

**BACONSFIELD SHOPPING CENTER
MULTI-TENANT RETAIL / OFFICE CENTER**

**610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211**



PROPERTY VIDEO: [HTTPS://YOUTU.BE/7FYRLGBAKIC](https://youtu.be/7FYRLGBAKIC)

Stephanie Folsom, CCIM
Associate Broker / Partner

478.361.8259 CELL
stephanie@cbcgeorgia.com
cbcmakon.com

990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE

SALES PRICE: \$6,300,000
(SALE DOES NOT INCLUDE KROGER)

CAP RATE: 7.25%



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

Revised 4/7/25

INVESTMENT SUMMARY

610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211



PRICE

\$6,300,000

(SALE DOES NOT INCLUDE KROGER)

CAP RATE

7.25%



OCCUPANCY

99%

NOI

\$456,846



PRICE SF

\$172.14

BUILDING SF

36,600SF

STEPHANIE FOLSOM, CCIM
478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

PROPERTY OVERVIEW

610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211

PROPERTY VIDEO: [HTTPS://YOUTU.BE/7FYRLGBAKIC](https://youtu.be/7FYRLGBAKIC)



PROPERTY HIGHLIGHTS

- High traffic location - 44,100± AVG VPD (2023 GDOT)
- Located at high traffic, signalized intersections of North Avenue/Gray Highway/Nottingham Drive and North Avenue/Emery Highway
- Two major highways, Interstate 75 & Interstate 16
- 3 Miles from Piedmont Macon North Hospital
- 7 Miles from Piedmont Macon Hospital
- Located in North Macon less than a mile from Interstate 75, Exit 169
- Conveniently located to restaurants, shopping, financial institutions and lodging

SALES PRICE: \$6,300,000
(SALE DOES NOT INCLUDE KROGER)

BUILDING INFORMATION

Building Size **36,600± SF Total - Two (2) Buildings**
Eleven (11) Units
(Sale does not include Kroger)

Building 1:
18,400± SF Total • Two (2) Units

Building 2:
18,200± SF Total • Nine (9) Units

Lot Size 2.81 Acres

Parcel R071-0317

Built 1986

Exterior Masonry

Parking Asphalt

Access Two Ingresses/Egresses

Roof Metal deck with modified bitumen

Zoning C-4, Commercial

Rent Roll Page 5

Income/Expense Page 5



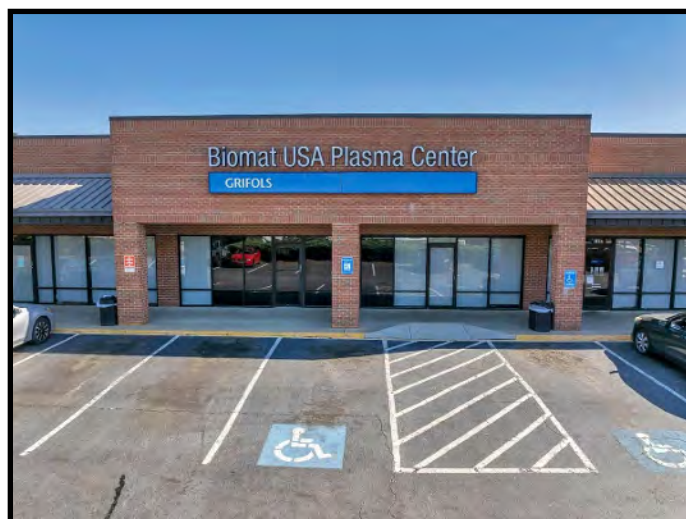
STEPHANIE FOLSOM, CCIM
478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

PHOTOS

610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211



STEPHANIE FOLSOM, CCIM
478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

RENT ROLL INCOME/EXPENSE

610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211

TENANT	UNIT	UNIT	LEASE START DATE
WNB Factory	105	1,750	10/01/2016
El Sombrero Mexican	A	4,900	05/01/2022
VACANT	D	1,750	
Bibb County Sheriff's	E1	1,400	12/01/2023
Macon Tobacco &	E2	2,100	02/15/2022
1st Franklin Financial	F	2,100	07/01/2019
Art's Nails	H	1,400	05/01/2023
Hong Kong Express	I	1,400	01/01/2023
Little Caesars Pizza	J	1,400	02/17/2020
Biomat USA Macon	630-I	17,100	09/11/2014
Subway	630-K	1,295	07/01/2023

2024 INCOME / EXPENSE (REVISED 4/4/25)	
INCOME	
Rental Income	\$670,927
GROSS INCOME	\$670,927
EXPENSES	
Security	\$31,520
Taxes	\$50,695
Insurance	\$20,921
Repairs & Maintenance	\$11,490
Cleaning & Maintenance	\$40,746
Utilities	\$31,272
Management	\$27,437
TOTAL EXPENSES	<u>\$214,081</u>
NET OPERATING INCOME	\$456,846





GRIFOLS BIOMAT USA

GRIFOLS Biomat USA is a leading global healthcare company that develops plasma medicines, treating patients with chronic, rare and sometimes very serious diseases, enabling millions of patients around the world to lead more productive lives.

