

# Investment Property

Securian Building  
2960 Riverside Dr.  
Macon, GA



## Value-Add Office Opportunity for Investor or User with in Place Income Stream



### OVERVIEW

This Investment or User Opportunity is located on Riverside Drive near Wimbish Road adjacent to Wimbish MidTown Shopping Center with I-75 Exposure and easy access to the Pierce Ave and Arkwright Rd Exit. Conveniently located near banks, restaurants and shopping.

Securian will be vacating the 19,000 square foot on 3rd floor which will then be available for tenant/owner user.

Existing Tenants include Fickling & Company Residential, Schneider Electric, NEOS, and Payne & Powell Insurance.

### PROPERTY INFORMATION

<b>Offering Price:</b>	\$2,000,000
<b>Gross Building Area:</b>	52,006 SF
<b>Net Rentable Area:</b>	49,453 SF
<b>Occupancy:</b>	26%
<b># of Floors:</b>	3
<b>Year Built:</b>	1970
<b>Lot Size:</b>	4.29 AC
<b>Zoning:</b>	C-4

### FOR MORE INFORMATION CONTACT

Larry E. Crumbley, CPM, CCIM, SIOR  
478-746-9421  
478-737-3381  
lcrumbley@fickling.com

Tom Stella  
Cushman & Wakefield  
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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## FINANCIAL SUMMARY

	Current Occupancy	Projected 90% Occupancy
Gross Potential	\$649,000	\$649,000
Less Vacancy	\$490,000	\$65,000
Effective Income	<b>\$159,000</b>	<b>\$584,000</b>
Total Expenses	\$372,000	\$372,000
Net Operating Income	<b>(\$213,000)</b>	<b>\$212,000</b>

2020	1 mile	3 mile	5 mile
Population	3,934	28,602	83,553
Avg. HH Income	\$81,521	\$79,085	\$69,345
Median Age	41.1	36.8	36.0

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## INVESTMENT HIGHLIGHTS

- Tax Parcel ID 0051-0079
- Major Tenant/Owner user signage
- 165 on site parking spaces (3.85/1,000 sf)
- All utilities available
- Load Factor -15% R/U Factor
- Structural Steel with masonry and concrete encasement.
- TPO Roof installed in 2007
- Amenities include a training room, fitness center, and a breakroom.
- A rare value-add opportunity with significant upside potential
- At 26% leased, 2960 Riverside Dr provides immediate opportunity to drive revenue through increased leasing results
- The 19,000 sf Third Floor space offers an ideal owner occupant situation
- New Investor stands to reap significant upside through lease up
- Potential Owner/User reaps the benefits of existing in place income while enjoying the benefits of a property appreciation.
- Mechanical System consists of a single built-up Air handling system (AHU) to deliver heat when needed to the space served. Each VAV has an electric re-heat coil section to provide cooling air to the spaces. The Chilled water is provided by a Trane 150 Ton Chiller that was installed in about 1996.



## RECENT IMPROVEMENTS

- LED lighting (about 65% of the building converted to LED, main hallways on each floor, 1st floor breakroom, 3rd floor work areas, front areas and hallways of Fickling suite)- 2020/2021
- Exterior replacement of caulking all joints, doors, & windows. -2019
- Standpipe replacement -2019
- Pressure wash & waterproof exterior of building including penthouse, & paint where appropriate to the exterior of the building. -2020
- Refresh to 2 exterior entrances (railing repairs & paint, partial removal of concrete and re-pour)- 2021
- 2nd floor main lobby refresh (finishes & furniture) -2020
- Landscape refresh ( removal of dead trees/shrubs, pressure wash concrete bed, refresh of all landscape fabric, mulch , & bed plants) - 2020
- Upgraded all smoke alarms & fire pull stations, along with fire panel.- 2020



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## LOCATION HIGHLIGHTS

- Proximity to North Macon's affluent population and minutes from Macon's Central Business District.
- Signage expose on Riverside Drive and Interstate 75
- Riverside Drive total of 25,600 vehicles per day
- Interstate 75 total of 48,600 vehicles per day
- Building amenities include a fitness center, fully operational meeting room and large break room
- Known as the "Heart of Georgia" because of its 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 (MGR) 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 than 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.

