

FOR SALE



EBERHARDT & BARRY

C-Store with Fuel

1290 Gray Highway
Macon, Bibb County, Georgia 31211

PRICE REDUCED • OWNER FINANCING AVAILABLE



- Located at signalized intersection of Gray Highway & Shurling Drive
- 1,798± SF Convenience store with fuel canopy
 - No fuel supply agreement currently in place.
 - Current tenant month-month at \$3,750 Per Month (Willing to renew)
- Four (4) fuel islands with eight (8) pumps
- Fuel operating history:
 - 2018: 350,000 gallons
 - 2017: 388,000 gallons
 - 2016: 234,816 gallons
 - 2015: 251,420 gallons
 - 2014: 200,537 gallons
- Inside sales including Deli: \$650,000 Per Year
- Lottery sales: \$550,000 Per Year
- Gaming machine sales: \$6,000 Per Month
- Built in 1971
- .48± Acres
- Two curb cuts; one on Gray Highway and one on Shurling Drive
- All utilities available to site.
- Zoned C4
- Daily traffic count: 47,600 vehicles per day
- 2018 Property Tax Bill: \$4,847.12
- Neighbors: Walgreens, CVS, BB&T Bank, WMAZ TV Station, Waffle House, Captain D's, Wal-Mart, Advance Auto, State Bank & Trust, Popeye's, Church's Chicken, Bank of America, Roses Department Store, Burger King, Krystal, Dairy Queen, Wendy's

REDUCED SALES PRICE: ~~\$1,500,000~~ \$995,000

FOR MORE DETAILS CONTACT:

Revised 3/11/19

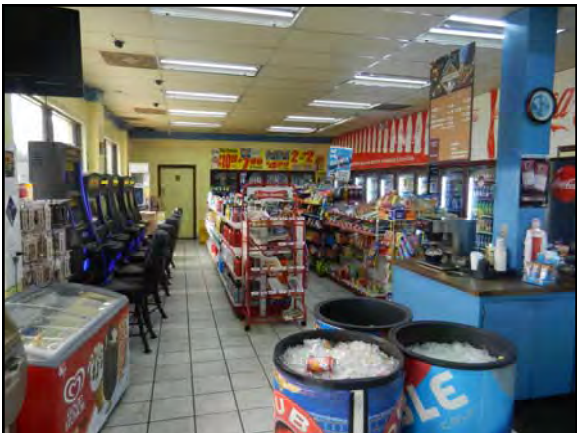
PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-718-1806

