



HIGHLIGHTS

Offering Price:	\$4,650,000
Annual Net Operating Income:	\$304,645
Cap Rate 1st year:	6.6%
Increases:	Sleep Number has 2% annual increases
Building Size:	6,800 SF
Lot Size:	1.00
Building Class:	А
Year Built:	2008
Traffic Count:	18,300 VPD
Location:	Across the street from 750,000 SF Shoppes at River Crossing



Annual Operating

Summary:	<u>Current</u>
*Scheduled Gross Income (SGI)	\$304,645
Expense Reimbursement	\$47,416
Total Operating Income	\$352,061
Total Operating Expenses	(\$47,416)
Net Operating Income (NOI)	\$304,645
*Includes annualized Sleep Number 2021 increase	

FOR MORE INFORMATION CONTACT

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MACON AREA OVERVIEW

- Known as the "Heart of Georgia" because of it's central location within the state, convenient travel to Atlanta, Savannah and coastal Georgia via I-16, I-75, and I-475.
- A population of over 463,628 in a 30 mile radius
- Located 76 minutes south of Atlanta, Macon has become an attractive location for businesses.
- One hour from Atlanta Hartsfield-Jackson International Airport that is consistently ranked #1 world's busiest airport since 1998
- Middle Georgia Regional Airport (MGRA) Is ideally located in Central Georgia. Middle Georgia Regional Airport facilitates convenient travel via general aviation and commercial air service.
- As of 2021 the Macon, GA MSA population was 236,207 with an average household income of \$63,947.
- Amazon.com in 2020 opened a new 1 million square foot Macon fulfillment center, creating more that 500 jobs.
- Nine colleges and universities in the Macon area offer executive level training and provide the Macon MSA with unique cultural, artistic and sporting opportunities.
- Over 50,000 students offer the business community an educated, diverse and flexible workforce. Macon's reputable colleges and universities play a vital economic role and enhance the aesthetic quality of life.
- Home to Atrium Health Navicent, the second largest hospital in Georgia serving 30 counties; Central Georgia's only Level 1 Trauma Center and the region's only dedicated Children's Hospital.

LOCATION HIGHLIGHTS

- Directly across the street from the Shoppes at River Crossing, a 750,000 SF lifestyle center anchored by Dillard's, Belk, Barnes & Noble Bookstore, Bed Bath & Beyond, Dick's Sporting Goods, DSW, H&M, JOANN, PetSmart, and Ulta Beauty among others.
- 1 minute from I-75/Hwy 23/87 Exit 171
- One of Middle Georgia's fastest growth areas
- Located at Macon Georgia's highest profile intersection at the main entrance to Shoppes at River Crossing.
- Highway 23 is a prominent north/south corridor that stretches between Jackson, Florida up through Central Michigan
- Average household incomes of \$106,026 within a 3-mile radius

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TENANT OVERVIEW

AT&T

- Operates over 16,000 locations
- As of 2020, was ranked 9 on the *Fortune 500* rankings of the largest United States corporations, with revenues of \$181 billion.
- AT&T Communications provides more than 100 million U.S. consumers with communications and entertainment experiences across mobile, broadband and TV services.
- It also serves nearly 3 million business customers including nearly all of the Fortune 1000 with high-speed, highly secure connectivity and smart solutions. 2020 revenues of \$138.9 billion.
- Executed a 5-year option in 2019 (without any renegotiation) and continued to pay full rent during the pandemic.

Sleep Number

• Has more than 600 locations across the US, comprised of over 4,800 passionate team members

sleep 😝 number.

- Have highly productive retail stores—\$2.9 million average sales per store including online sales.
- Executed a new 10-year corporate guaranteed lease.
- 2% increases and full management and administration reimbursement
- Sleep Number Corporation announced 2020 fourth-quarter net sales growth accelerated to 29% versus last year; full-year net sales increased 9% to \$1.86 billion
- Ranked #1 in the J.D. Power 2015, 2016 and 2018 Mattress Satisfaction Reports of customers' satisfaction with their mattress.
- As more Americans are suddenly spending more time in the home as a result of the pandemic shutting down offices and other public places, mattresses are receiving newfound appreciation.

