

FOR SALE
ENTERTAINMENT COMPLEX



EBERHARDT & BARRY INC.

PRICE DRASTICALLY REDUCED • BRING ALL OFFERS



Whiskey River Entertainment Complex
27,640± Total Square Feet - 9.521 Acres

14,000± SF Night Club
13,640± SF Sports Bar & Grill / Comedy Club / Residence

4570 Pio Nono Avenue
Macon, Bibb County, Georgia 31206

REDUCED SALES PRICE: ~~\$3,500,000~~ \$2,490,000

FOR MORE DETAILS CONTACT:

Revised 11/28/16

PATRICK BARRY - EXCLUSIVE AGENT
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Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 **Toll Free** 800-926-0990
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www.coldwellbankercommercialeb.com

990 Riverside Drive
Macon, GA 31201



BUILDING INFORMATION:	<p>14,000± SF Night Club</p> <ul style="list-style-type: none"> - Seating capacity of 999 - Porte cochere at front of building large enough for a vehicle to pull through and have covered walk-way to enter building. - Ticket office - Large sound stage with new sound & lights - 15 bars - Large private office - Commercial kitchen with walk-in coolers, walk-in freezer, sinks, dishwasher, ice machines. - Liquor storage - 1,652 SF metal structure attached to rear with four (12' X 16') overhead roll-up doors.
TRAFFIC COUNT:	36,300 Vehicles per day
BUILDING CONSTRUCTION:	Pre-engineered metal frame with partial brick veneer exterior
YEAR BUILT:	1995
ACREAGE:	9.521± acres (501.6' road frontage on Pio Nono Ave; 429' on Houston Avenue.
PARKING:	685 striped asphalt paved parking spaces; 4 handicap
WALLS:	Brick exterior with steel frame; fully insulated.
CEILING HEIGHT:	18' ceiling with fluorescent fixtures
ROOF:	Galvanized
FLOORING:	Tile
PLUMBING:	<p>Two restrooms:</p> <ul style="list-style-type: none"> - 27 fixtures (18 toilets, 9 sinks) - 21 fixtures (5 toilets, 12 urinals, 4 sinks)
IRRIGATION SYSTEM:	Rainbird - entire property served by irrigation system.
LIGHTING/CEILING:	Fluorescent

(Continued) ²


**LIGHTING/POWER/
MONITORS/SPEAKERS:**
Power & Lighting:

- Ten (10) - 20 amp circuits
- 100 amp disconnect
- 36 channel Leprecon console
- Three (3) - VX2400 12x2400 dimmers
- 16 - par 64 downstage lights
- 80 - par 64 1k vnsr back trusses
- Follow spot at console
- Assorted intelligent fixtures with Light Jockey PC Control

Front of House:

- Yamaha M-3000 40 Channel Console
- Ashley 31 bank EQ
- Two (2) Yamaha Rev 7
- Alesis Midiverb II
- Roland SDE-3000 Delay
- Arx 6 Channel Gate
- 12 - Channels compression DBX

Monitors:

- Yamaha 32X10 Console
- QSC Power Amps
- DBX 31 Band EQs
- Eight (8) - JBL (1-15") + (1-1") cabinets
- Six (6) - JBL (1-12") + (1-1") cabinets
- 3-way drum fill (1-18") + (1-12") = (1-2")

Speakers/Subs:

- Eight (1-18") cabinets
- Two (2-18") cabinets
- Four (2-15") scoops

MID

- Four (1-15") + (1-12") + (1-2") cabinets
- Four JBL (1-15") (1-2") cabinets
- All components JBL 2226 15"
- JBL 2206 12" JBL 2445 Drivers

QCS Power

- Two EX4-000
- Two 3800
- Two 3500
- Two MX-1500
- Two 1400

FIRE PROTECTION:	Fully sprinkled; most recent inspection 6/5/2015
HVAC:	Central HVAC unit - 65 Ton Trane
ZONING:	M1, Wholesale and Light Industrial
UTILITIES:	All public utilities on site. powered by 3 Phase/4 Wire services with 800 Amps.
PROPERTY TAX:	\$32,664.51 (2016)



BUILDING INFORMATION:	<ul style="list-style-type: none"> • 13,765± SF Sports Bar & Grill / Comedy Club / Residence <ul style="list-style-type: none"> - 8,880± SF Sports Bar & Grill <ul style="list-style-type: none"> - Seating capacity of 500 - Ticket office / Retail Shop - Large sound stage - Four bars - Large private office - Ten Sleeping suite - Kitchen with walk-in coolers, walk-in freezer, sinks, dishwasher, ice machines. - Liquor storage - 4,885± SF Residential Area <ul style="list-style-type: none"> - Residential area is separated by concrete/block masonry wall (2 stories tall). - Seven units on the second floor with six utilized for residences and one for laundry/storage. Bottom floor has three additional units utilized for office and residence space.
BUILDING CONSTRUCTION:	Pre-engineered metal frame with partial brick veneer exterior
YEAR BUILT:	2004
PARKING:	685 striped asphalt paved parking spaces; 4 handicap - shared with Night Club.
WALLS:	Painted block walls
ROOF:	Galvanized
FLOORING:	Tile
CEILINGHEIGHT:	20' ceilings fluorescent fixtures
PLUMBING:	<ul style="list-style-type: none"> • Two main restrooms in Bar & Grill: <ul style="list-style-type: none"> - 12 fixtures (4 toilets, 3 urinals, 5 sinks) - 12 fixtures (7 toilets, 5 sinks) • Each residential unit has a separate restroom with three fixtures (toilet, sink, shower/tub).

