

**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)

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990 Riverside Drive
Macon, GA 31201
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SALES PRICE: \$6,300,000
(SALE DOES NOT INCLUDE KROGER)

CAP RATE: 7.25%



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

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Revised 6/11/25

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

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PROPERTY OVERVIEW

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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



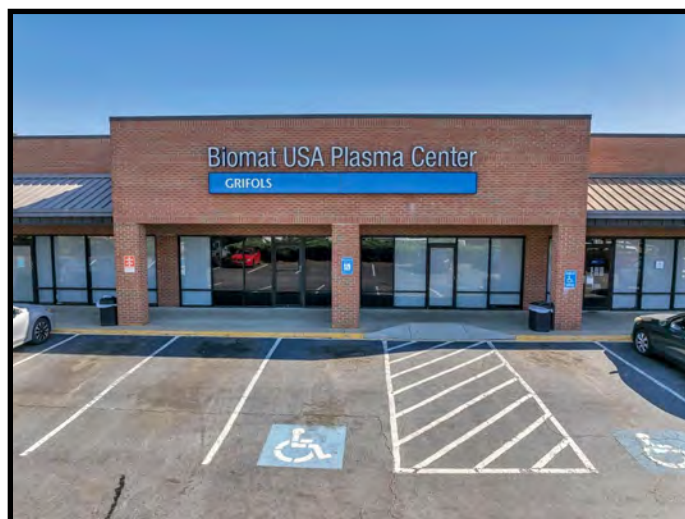
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PHOTOS

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RENT ROLL INCOME/EXPENSE

610/630 NORTH AVENUE
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TENANT	UNIT	UNIT	LEASE START DATE
WNB Factory	105	1,750	10/01/2016
El Sombrero Mexican	A	4,900	05/01/1993
VACANT	D	1,750	
Bibb County Sheriff's Office	E1	1,400	12/01/2023
Macon Tobacco & Vape	E2	2,100	02/15/2021
1st Franklin Financial	F	2,100	07/01/2019
Art's Nails	H	1,400	05/01/2017
Hong Kong Express	I	1,400	01/01/2017
Little Caesars Pizza	J	1,400	02/17/2020
Biomat USA Macon	630-I	17,100	09/11/2014
Subway	630-K	1,295	07/01/1989

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

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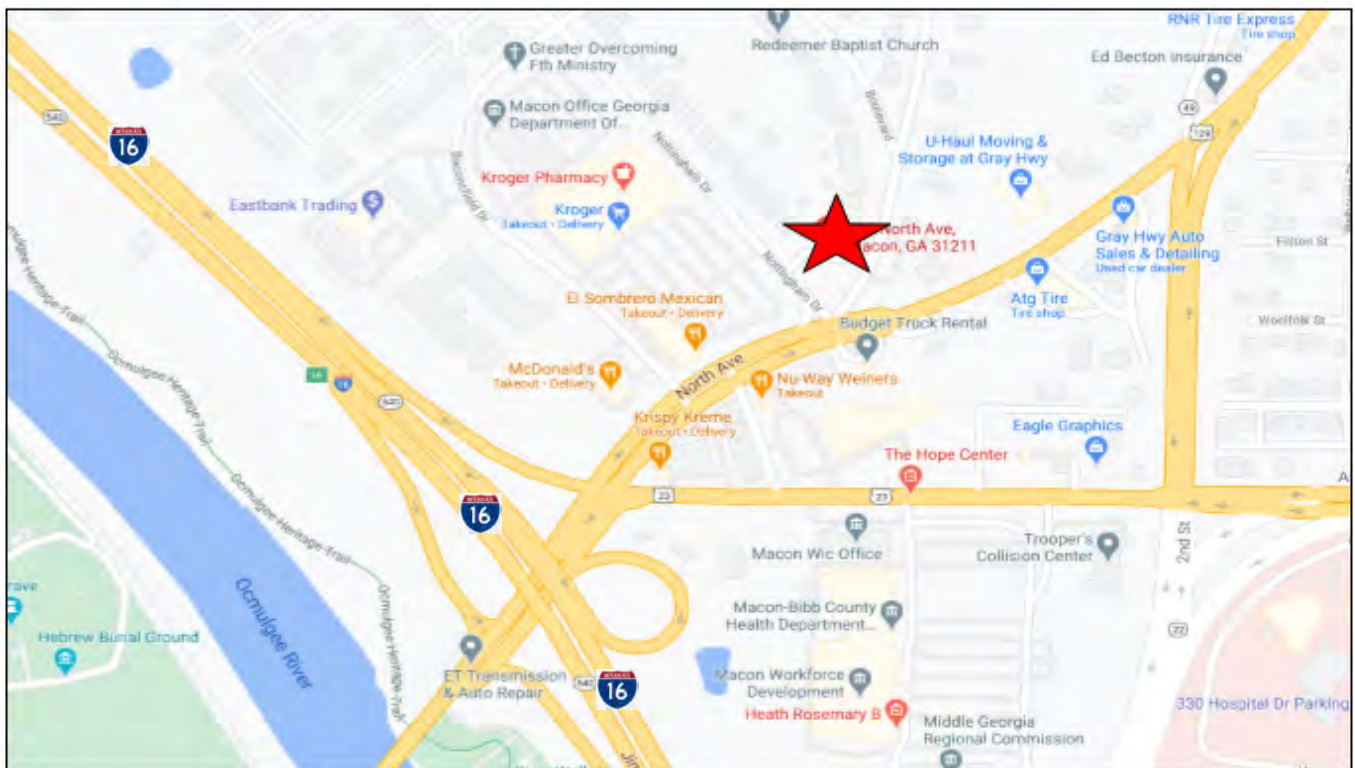
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Here's why we Macon