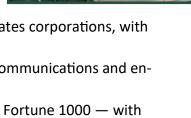
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AT8T











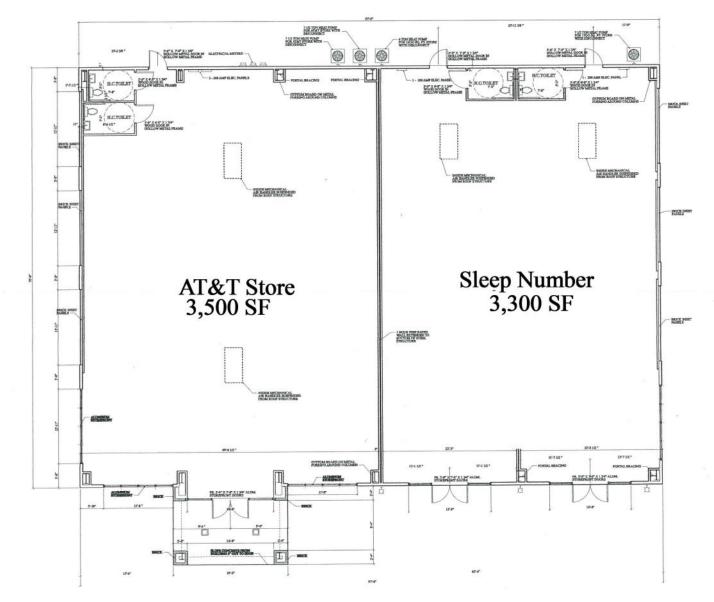


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FLOOR PLANS

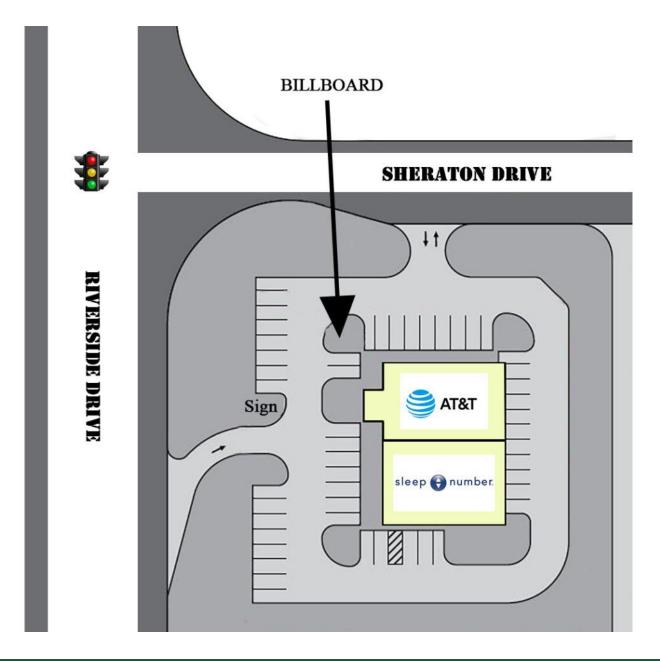


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SITE PLAN



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AERIAL



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Demographics - 4795 Riverside Dr

Population	1 Mile	3 Mile	5 Mile
2025 Projected	3,528	18,823	40,433
2020 Estimate	3,581	19,224	41,239
2010 Census	2,854	18,407	40,467
2000 Census	2,159	16,416	37,342
Growth 2000 - 2010	3.50%	1.14%	0.80%
Growth 2010 - 2020	1.62%	0.70%	0.40%
Growth 2020 - 2025	0.65%	0.52%	0.32%

Households

2025 Projection	1,517	7,981	16,938
2020 Estimate	1,568	8,239	17,443
2010 Census	1,216	7,738	16,805
2000 Census	883	6,743	15,164
Growth 2000 - 2010	3.62%	1.42%	1.02%
Growth 2010 - 2020	1.66%	0.74%	0.44%
Growth 2020-2025	0.72%	0.52%	0.33%