There are more than 400 plasma donation centers spanning the US, Canada, Europe and Egypt employing more than 23,000 employees.



WNB FACTORY

WNB Factory was founded in 1997 by two friends, Troy Pyo and Shin Kang, serving wings, burgers, fried rice, cheesesteaks and many other quality selections.

WNB Factory has 94 locations all around Georgia, Alabama, Virginia, Texas and Ohio, franchise-owned.



1ST FRANKLIN FINANCIAL

1st Franklin Financial provides short-term and long-term installment loans with payment plans tailored to each customer's need.

Family run business for over 80 years.

More than 360 locations across the Southeast.



LITTLE CAESARS®

Little Caesars® is an American multinational chain of pizza restaurants founded in 1959. Little Caesars® is the third largest pizza chain by total sales in the U.S.

Little Caesars® has 4,035 restaurants in the United States. These restaurants are located in 52 states and 2,273 cities, franchise-owned.

SITE PLAN

610/630 NORTH AVENUE
MACON, BIBB COUNTY, GEORGIA 31211



STEPHANIE FOLSOM, CCIM

478.361.8259 CELL

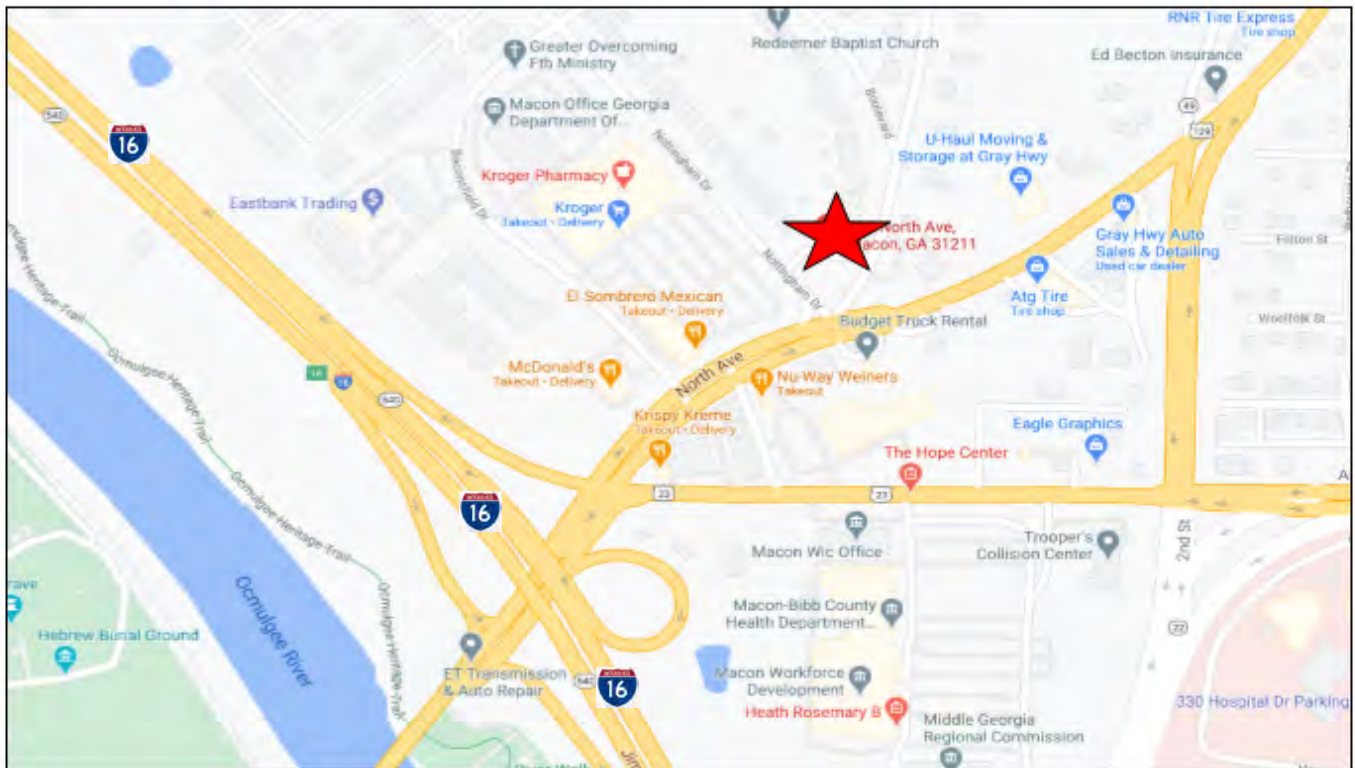
STEPHANIE@CBCGEORGIA.COM

CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY





STEPHANIE FOLSOM, CCIM
478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM

Here's why we Macon

Macon is ...

Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon — and growing!

Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

F U N F A C T S

Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

Business & Industry

More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

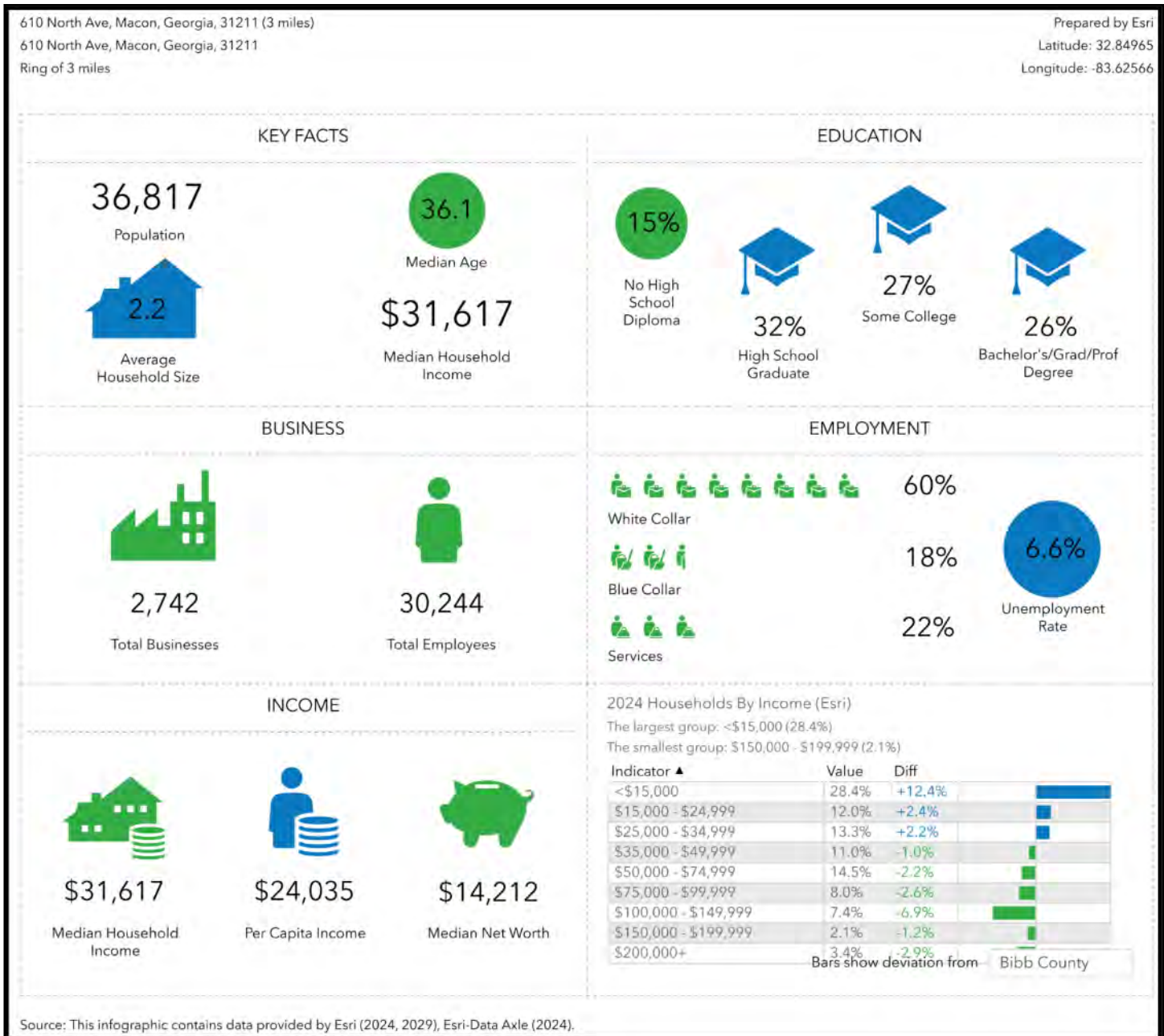
Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.

STEPHANIE FOLSOM, CCIM

478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM



DEMOGRAPHICS - 3 MILE



DEMOGRAPHICS - 5 MILE