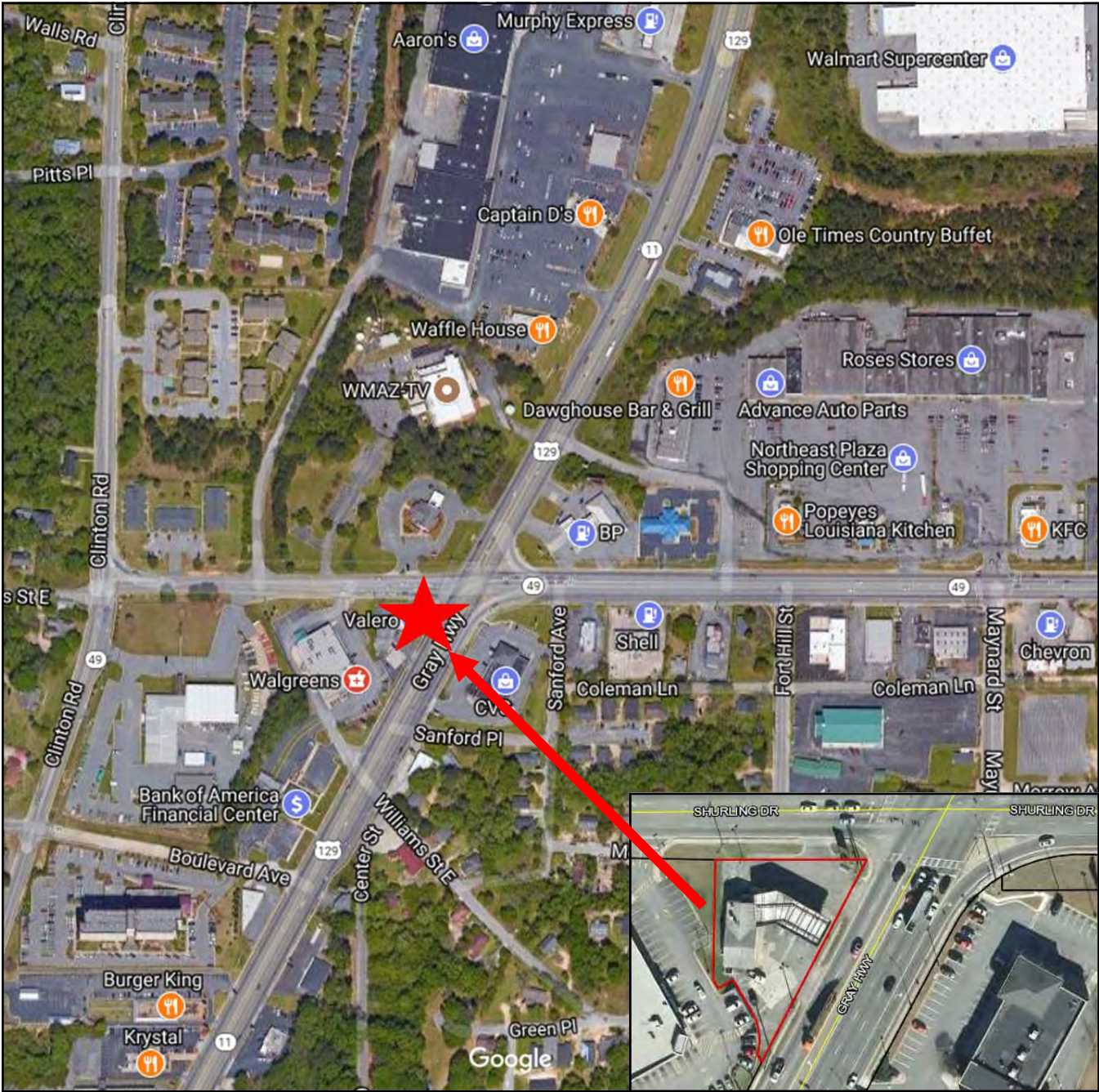
990 Riverside Drive
Macon, GA 31201



1290 Gray Highway - Macon, GA 31211 / PHOTOS

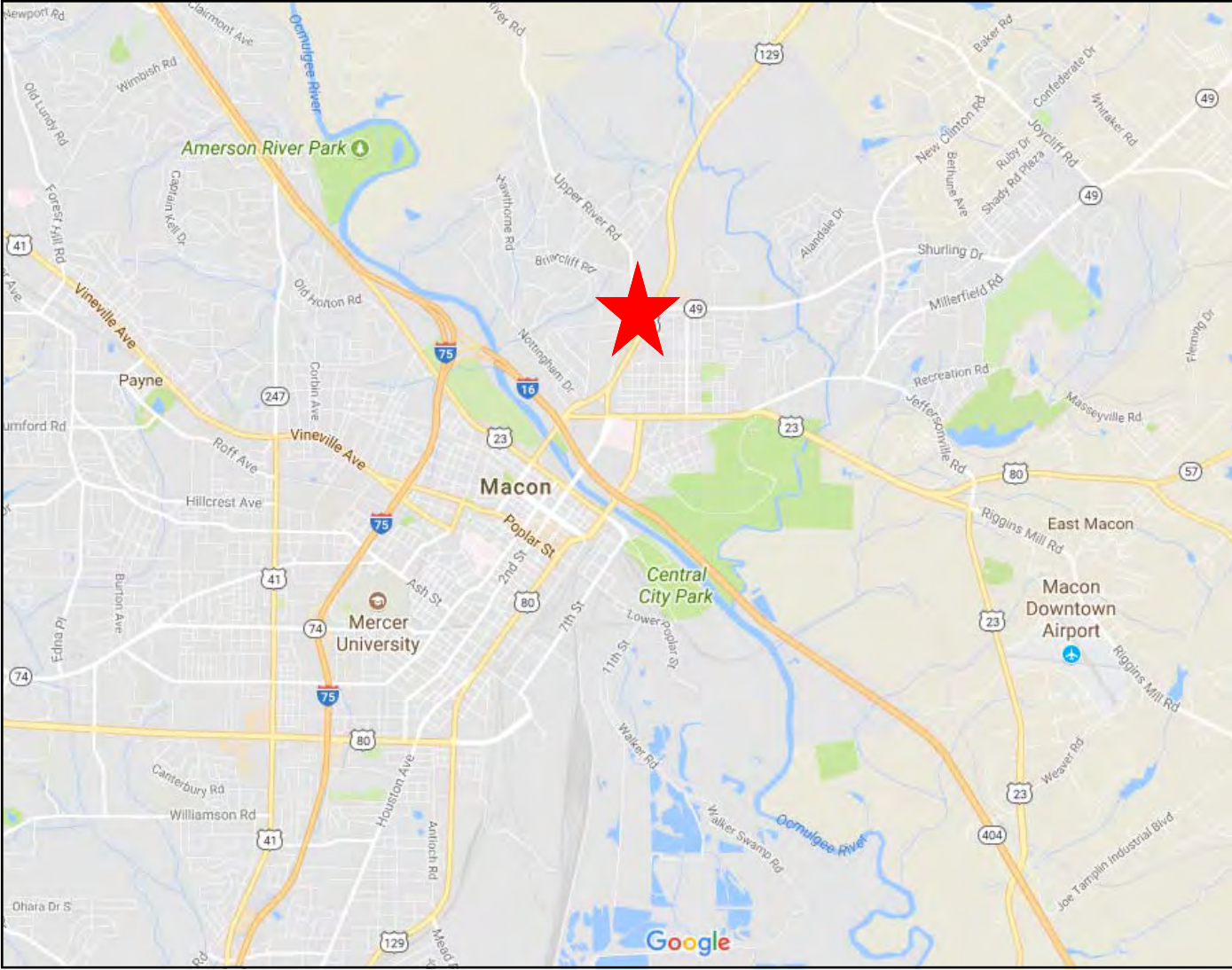








1290 Gray Highway - Macon, GA 31211 / **LOCATION MAP**





Demographic and Income Profile

1290 Gray Hwy, Macon, Georgia, 31211
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.85933
 Longitude: -83.61517

Summary	Census 2010	2018	2023			
Population	7,199	6,928	6,768			
Households	3,055	2,937	2,869			
Families	1,621	1,530	1,482			
Average Household Size	2.33	2.33	2.33			
Owner Occupied Housing Units	987	761	778			
Renter Occupied Housing Units	2,068	2,176	2,091			
Median Age	34.9	36.9	37.7			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	-0.47%	1.10%	0.83%			
Households	-0.47%	1.08%	0.79%			
Families	-0.64%	0.99%	0.71%			
Owner HHs	0.44%	1.52%	1.16%			
Median Household Income	1.56%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	973	33.1%	879	30.6%		
\$15,000 - \$24,999	530	18.0%	516	18.0%		
\$25,000 - \$34,999	324	11.0%	314	10.9%		
\$35,000 - \$49,999	284	9.7%	278	9.7%		
\$50,000 - \$74,999	336	11.4%	342	11.9%		
\$75,000 - \$99,999	197	6.7%	213	7.4%		