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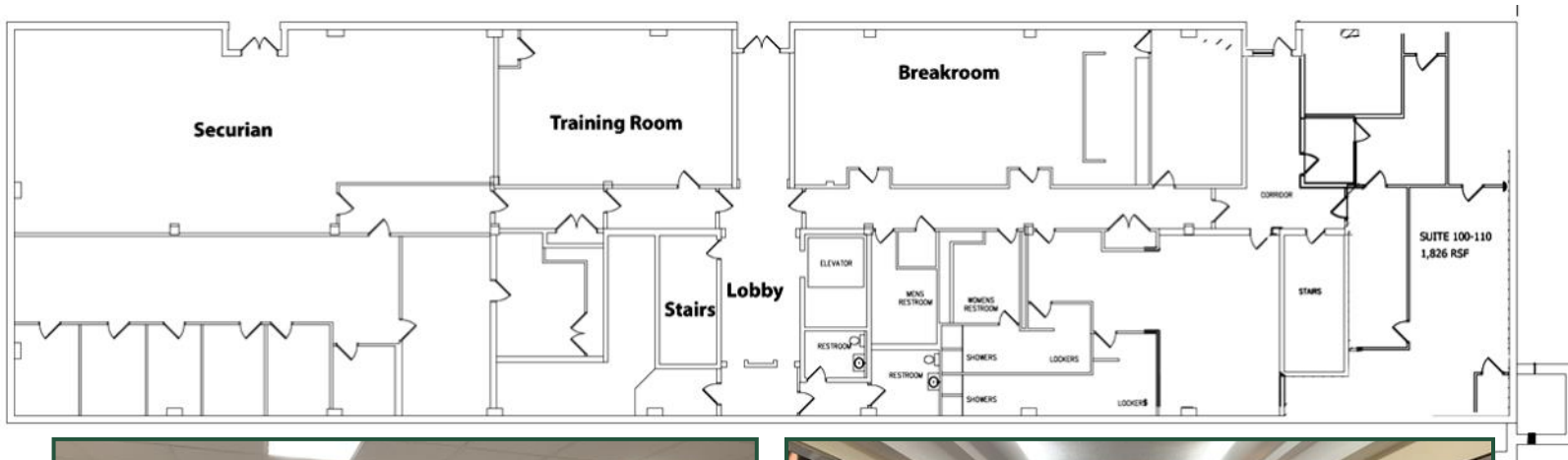
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## FIRST FLOOR PLAN



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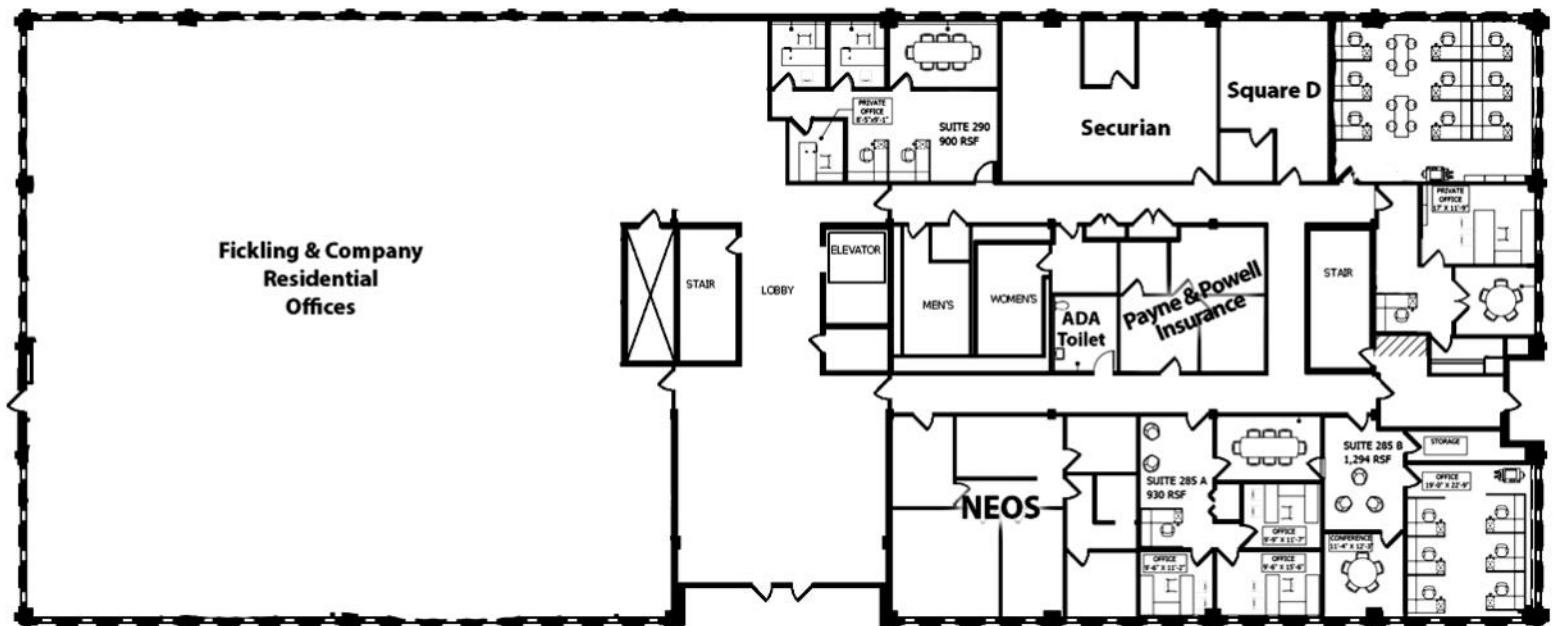
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## SECOND FLOOR PLAN