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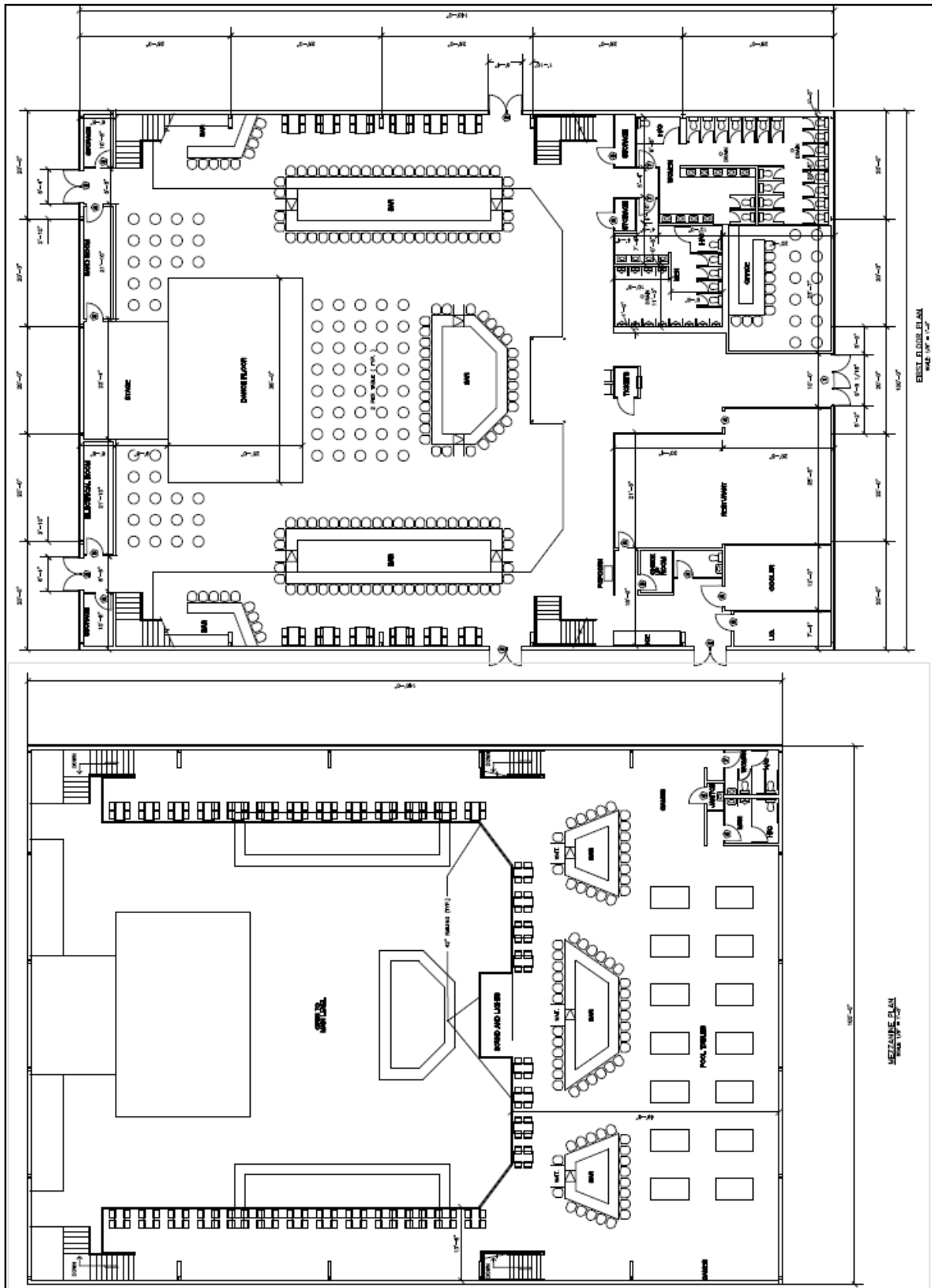