\$100,000 - \$149,999	219	7.5%	234	8.2%		
\$150,000 - \$199,999	35	1.2%	41	1.4%		
\$200,000+	39	1.3%	53	1.8%		
Median Household Income		\$24,053		\$25,985		
Average Household Income		\$41,632		\$46,740		
Per Capita Income		\$18,331		\$20,519		
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	564	7.8%	500	7.2%	498	7.4%
5 - 9	510	7.1%	470	6.8%	444	6.6%
10 - 14	474	6.6%	432	6.2%	409	6.0%
15 - 19	457	6.3%	416	6.0%	402	5.9%
20 - 24	535	7.4%	485	7.0%	442	6.5%
25 - 34	1,068	14.8%	1,003	14.5%	962	14.2%
35 - 44	858	11.9%	833	12.0%	842	12.4%
45 - 54	996	13.8%	829	12.0%	756	11.2%
55 - 64	825	11.5%	881	12.7%	831	12.3%
65 - 74	454	6.3%	650	9.4%	712	10.5%
75 - 84	300	4.2%	282	4.1%	336	5.0%
85+	159	2.2%	150	2.2%	135	2.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,450	20.1%	1,147	16.6%	983	14.5%
Black Alone	5,540	77.0%	5,551	80.1%	5,533	81.8%
American Indian Alone	20	0.3%	20	0.3%	21	0.3%
Asian Alone	26	0.4%	29	0.4%	32	0.5%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	57	0.8%	60	0.9%	63	0.9%
Two or More Races	104	1.4%	119	1.7%	133	2.0%
Hispanic Origin (Any Race)	126	1.8%	140	2.0%	150	2.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

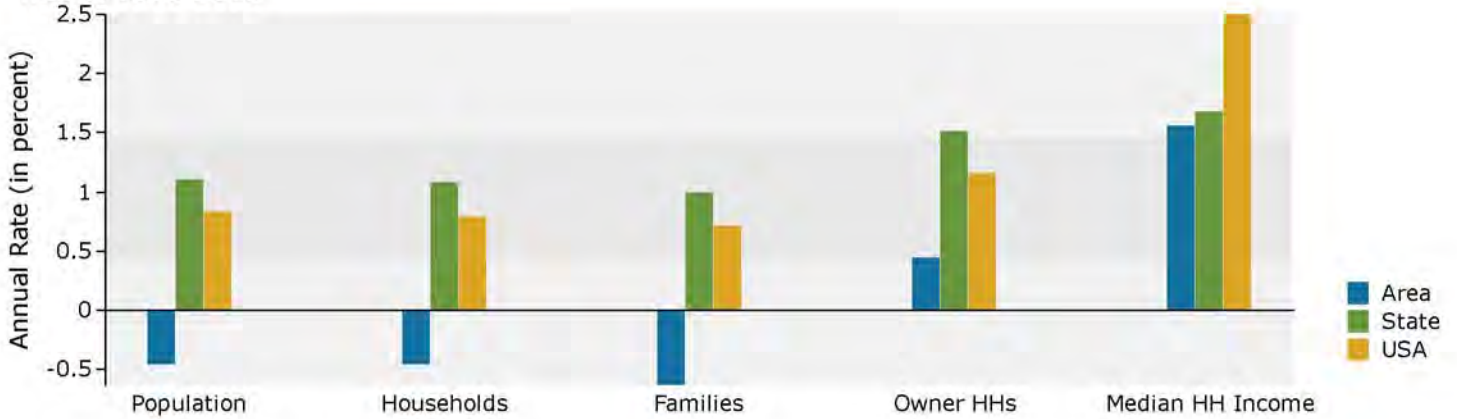


Demographic and Income Profile

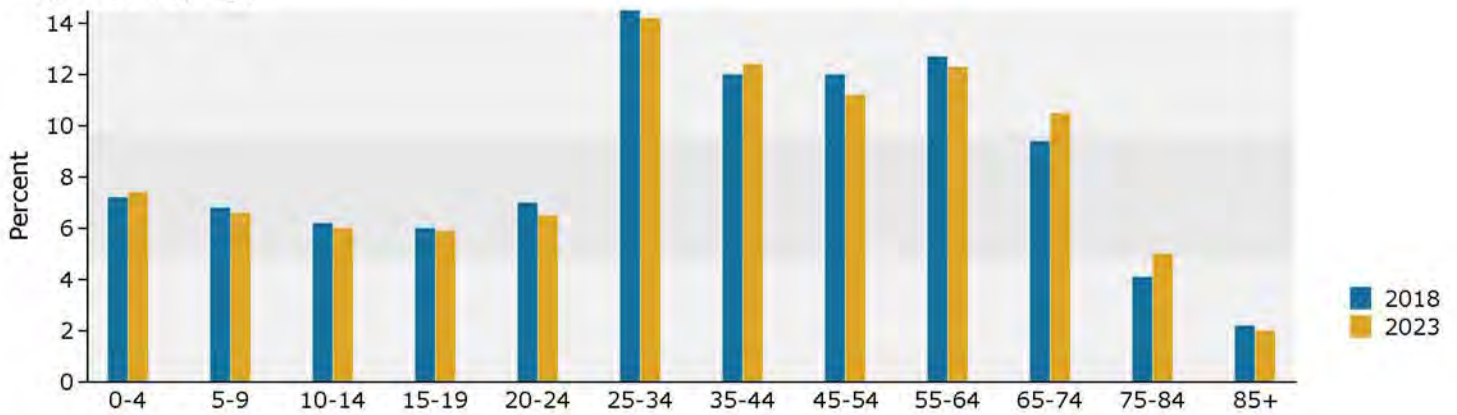
1290 Gray Hwy, Macon, Georgia, 31211
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.85933
 Longitude: -83.61517

