



Property:

*Northside Plaza
3096 Riverside Drive
Macon, GA 31210*

For Sale
\$1,860,000

- *85% Occupied Retail Center with consistent occupancy*
- *17,545 Sq. Ft. Retail on large 2.37 Acres*
- *Majority of tenants have been at center 10+ years.*
- *Upside Potential with rents and future expansion*
- *9.78% CAP*
- *Completely Sprinkled Fire Suppression System*
- *Abundant Parking (127 Parking Spaces)*
- *I-75 Visibility & Frontage on Busy Riverside Drive & Northside Drive*
- *Future Expansion Potential (Already Engineered for Additional 9,280 Sq. Ft.)*

For more information contact:

*Matt Gilbert
478-808-3706*

MGilbert@newatlanticrealtygroup.com



*www.newatlanticrealtygroup.com
2918 Riverside Drive
Macon, GA 31204
p. 478-474-8200*



I'm a PRO on trulia



Traffic Count



Riverside Drive—23,000 vpd

Interstate 75—64,000 vpd

For more information contact:

Matt Gilbert

478-808-3706

MGilbert@newatlanticrealtygroup.com



I'm a  on 



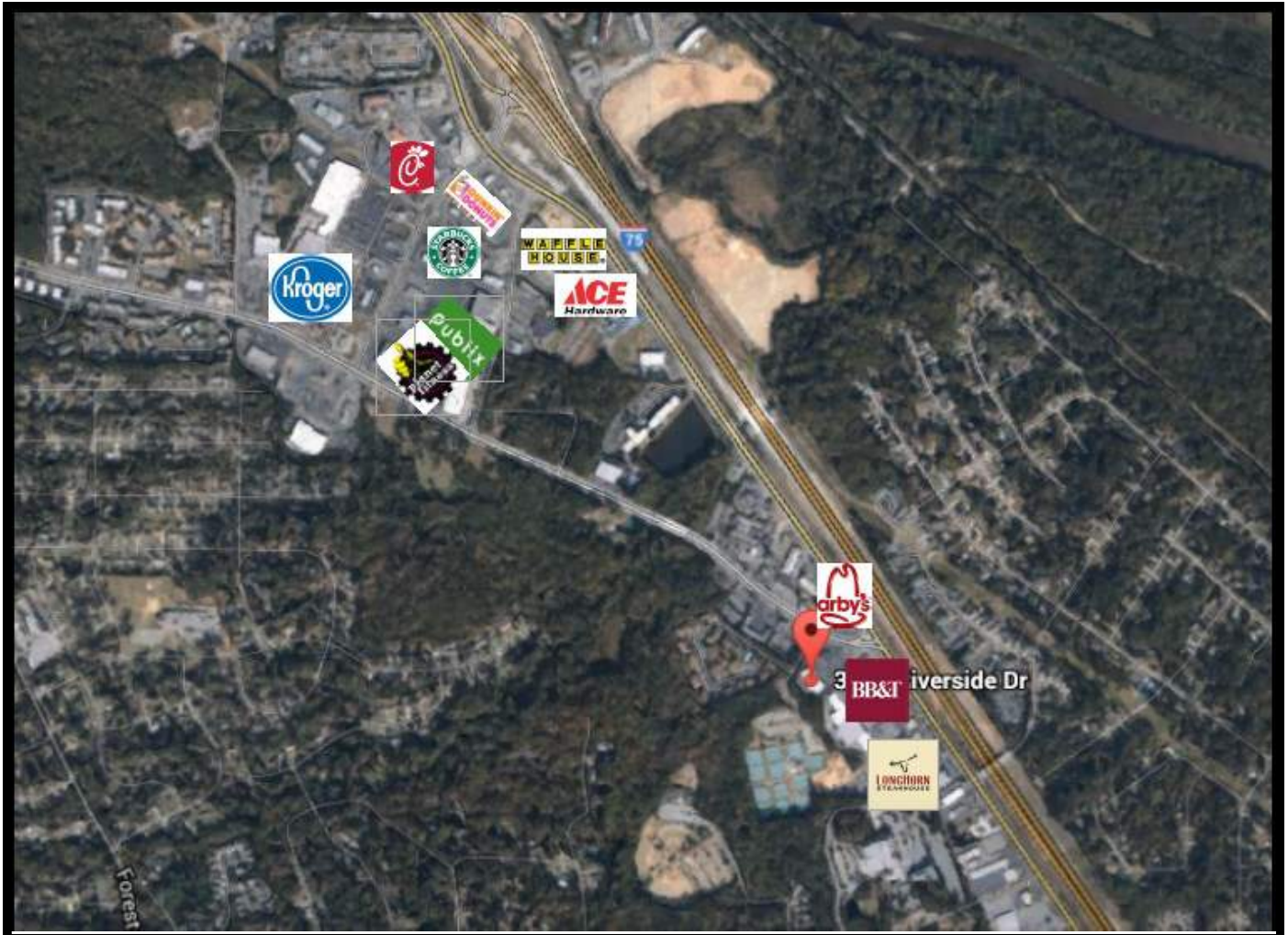
www.newatlanticrealtygroup.com

2918 Riverside Drive

Macon, GA 31204

p. 478-474-8200

Ariel View



For more information contact:

Matt Gilbert
478-808-3706

MGilbert@newatlanticrealtygroup.com



www.newatlanticrealtygroup.com

2918 Riverside Drive

Macon, GA 31204

p. 478-474-8200



I'm a **PRO** on **trulia**



Demographics

POPULATION ESTIMATES

	Downtown Macon 20 Mile Radius	Downtown Macon 40 Mile Radius
2010 Total Population	322,021	563,168