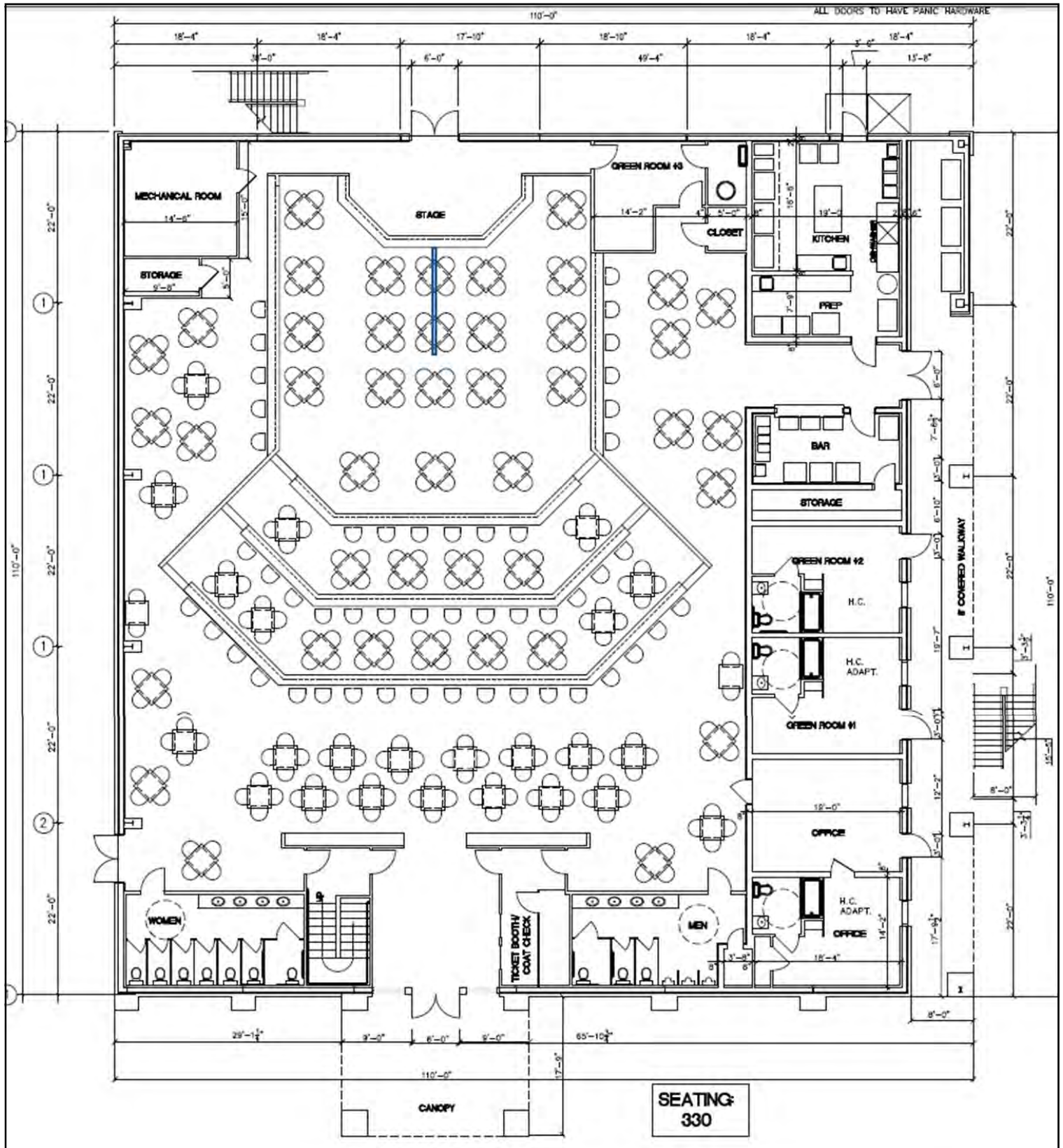
EBERHARDT & BARRY INC.

4570 Pio Nono Avenue - Macon, GA 31206

Property Overview - Sports Bar & Grill/Comedy Club

LIGHTING/POWER/ MONITORS/ SPEAKERS:	<ul style="list-style-type: none"> • Ten - 20 amp circuits • 100 amp disconnect • 36 channel Leprecon console • Three VX2400 12x2400 dimmers • 16 - par 64 downstage • 80 - par 64 1k vnsp back trusses • Follow spot at console • Assorted intelligent fixtures with Light Jockey PC Control
MISCELLANEOUS:	<ul style="list-style-type: none"> • Five large plasma screen TV's • Two 12' X 12' monster screens
FIRE PROTECTION:	Fully sprinkled
HVAC:	Central Heat & Air for the bar area - 42.5 Ton. Each residential unit has a separate through-wall, package air-conditioning system.
UTILITIES:	All public utilities on site. powered by 3 Phase/4 Wire services with 800 Amps.

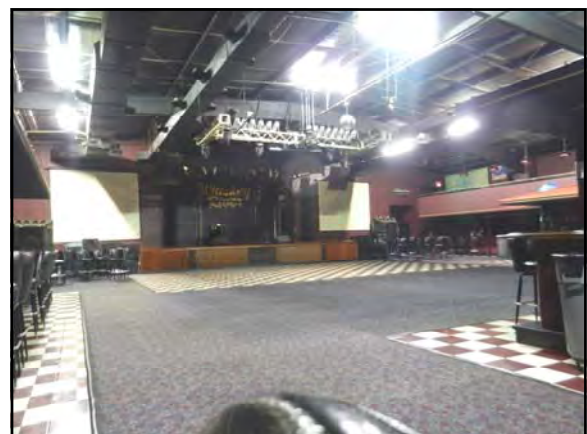
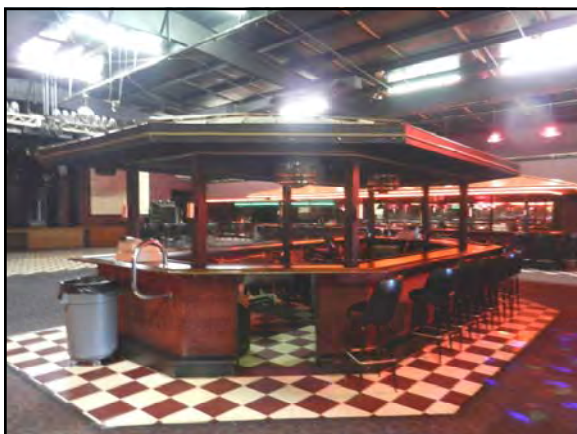
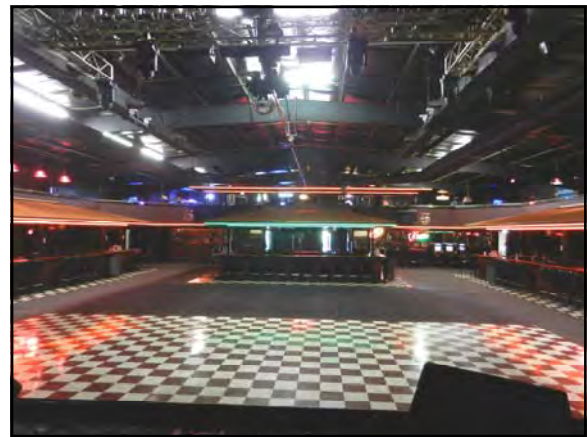
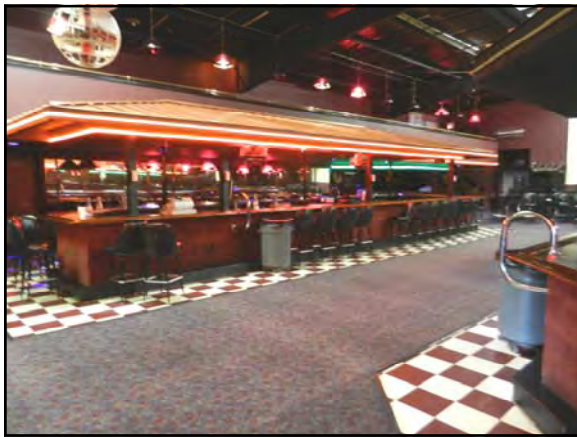


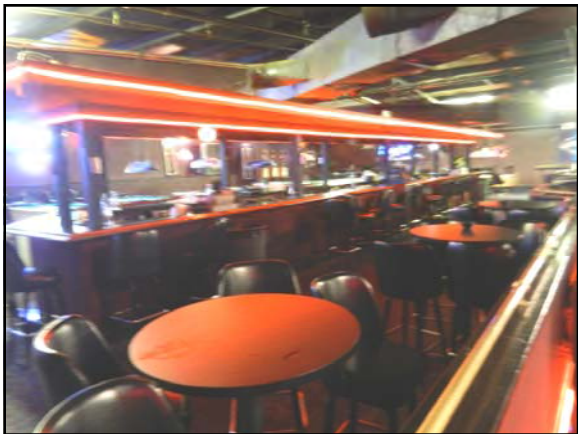
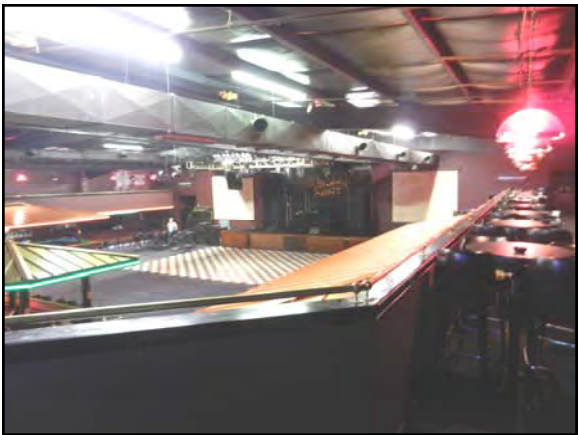




4570 Pio Nono Avenue - Macon, GA 31206

Property Photos - Night Club







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Property Photos - Night Club



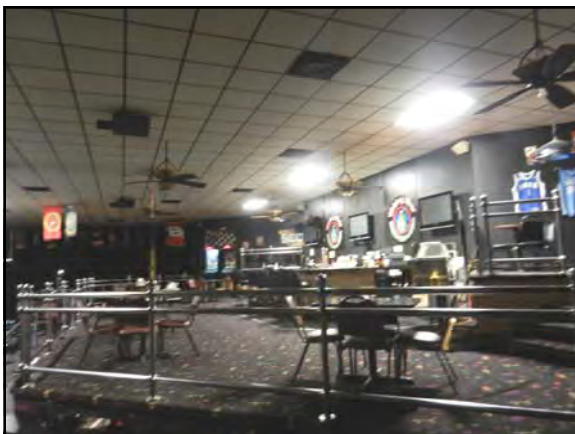
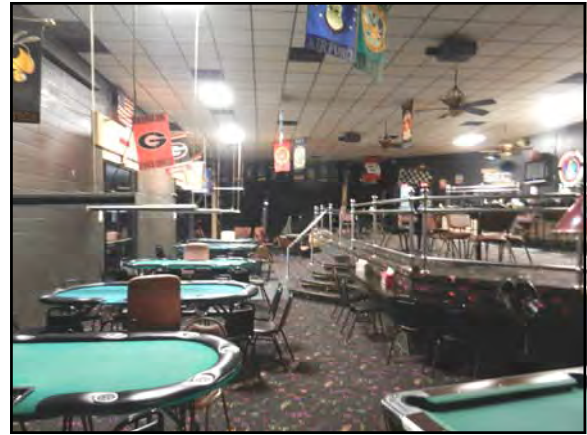


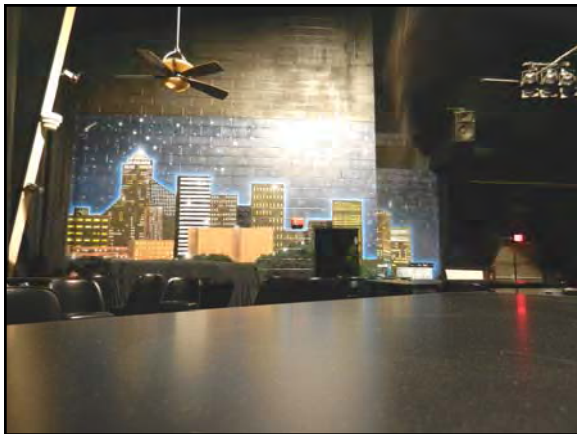
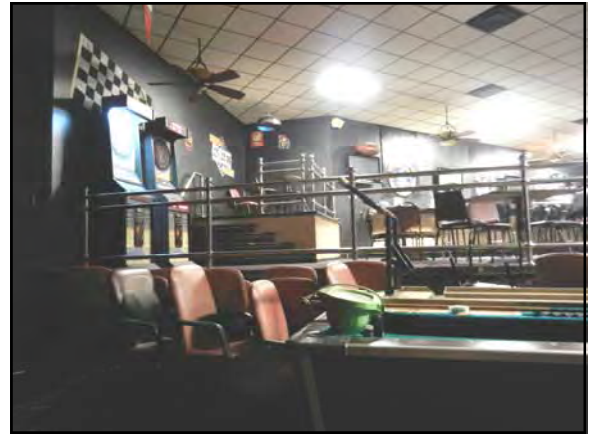


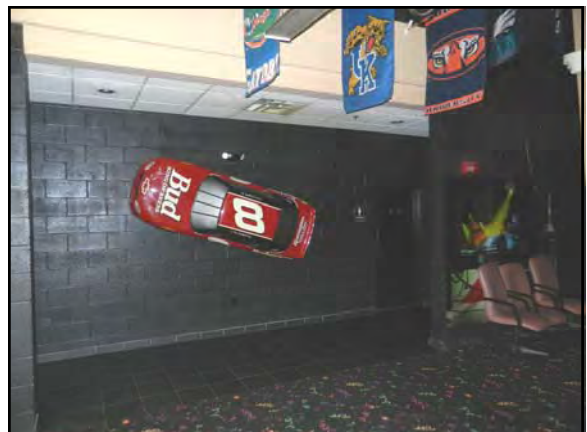
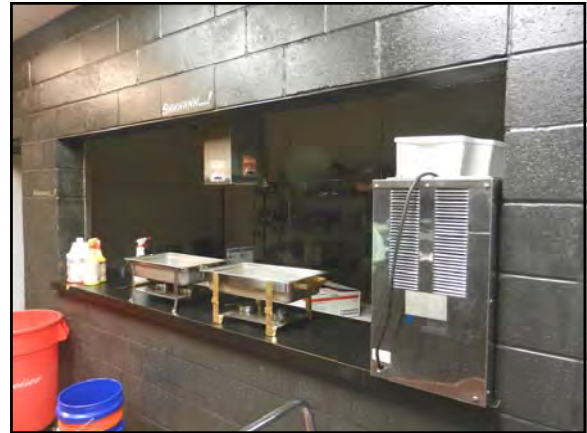


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Property Photos - Sports Bar & Grill/Comedy Club



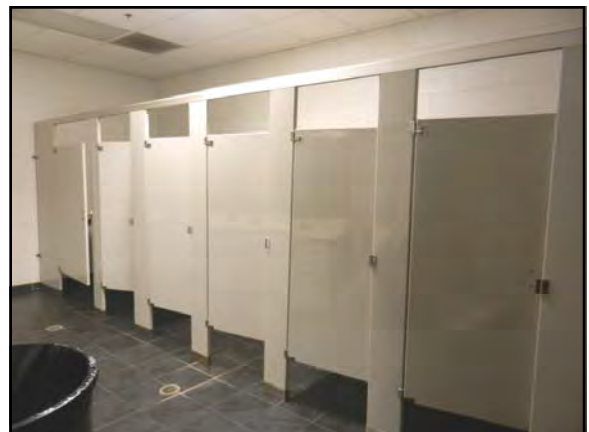
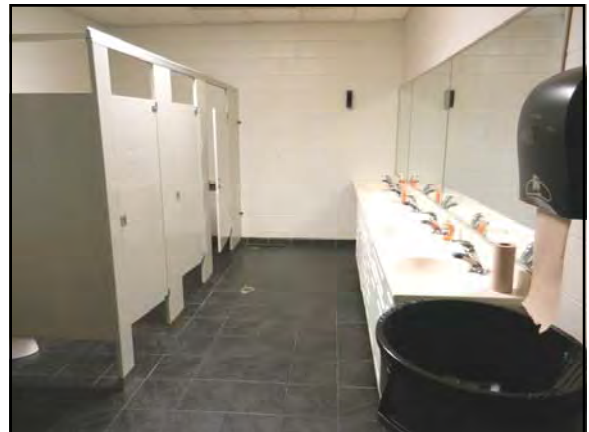
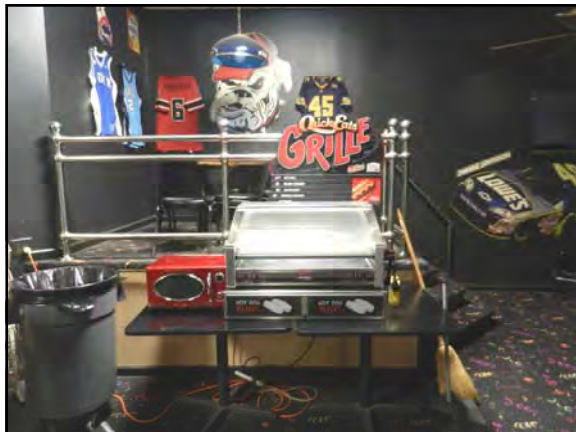
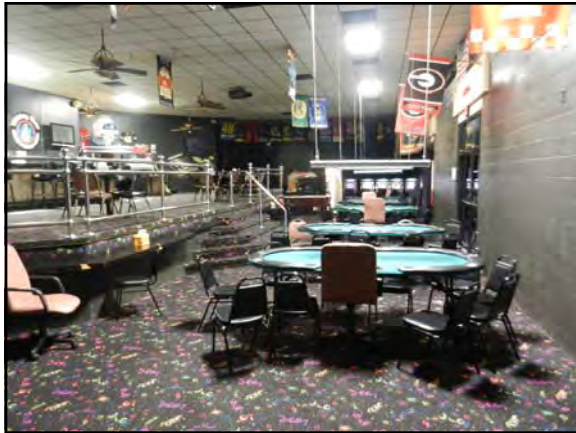






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Property Photos - Sports Bar & Grill/Comedy Club







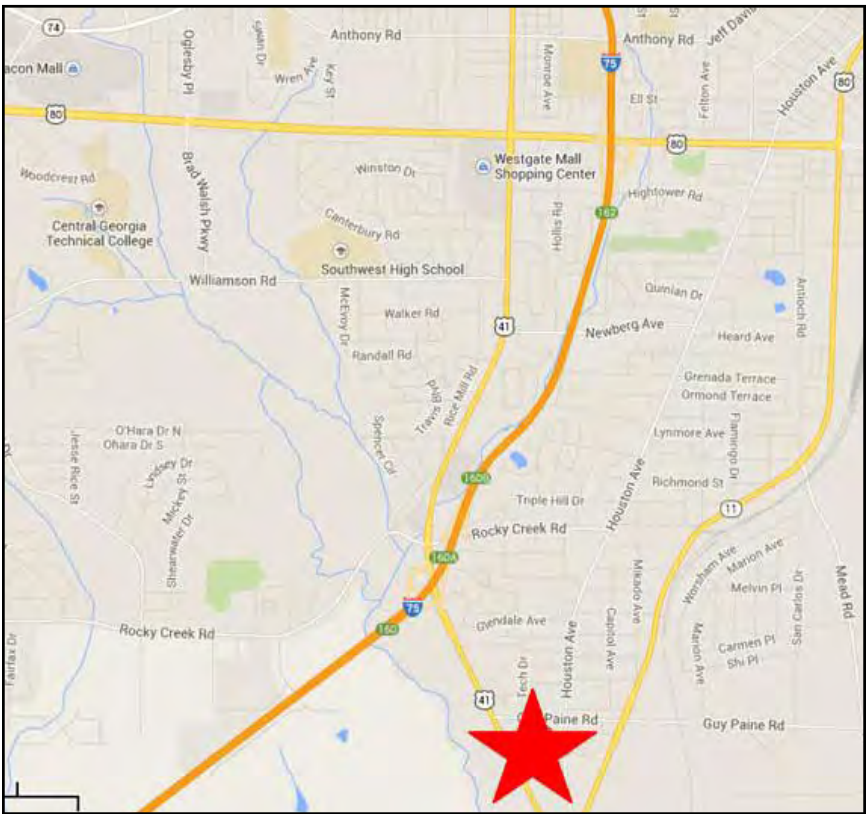
4570 Pio Nono Avenue - Macon, GA 31206

Property Photos - Residential / Other





4570 Pio Nono Avenue - Macon, GA 31206 / Location Maps



Major Employers - (Macon - Bibb) - Overall

Company	Product	County	# of Employees	Industry
Medical Center of Central Georgia	Hospital	Bibb	6,200	Service
GEICO	Insurance	Bibb	4,700	Service
Bibb County Board of Education	Education	Bibb	3,700	Public
Coliseum Health Systems	Hospital	Bibb	1,400	Service
City of Macon	Public	Bibb	1,142	Public
Mercer University	Education	Bibb	900	Edu/Private
Bibb County	Public	Bibb	780	Public
YKK (USA) Incorporated	Zippers, Vinyl Windows	Bibb	750	MFG
Wal-Mart Super Stores	Retail	Bibb	740	Service
United States Postal Service	Public	Bibb	600	Public
Ricoh USA	Office Machines	Bibb	575	Distribution
Georgia Farm Bureau Federation	Insurance	Bibb	525	Service
The Boeing Company	Airplanes	Bibb	518	MFG
Graphic Packaging International	Paper Products	Bibb	518	MFG
Armstrong World Industries	Ceiling Tiles	Bibb	400	MFG
AT&T	Telecommunications	Bibb	302	Service
Bombardier	Airplanes	Bibb	315	MFG
Cherokee Brick	Brick	Bibb	300	MFG
GE Capital	Financial Services	Bibb	260	Service
Kohl's Distribution Center	Retail Distribution	Bibb	250	Distribution
Birch Communications	Telecommunications	Bibb	230	Service
First Quality	Healthcare Products	Bibb	215	MFG
PACTIV, Corp.	Paper Products	Bibb	185	MFG
The Trane Company	Air Conditioning	Bibb	184	MFG
Nichiha USA	Fiber Cement	Bibb	181	MFG
TIMCO	Airplanes	Bibb	180	MFG
BLC Hardwood Flooring	Hardwood Floors	Bibb	175	MFG
Crown Candy	Candy	Bibb	170	MFG
L. E. Schwartz & Son, Inc.	Roofing	Bibb	170	MFG
Ryder Logistics	Third Party Logistics	Bibb	170	Distribution
Cox Communications	Telecommunications	Bibb	160	Service
Macon Garment Manufacturer's	Dress shirts	Bibb	130	MFG

Public Sector

Company	Product	County	# of Employees	Industry
Bibb County Board of Education	Education	Bibb	3,700	Public
City of Macon	Public	Bibb	1,142	Public
Bibb County	Public	Bibb	780	Public
United States Postal Service	Public	Bibb	600	Public

Private Sector - Service Industry

Company	Product	County	# of Employees	Industry
Medical Center of Central Georgia	Hospital	Bibb	6,200	Service
GEICO	Insurance	Bibb	4,700	Service
Coliseum Health Systems	Hospital	Bibb	1,400	Service
Mercer University	Education	Bibb	900	Edu/Private
Wal-Mart Super Stores	Retail	Bibb	740	Service
Ricoh USA	Office Machines	Bibb	575	Distribution
Georgia Farm Bureau Federation	Insurance	Bibb	525	Service
AT&T	Telecommunications	Bibb	302	Service
GE Capital	Financial Services	Bibb	260	Service
Kohl's Distribution Center	Retail Distribution	Bibb	250	Distribution
Birch Communications	Telecommunications	Bibb	210	Service
Ryder Logistics	Third Party Logistics	Bibb	170	Distribution
Cox Communications	Telecommunications	Bibb	160	Service

Private Sector - Manufacturing Industry

Company	Product	County	# of Employees	Industry
YKK (USA) Incorporated	Zippers, Vinyl Windows	Bibb	750	MFG
The Boeing Company	Airplanes	Bibb	518	MFG
Graphic Packaging International	Paper Products	Bibb	518	MFG
Armstrong World Industries	Ceiling Tiles	Bibb	400	MFG
Bombardier	Airplanes	Bibb	315	MFG
Cherokee Brick	Brick	Bibb	300	MFG
First Quality	Healthcare Products	Bibb	215	MFG
PACTIV, Corp.	Paper Products	Bibb	185	MFG
The Trane Company	Air Conditioning	Bibb	184	MFG
Nichiha USA	Fiber Cement	Bibb	181	MFG
TIMCO	Airplanes	Bibb	180	MFG
BLC Hardwood Flooring	Hardwood Floors	Bibb	175	MFG
Crown Candy	Candy	Bibb	170	MFG
L. E. Schwartz & Son, Inc.	Roofing	Bibb	170	MFG
Macon Garment Manufacturer's	Dress shirts	Bibb	130	MFG



Demographic and Income Profile

Bibb County, GA
Geography: County

Prepared by Esri

Summary	Census 2010	2016	2021
Population	155,547	156,172	155,594
Households	60,295	59,914	59,365
Families	38,714	38,043	37,473
Average Household Size	2.48	2.51	2.52
Owner Occupied Housing Units	33,537	30,785	30,383
Renter Occupied Housing Units	26,758	29,129	28,982
Median Age	35.5	36.5	37.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	-0.07%	1.02%	0.84%
Households	-0.18%	0.96%	0.79%
Families	-0.30%	0.87%	0.72%
Owner HHs	-0.26%	0.93%	0.73%
Median Household Income	1.05%	2.34%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	12,080	20.2%	11,945	20.1%
\$15,000 - \$24,999	8,151	13.6%	7,603	12.8%
\$25,000 - \$34,999	7,054	11.8%	7,691	13.0%
\$35,000 - \$49,999	8,236	13.7%	5,289	8.9%
\$50,000 - \$74,999	9,594	16.0%	10,098	17.0%
\$75,000 - \$99,999	5,801	9.7%	6,342	10.7%
\$100,000 - \$149,999	5,406	9.0%	6,273	10.6%
\$150,000 - \$199,999	1,757	2.9%	2,102	3.5%
\$200,000+	1,835	3.1%	2,022	3.4%

Median Household Income	\$38,865	\$40,944
Average Household Income	\$58,231	\$63,469
Per Capita Income	\$23,146	\$25,025

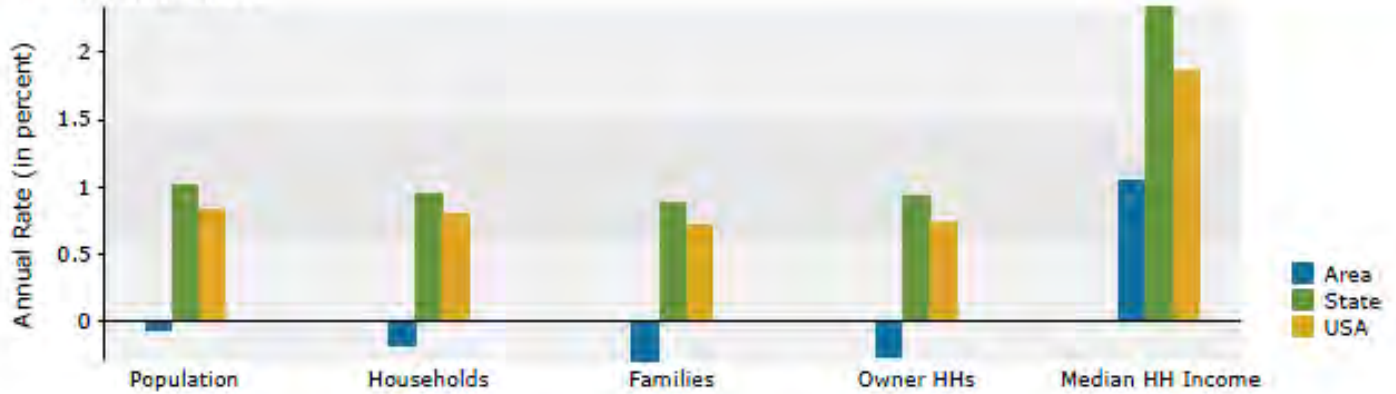
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,794	6.9%	10,641	6.8%
5 - 9	10,931	7.0%	10,593	6.8%	10,093	6.5%
10 - 14	10,833	7.0%	10,606	6.8%	10,330	6.6%
15 - 19	11,777	7.6%	11,113	7.1%	10,795	6.9%
20 - 24	11,537	7.4%	11,498	7.4%	10,813	6.9%
25 - 34	20,188	13.0%	20,709	13.3%	20,374	13.1%
35 - 44	19,047	12.2%	18,755	12.0%	19,303	12.4%
45 - 54	21,631	13.9%	19,323	12.4%	18,104	11.6%
55 - 64	18,449	11.9%	19,715	12.6%	18,975	12.2%
65 - 74	10,462	6.7%	13,385	8.6%	15,508	10.0%
75 - 84	6,602	4.2%	6,761	4.3%	7,674	4.9%
85+	2,625	1.7%	2,920	1.9%	2,984	1.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	63,184	40.5%	59,296	38.1%
Black Alone	81,116	52.1%	84,516	54.1%	86,624	55.7%
American Indian Alone	332	0.2%	341	0.2%	357	0.2%
Asian Alone	2,531	1.6%	3,053	2.0%	3,537	2.3%
Pacific Islander Alone	120	0.1%	128	0.1%	140	0.1%
Some Other Race Alone	2,014	1.3%	2,366	1.5%	2,677	1.7%
Two or More Races	2,235	1.4%	2,584	1.7%	2,963	1.9%
Hispanic Origin (Any Race)	4,389	2.8%	5,250	3.4%	6,078	3.9%

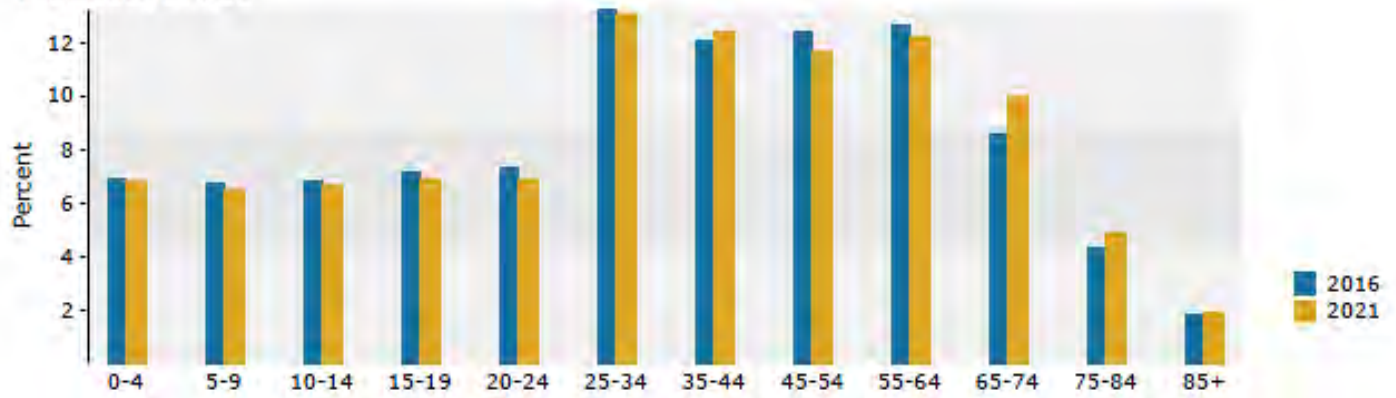
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Trends 2016-2021



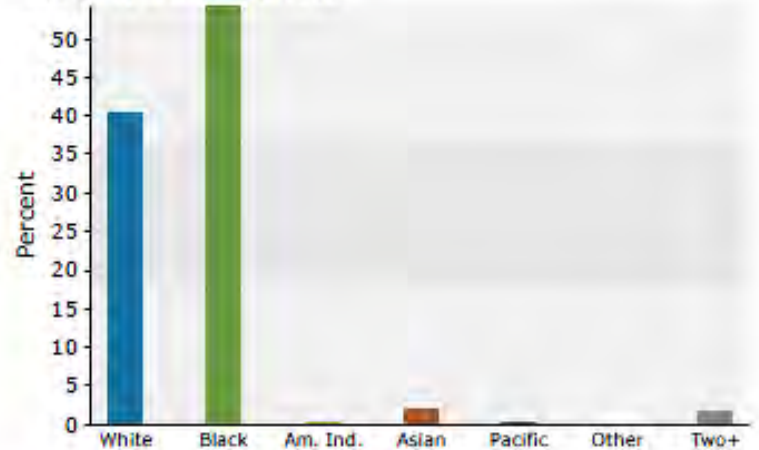
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 3.4%