Second Floor



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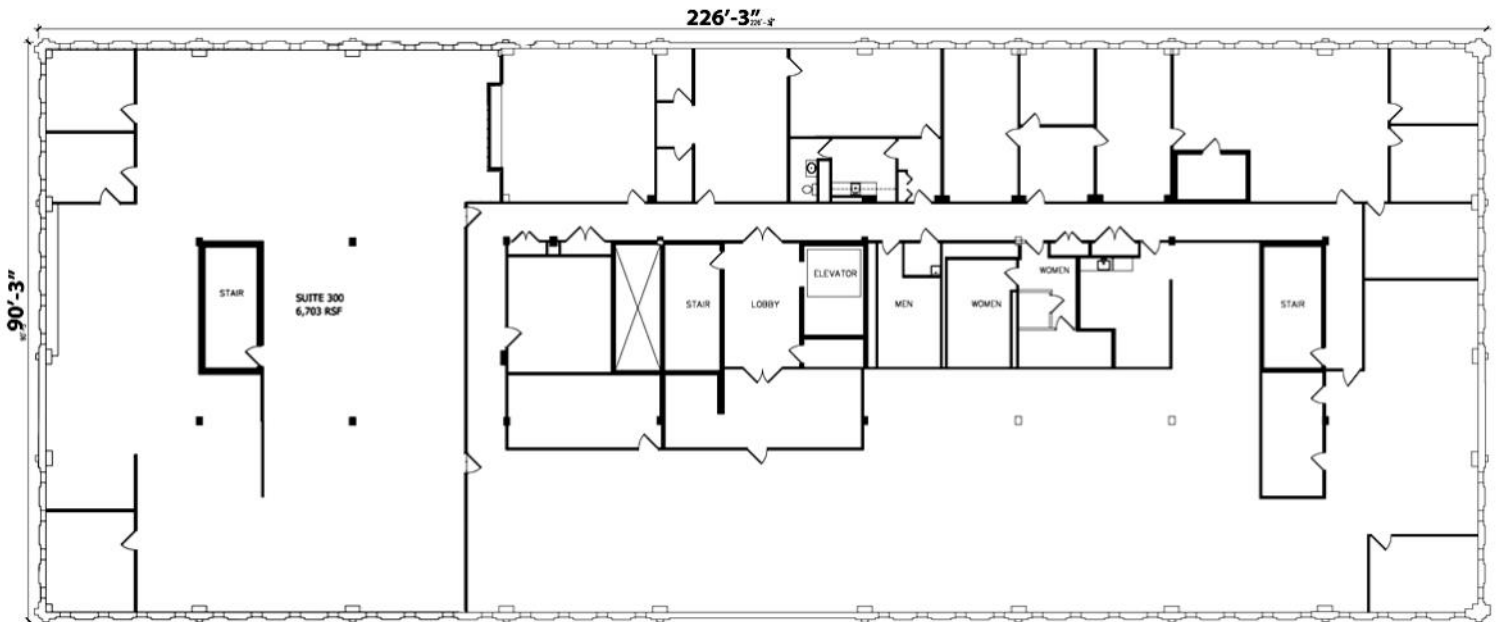
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## THIRD FLOOR PLAN