2012 Total Population	326,322	574,510
2017 Total Population	338,658	591,914
2012-2017 Annual Growth Rate	0.74%	0.60%

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2012 and 2017

MEDIAN HOUSEHOLD INCOME

	Downtown Macon 20 Mile Radius	Downtown Macon 40 Mile Radius
2012	\$43,140	\$41,287
2017	\$52,716	\$50,314

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2012 and 2017

Macon MSA Annual Labor Force

Year	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
2012*	198,793	181,068	17,725	8.9%
2011	112,465	100,697	11,768	10.5%
2010	113,112	104,243	10,948	10.1%
2009	113,220	102,737	10,483	9.3%
2008	114,685	107,488	7,197	6.3%
2007	111,553	106,172	5,381	4.8%
2006	111,674	105,732	5,942	5.3%
2005	110,811	104,795	6,016	5.4%
2004	109,611	104,324	5,287	4.8%
2003	107,827	102,872	4,955	4.6%
2002	105,431	100,401	5,030	4.8%
2001	103,214	98,868	4,346	4.2%
2000	104,415	100,115	4,300	4.1%
1999	99,302	94,422	4,880	4.9%
1998	103,642	97,685	5,957	5.7%
1997	102,909	97,777	5,132	5.0%

Source: Georgia Department of Labor, Local Area Unemployment Statistics

*2012 Macon MSA Labor Force includes Bibb, Crawford, Houston, Jones, Monroe, Peach & Twiggs counties

Source: Georgia Department of Labor, Area Labor Profile

For more information contact:

Matt Gilbert
478-808-3706

MGilbert@newatlanticrealtygroup.com



I'm a **PRO** on **trulia**



www.newatlanticrealtygroup.com
2918 Riverside Drive
Macon, GA 31204
p. 478-474-8200

Photos



For more information contact:

Matt Gilbert
478-808-3706

MGilbert@newatlanticrealtygroup.com



I'm a **PRO** on **trulia**



www.newatlanticrealtygroup.com

2918 Riverside Drive

Macon, GA 31204

p. 478-474-8200

Income Statement

Northside Plaza									
3096 Riverside Dr.									
Macon, GA 31210									
9/20/2018									
Tenant		Leased	Vacant	Rate	CAM Tax In	Monthly Total	Vacant Total	Lease Exp.	Start Date
All American Laundry		2062	0	\$ 13.97	\$ -	\$ 2,400.00		8/31/2019	Prior to 2000
Byung Yoon Kim		2150	0	\$ 12.56	\$ -	\$ 2,425.00		3/31/2020	Prior to 2000
Enterprise Leasing		1200	0	\$ 15.85	\$ -	\$ 1,585.00		2/28/2020	Prior to 2000
Family Healthcare		4514	0	\$ 11.97	\$ -	\$ 4,500.00	\$ -	12/31/2019	1/1/2006
Soft Touch Medical		2750	0	\$ 9.54	\$ -	\$ 2,229.00	\$ -	7/31/2020	6/11/2015
Available			2669	\$ 12.00	\$ -	\$ -	\$ 2,669.00		
Robins FCU	ATM			\$ -	\$ -	\$ 975.00		11/30/2019	10/28/2005
Three Oaks		1000		\$ 6.00		\$ 500.00		1/31/2019	12/1/2013
Salon		1200	0	\$ 14.00		\$ 1,275.00	\$ -	3/31/2021	2/9/2018
Totals		14876	2669			\$ 15,889.00	\$ 2,669.00		
Total Footage		17545							
Percentage Leased		85%							
Current Income Statement									
ACTUAL CURRENT INCOME:									
	Rents	\$	222,696.00						
Utilities	Water Charges	\$	1,800.00						
Dr. Watson	Parking	\$	3,960.00						
Total Income			\$ 228,456.00						
Expenses									
	Vacancy 5%	\$	11,134.80						
	Insurance	\$	3,259.00						
	CAM	\$	7,000.00						
	Taxes	\$	18,183.00						
	Mgmt 3%	\$	6,680.88						
Total Exp.			\$ 46,257.68						
NOI			\$ 182,198.32						

For more information contact:

Matt Gilbert
478-808-3706

MGilbert@newatlanticrealtgroup.com

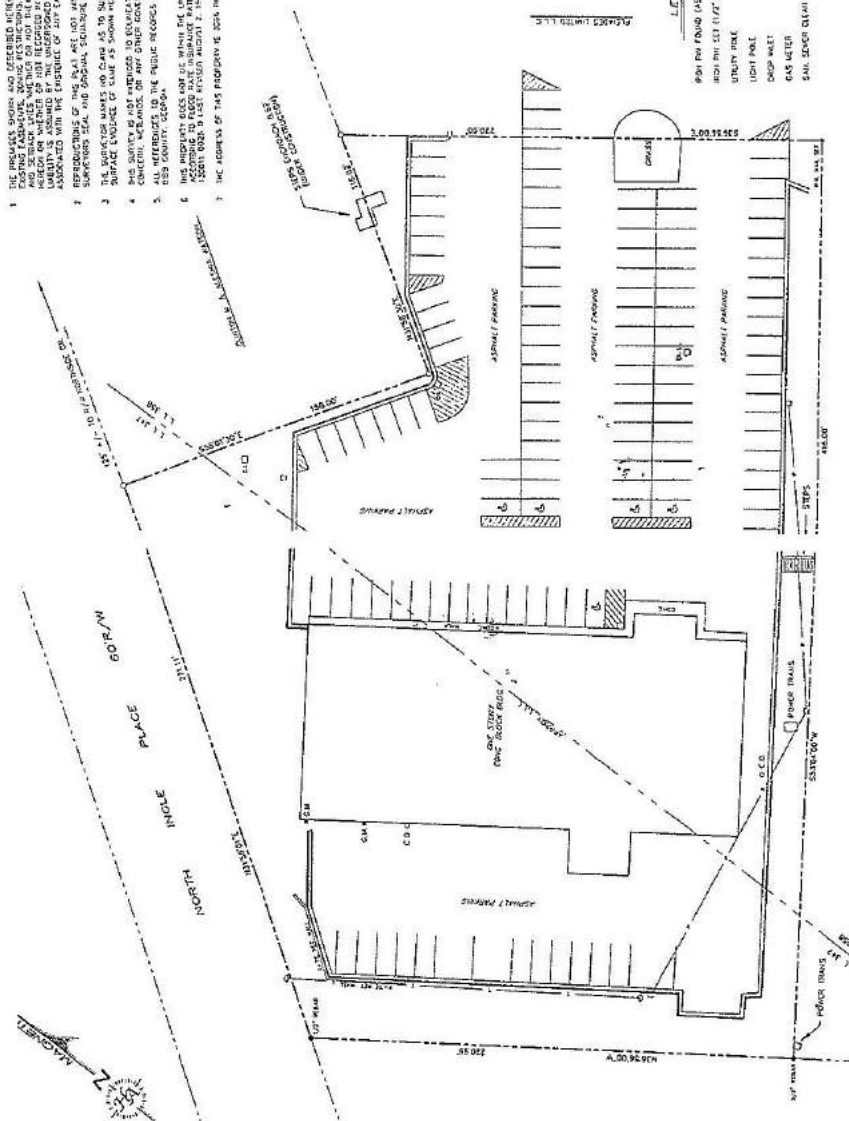
I'm a  on 



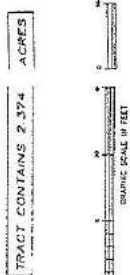
www.newatlanticrealtgroup.com
2914 Riverside Drive
Macon, GA 31204
p. 478-474-8200

Site Plan

1. THE PROPOSED WORK HAS BEEN REVIEWED BY THE LOCAL HEALTH DEPARTMENT TO VERIFY THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES. THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED WORK AND HAS DETERMINED THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES.
2. THE PROPOSED WORK HAS BEEN REVIEWED BY THE LOCAL HEALTH DEPARTMENT TO VERIFY THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES. THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED WORK AND HAS DETERMINED THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES.
3. THE PROPOSED WORK HAS BEEN REVIEWED BY THE LOCAL HEALTH DEPARTMENT TO VERIFY THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES. THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED WORK AND HAS DETERMINED THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES.
4. THE PROPOSED WORK HAS BEEN REVIEWED BY THE LOCAL HEALTH DEPARTMENT TO VERIFY THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES. THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED WORK AND HAS DETERMINED THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES.
5. THE PROPOSED WORK HAS BEEN REVIEWED BY THE LOCAL HEALTH DEPARTMENT TO VERIFY THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES. THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED WORK AND HAS DETERMINED THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES.
6. THE PROPOSED WORK HAS BEEN REVIEWED BY THE LOCAL HEALTH DEPARTMENT TO VERIFY THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES. THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED WORK AND HAS DETERMINED THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES.
7. THE PROPOSED WORK HAS BEEN REVIEWED BY THE LOCAL HEALTH DEPARTMENT TO VERIFY THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES. THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED WORK AND HAS DETERMINED THAT THE PROPOSED WORK COMPLIES WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND ORDINANCES.



SURVEY FOR	
NORTH PLAZA PARTNERS LLC.	
JOE'S RIVERSIDE DRIVE	
LAG 100' X 17' X 230'	310' X 140' X 140'
MADE IN THIS COUNTY	
DATE: DECEMBER 2, 2011	
DRAWN BY: HULLIGAN & ASSOCIATES	
SURVEYOR: HULLIGAN & ASSOCIATES	
REGISTERED PROFESSIONAL SURVEYOR	
STATE OF GEORGIA, LICENSE NO. 10000	
PROJECT NO. 11-00000	
SCALE: AS SHOWN	



For more information contact:

Matt Gilbert
478-808-3706

MGilbert@newatlanticrealttygroup.com



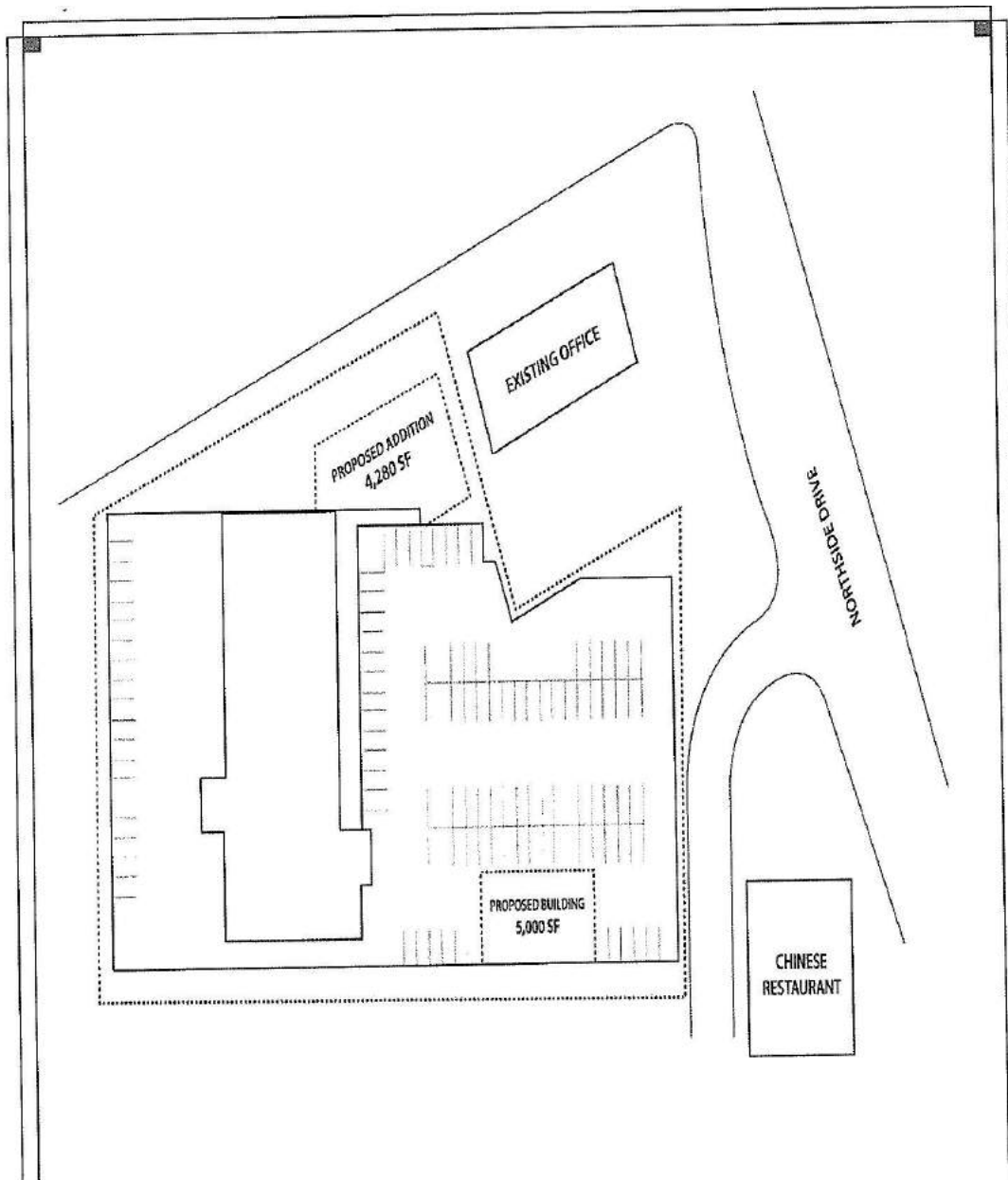
www.newatlanticrealttygroup.com
2918 Riverside Drive
Macon, GA 31204
p. 478-474-8200



I'm a PRO on trulia



Upcoming Renovations



For more information contact:

Matt Gilbert
478-808-3706

MGilbert@newatlanticrealtygroup.com



www.newatlanticrealtygroup.com

2918 Riverside Drive

Macon, GA 31204

p. 478-474-8200



I'm a **PRO** on **trulia**