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.

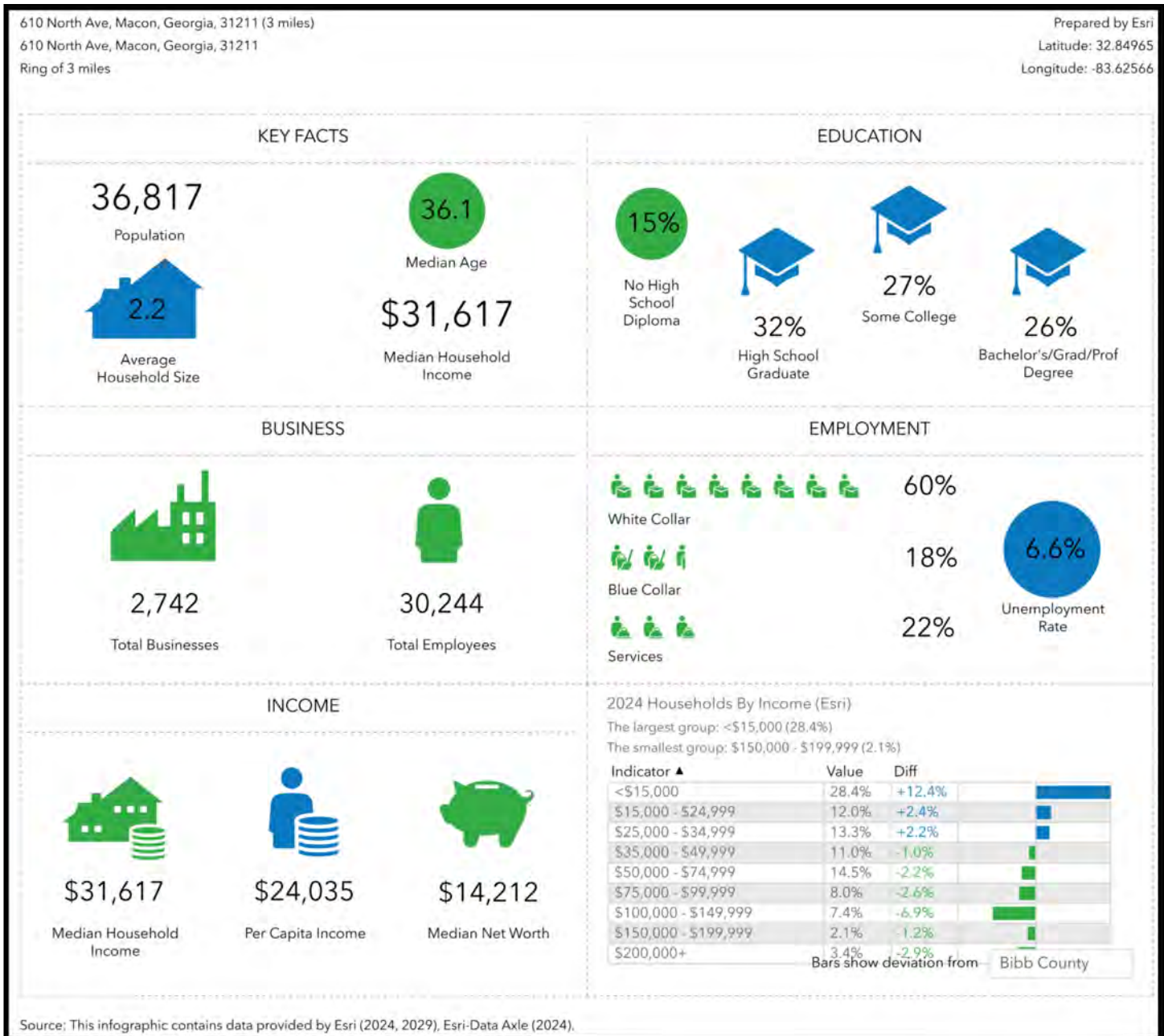
Business & Industry

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.

DEMOGRAPHICS - 3 MILE



DEMOGRAPHICS - 5 MILE