2020 Est. Population by Single-Classification Race

White Alone	1,936	11,738	26,675
Black or African American Alone	1,205	5,730	11,447
American Indian and Alaska Native Alone	9	46	95
Asian Alone	270	1,005	1,766
Hawaiian and Other Pacific Islander	3	9	16
Some Other Race Alone	78	311	497
Two or More Races	80	386	742

2019 Est. Population by Ethnicity (Hispanic or Latino)

Hispanic or Latino	167	717	1,329
Not Hispanic or Latino	3,414	18,507	39,910

2020 Est. Average Household Income	\$120,846	\$106,026	\$104,631
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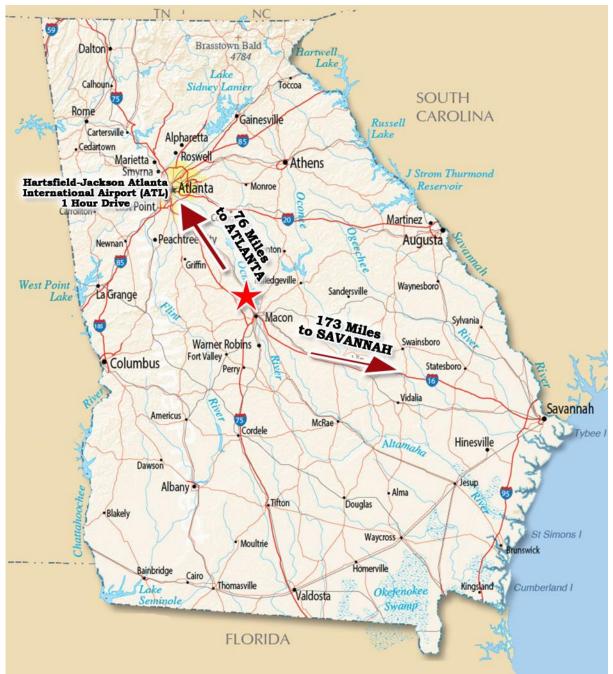
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REGIONAL MAP



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CONFIDENTIALITY REGISTRATION AGREEMENT

PROPERTY

Fickling & Company (F&C) has been retained on an exclusive basis by Owner, (the "Owner") with respect to the offering for sale of **4795 Riverside Drive, Macon, GA 31210** (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to F&C. All fees due F&C in connection with the sale of the Property shall be paid by the Owner. Potential Purchaser agrees that owner shall be responsible for paying only the fees as listed in a separate written agreement with Fickling & Company.

F&C has available for review certain information concerning the Property which includes brochures and other materials (collectively "Informational Materials"). F&C will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement. Upon F&C's receipt of this executed agreement, F&C is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions.

- All Informational Materials pertaining to the Property, which may be furnished to the Potential Purchaser by F&C, shall continue to be the property of the Owner and F&C. Potential Purchaser agrees to keep all information not otherwise publicly available strictly confidential. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without F&C written consent and must be returned to F&C immediately upon F&C's request or when the Potential Purchaser terminates negotiations with respect to the Property.
- 2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property. Potential Purchaser agrees to obtain related parties consent to maintain confidentiality.
- 3. The Potential Purchaser understands and acknowledges that F&C and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to F&C by others and has not been independently verified by F&C and is not guaranteed as to completeness or accuracy.
- 4. The Potential Purchaser hereby indemnifies and holds harmless F&C and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement including, without limitation, claims for brokerage commissions from any agent representing Potential Purchaser.
- 5. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner or F&C against Potential Purchaser prior thereto.
- 6. Potential Purchaser will not contact directly any of the owners employees, suppliers, or tenants.

If in agreement with the foregoing, please return one signed copy of this agreement to Fickling & Company Inc. Attention: Larry Crumbley. Email: <u>lcrumbley@fickling.com</u>; Fax (478) 742-2015, 577 Mulberry Street, Suite 1100, Macon, Georgia 31201.

POTENTIAL PURCHASER

(SIGNATURE)	COMPANY:
	ADDRESS:
te:	
	PHONE NUMBER:
	EMAIL:
	FAX NUMBER:
-	te: