



INVESTMENT OPPORTUNITY



PEDRO'S TACOS & TEQUILA BAR (SUBTENANT) CHEDDAR'S RESTAURANT (TENANT)

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



4040 RIVERSIDE DRIVE

MACON, BIBB COUNTY, GEORGIA 31210

**STEPHANIE FOLSOM, CCIM
ASSOCIATE BROKER / PARTNER**

**478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM
CBCMACON.COM**

**990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171 OFFICE**

SALES PRICE: \$2,800,000

CAP RATE: 6.5%



**COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY**

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Created 5/13/25

INVESTMENT SUMMARY

4040 RIVERSIDE DRIVE
MACON, BIBB COUNTY, GA 31210



PRICE

\$2,800,000

CAP RATE

6.5%



TERM

15 YEARS

NOI

\$182,750



PRICE SF

\$342.72

BUILDING SF

8,170 SF

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INVESTMENT HIGHLIGHTS

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INVESTMENT HIGHLIGHTS

Sales Price \$2,800,000

Price/SF \$342.72

NOI \$182,750

Cap Rate 6.5%

Tenant Cheddar's Casual Cafe, Inc.
C&P Restaurant Company, LLP

Lease Type NNN

Lease Term • 15 Years
• Expires March 31, 2031

Annual Rent • \$22.37/PSF - \$182,750.04
• \$24.05/PSF - \$196,456.30
April 1, 2026 - March 31, 2031

SubTenant Pedros Tacos & Tequila of Macon

Sublease Type NNN

Sublease Term • 7 Years, 9 Months
• Expires March 31, 2031

Annual Rent • 6/1/2024 - 5/31/2025: \$126,230.61
• Increases two percent (2%) per year



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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- High traffic location - 13,600± AVG VPD (2023 GDOT)
- Located within 1/2 mile of Interstate 75 (Exits 169 & 171)
- Adjacent to Suburban Studios and Wingate by Wyndham
- Two large apartment complexes nearby
- Zoned C-2, General Commercial



BUILDING INFORMATION

Building Size	8,170± SF Restaurant Building
	• Bar • Dining Room • Full Kitchen
Lot Size	• 2.83 Acres
	• 330' Frontage on Riverside Drive • Two curb-cuts
Parcel	N041-0033
Built	2001
Parking	Ample
Roof	Mixed (Flat/Hip) / Weatherwood 30-year architectural GAF HDZ Shingles (Replaced 2023)
HVAC	Central heat and air conditioning
Electrical	Single meter; 3Phase / 4Wire



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PHOTOS

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AERIAL MAP

4040 RIVERSIDE DRIVE
MACON, BIBB COUNTY, GA 31210

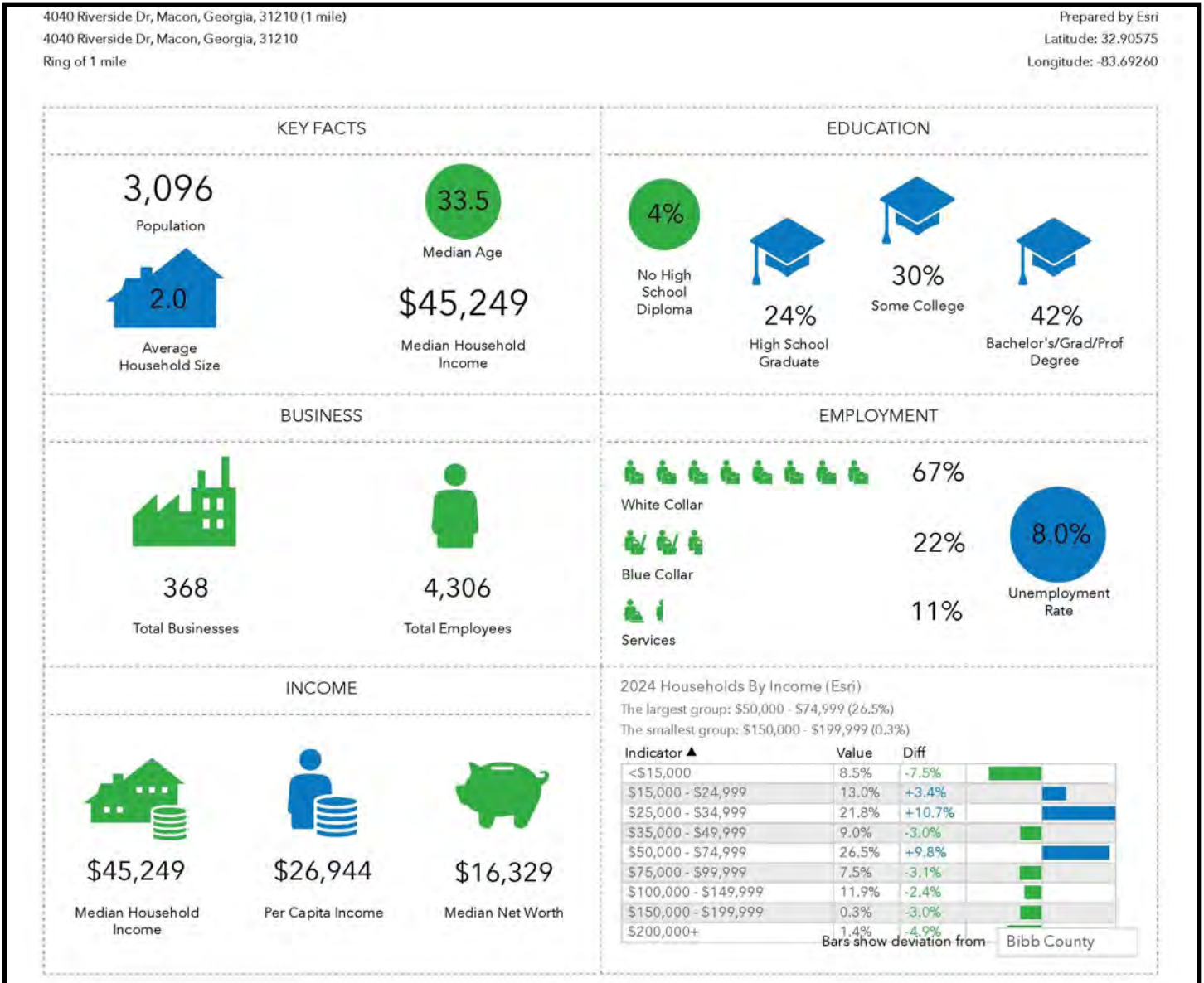


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DEMOGRAPHICS - 1 MILE



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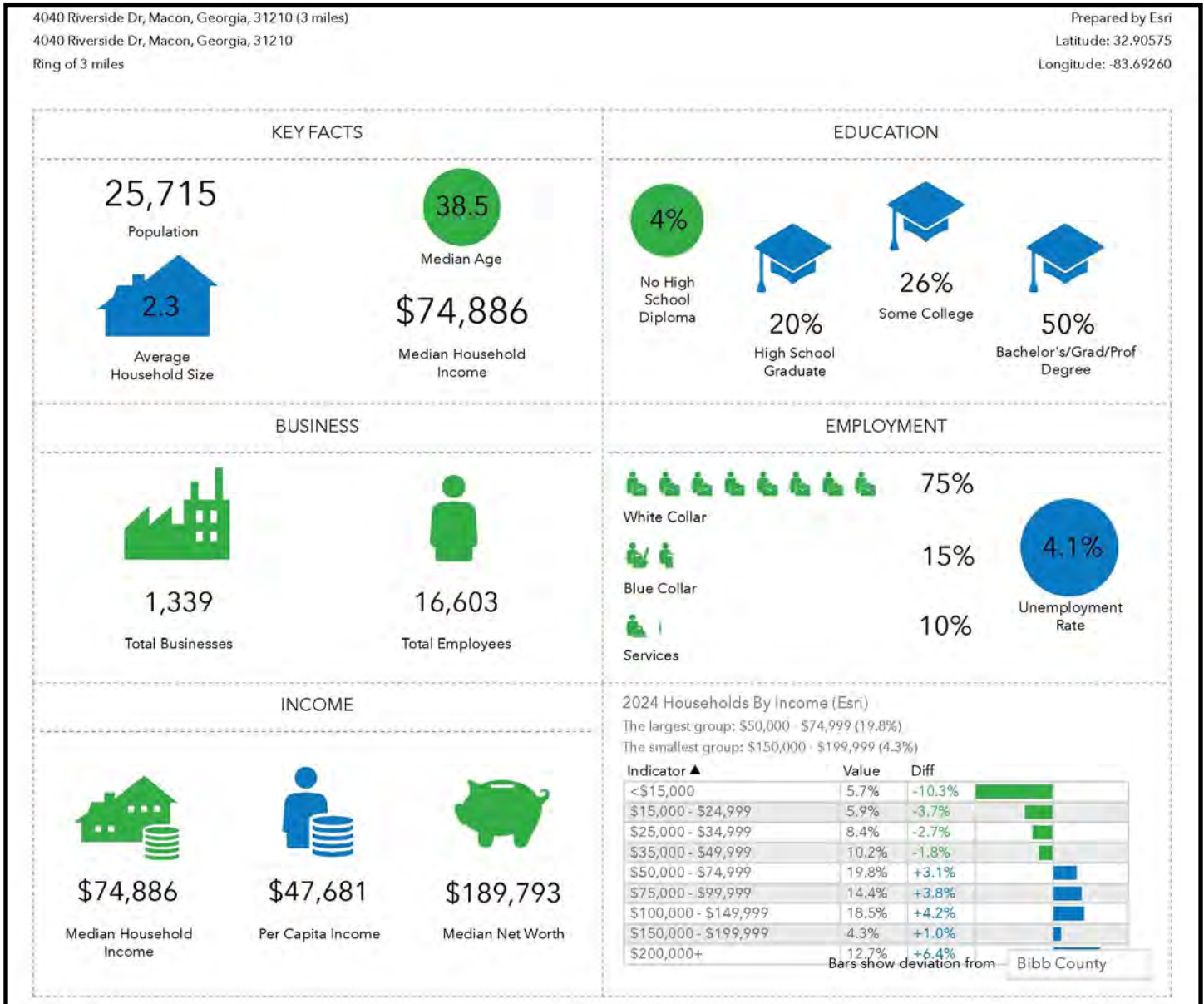
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DEMOGRAPHICS - 3 MILE



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DEMOGRAPHICS - 5 MILE