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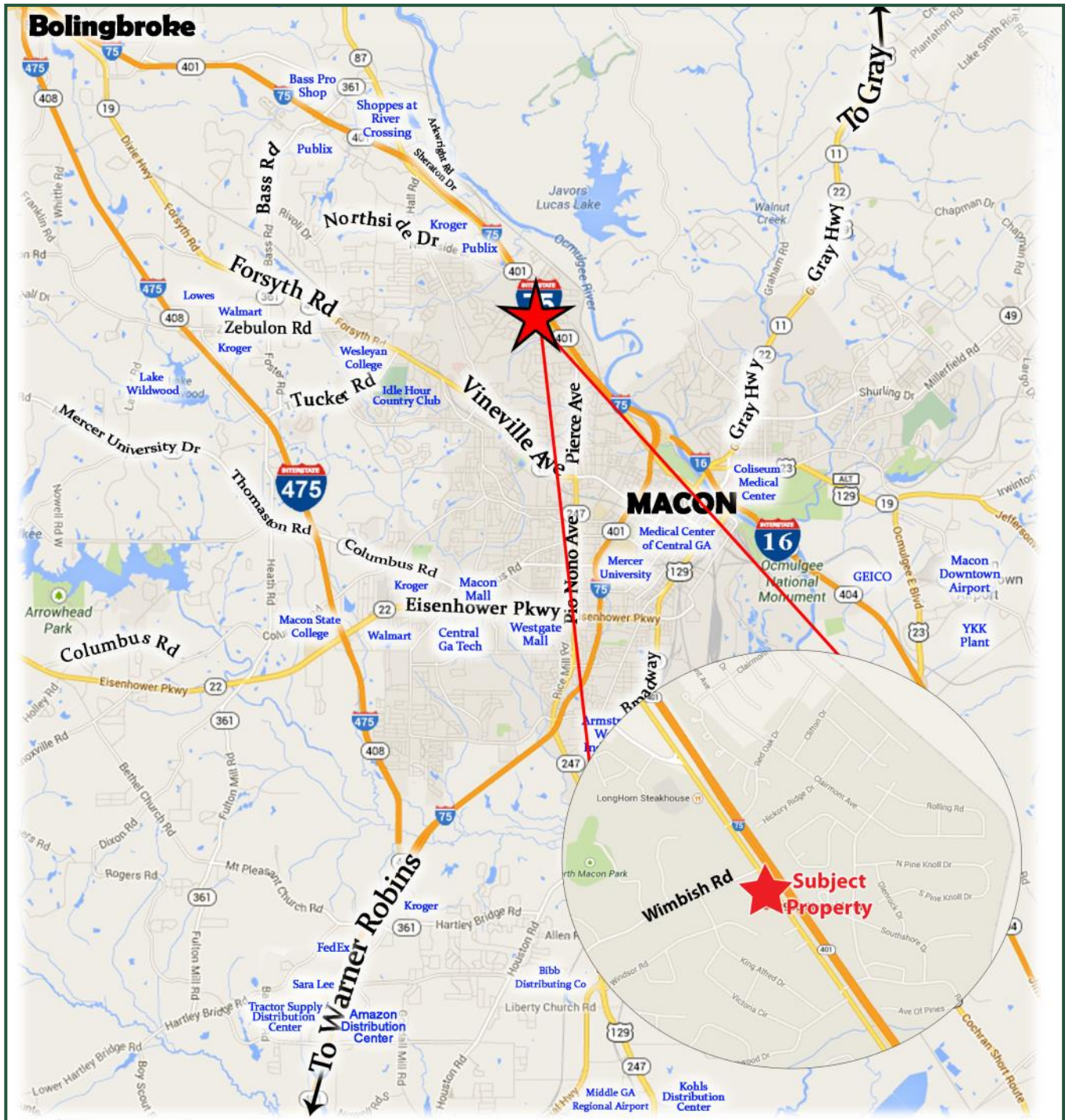
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## CONFIDENTIALITY REGISTRATION AGREEMENT

### PROPERTY

**Fickling & Company (F&C)** has been retained on an exclusive basis by Owner, (the "Owner") with respect to the offering for sale of **2960 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 to 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.

1. 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: [lcrumbley@fickling.com](mailto:lcrumbley@fickling.com); Fax (478) 742-2015**, 577 Mulberry Street, Suite 1100, Macon, Georgia 31201.

### POTENTIAL PURCHASER

By: \_\_\_\_\_ (SIGNATURE)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser Agent (if any): \_\_\_\_\_

Purchaser Agent Company: \_\_\_\_\_

Purchaser Agent Signature \_\_\_\_\_

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

FAX NUMBER: \_\_\_\_\_