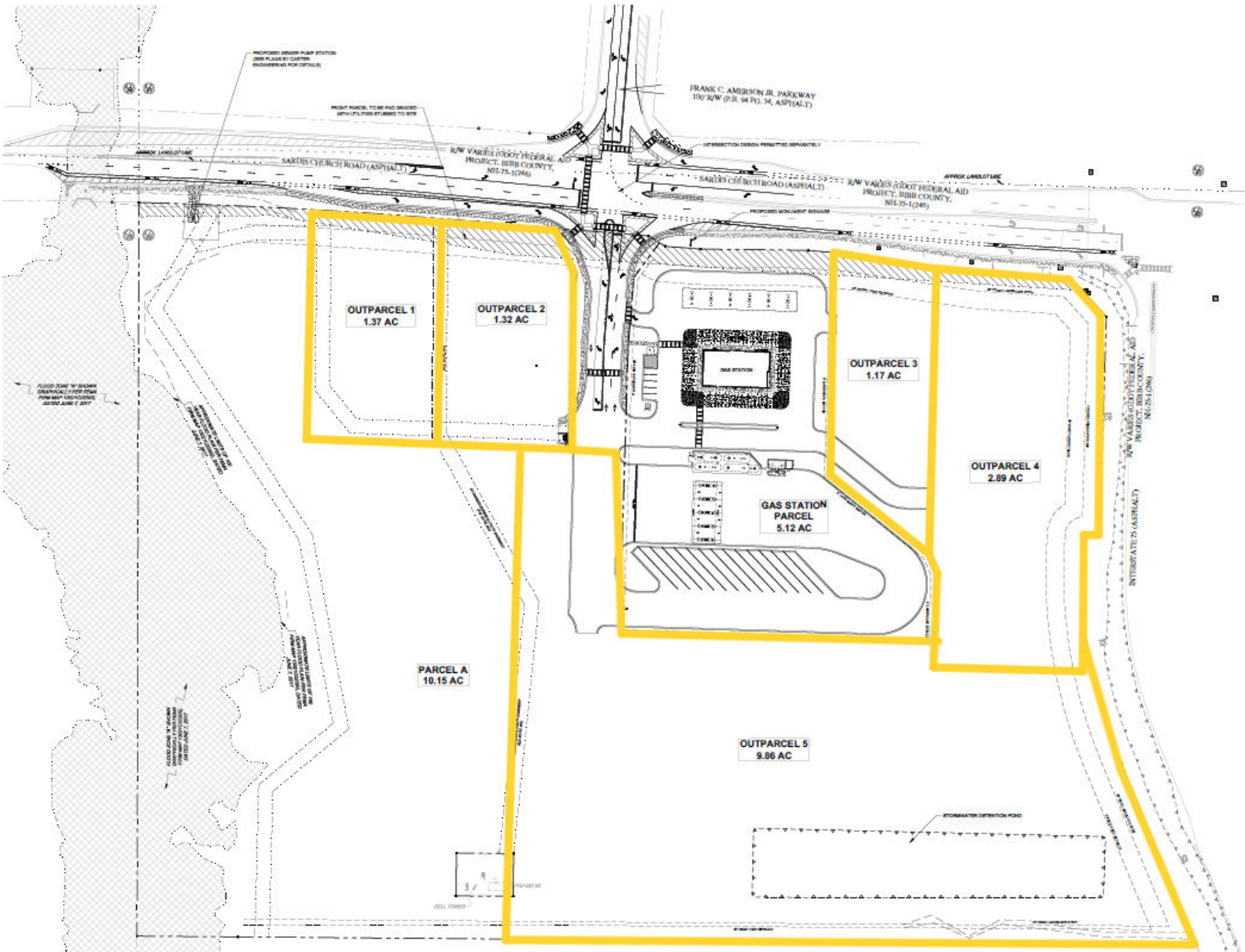


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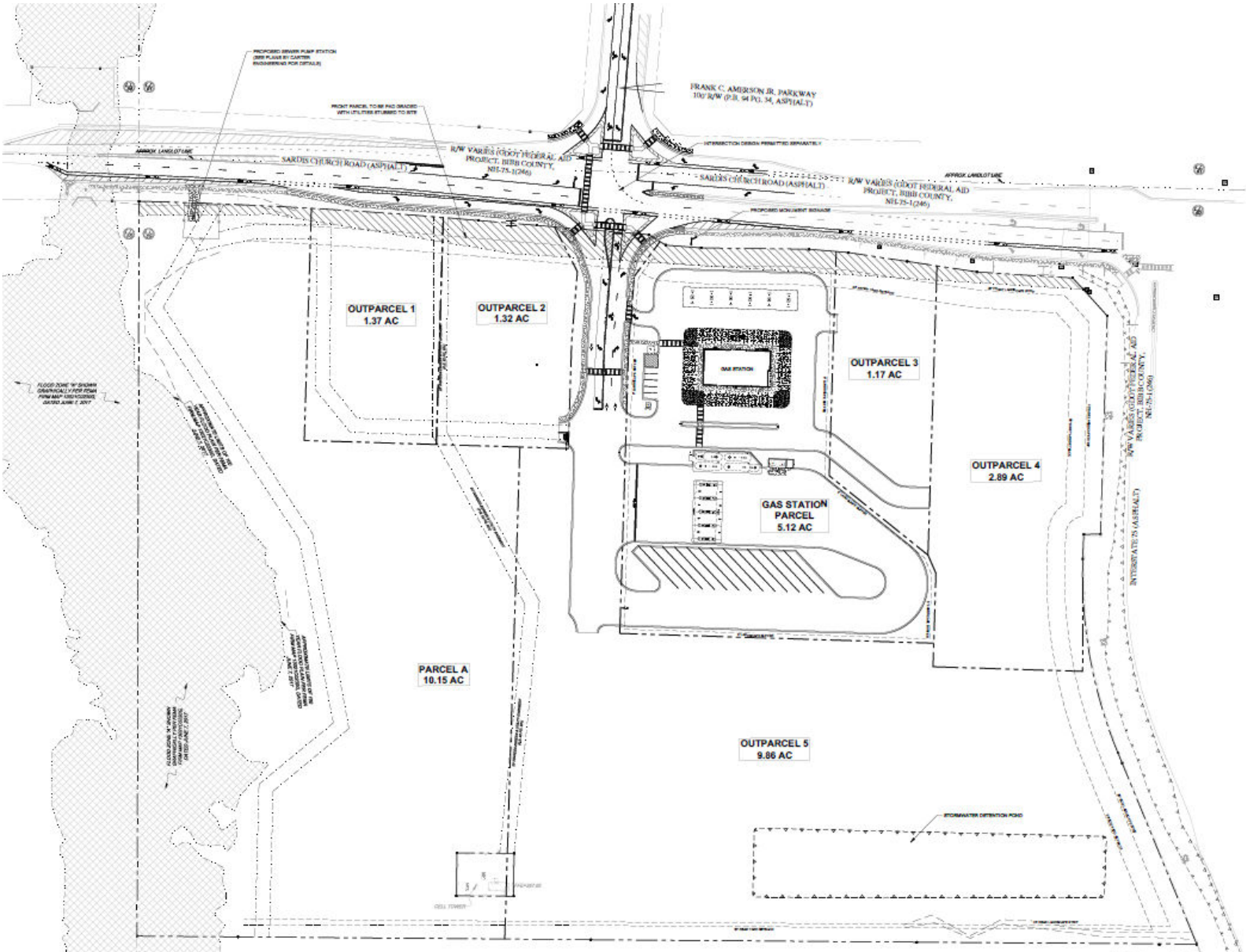


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UPDATED SITE PLAN



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OFFERING SUMMARY

PROPERTY OVERVIEW:

- 5 Outparcels fit for QSR, Hotel, Self-Storage and/or Industrial
- Property is just south of Macon, GA between Macon and Warner Robins.
- I-75 interchange at Sardis Church Rd is the connection between I-75 & Middle GA Regional Airport.
- Macon's I-75 Industrial Park connects to Sardis Church Road interchange with businesses including Tyson Foods, FedEx, Tractor Supply, QuikTrip, Yancey Brothers, YKK, and Amazon.
- 7-Eleven will be breaking ground ~February 2025 and expected to open Q4 of 2025.
- Love's Travel Center is directly across Sardis Church Road from the Subject Property.
- Amazon distribution center (1 million SF ; ~1,000 jobs) is across I-75 from the subject property.
- There is a restriction for any restaurant / eating establishment with the primary menu item being chicken, as well as, convenience stores. Please contact agent for entire list of restrictions and permitted uses.

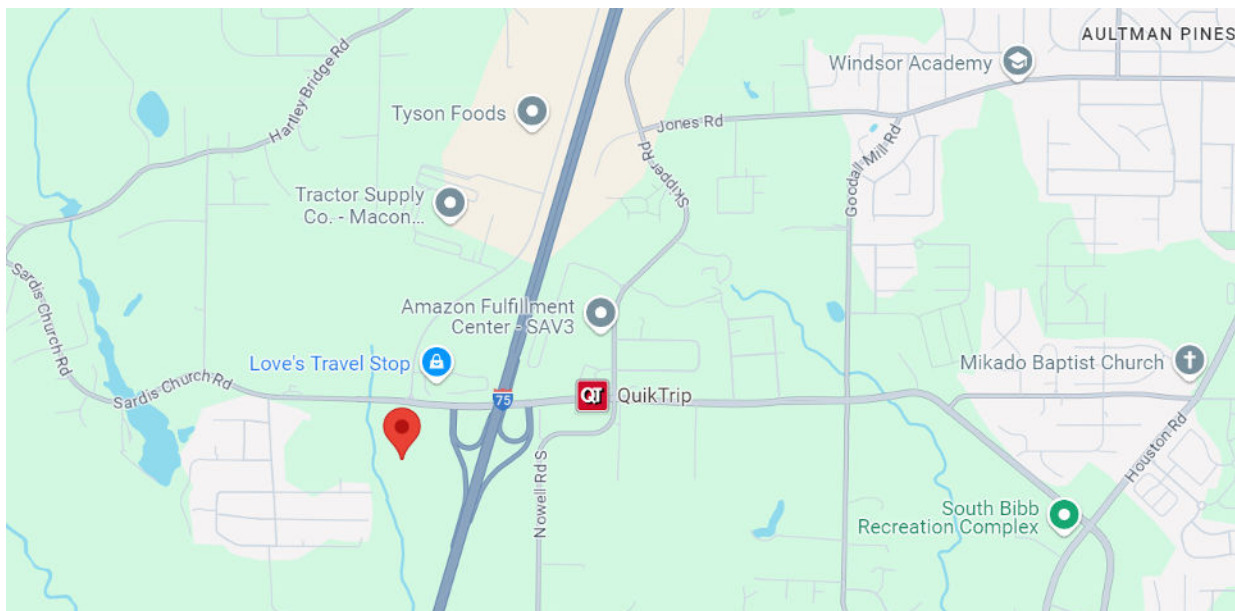
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5 MILE RADIUS

KEY FACTS

28,661

Population



Average Household Size

42.1

Median Age

\$68,649

Median Household Income

BUSINESS



768

Total Businesses



8,365

Total Employees

INCOME



\$68,649

Median Household Income



\$31,394

Per Capita Income



\$235,839

Median Net Worth

EDUCATION

11%

No High School Diploma



35%

High School Graduate



34%

Some College



20%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



60%

White Collar



26%

Blue Collar



14%

Services

3.3%

Unemployment Rate

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (24.4%)

The smallest group: \$200,000+ (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	8.1%	-7.9%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	8.9%	-0.7%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	9.1%	-2.0%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	10.8%	-1.2%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	16.3%	-0.4%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$75,000 - \$99,999	12.9%	+2.3%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	24.4%	+10.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	5.4%	+2.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from

Bibb County ▼