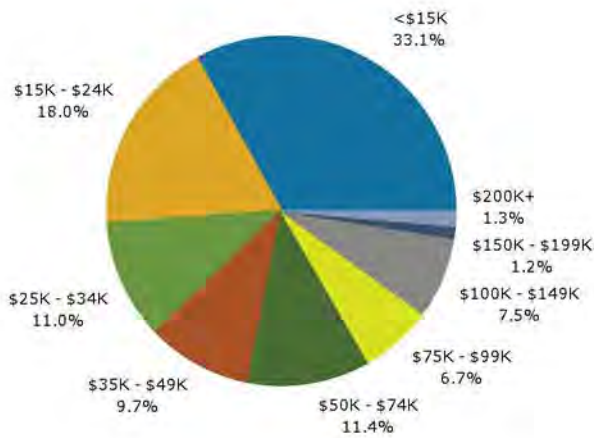
Trends 2018-2023



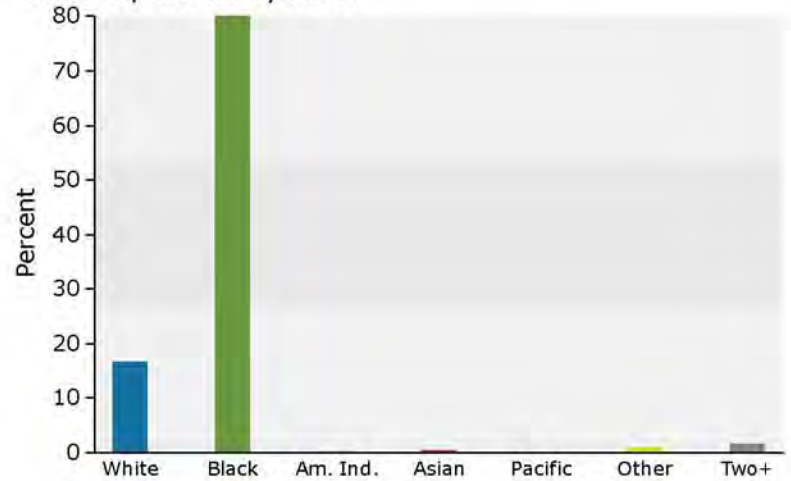
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.0%



Demographic and Income Profile

1290 Gray Hwy, Macon, Georgia, 31211
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.85933
 Longitude: -83.61517

Summary	Census 2010	2018	2023
Population	31,584	31,198	30,884
Households	12,772	12,620	12,489
Families	6,815	6,564	6,427
Average Household Size	2.29	2.28	2.28
Owner Occupied Housing Units	5,382	4,517	4,576
Renter Occupied Housing Units	7,390	8,103	7,914
Median Age	34.9	36.4	37.4
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	-0.20%	1.10%	0.83%
Households	-0.21%	1.08%	0.79%
Families	-0.42%	0.99%	0.71%
Owner HHs	0.26%	1.52%	1.16%
Median Household Income	1.60%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	3,367	26.7%	3,045	24.4%
\$15,000 - \$24,999	2,099	16.6%	2,053	16.4%
\$25,000 - \$34,999	1,417	11.2%	1,395	11.2%
\$35,000 - \$49,999	1,463	11.6%	1,447	11.6%
\$50,000 - \$74,999	1,829	14.5%	1,872	15.0%
\$75,000 - \$99,999	1,025	8.1%	1,109	8.9%
\$100,000 - \$149,999	905	7.2%	963	7.7%
\$150,000 - \$199,999	281	2.2%	314	2.5%
\$200,000+	235	1.9%	289	2.3%
Median Household Income	\$30,276		\$32,778	
Average Household Income	\$48,432		\$53,766	
Per Capita Income	\$21,010		\$23,168	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,235	7.1%	1,994	6.4%	1,954	6.3%
5 - 9	1,943	6.2%	1,846	5.9%	1,755	5.7%
10 - 14	1,857	5.9%	1,768	5.7%	1,738	5.6%
15 - 19	2,336	7.4%	2,152	6.9%	2,132	6.9%
20 - 24	3,023	9.6%	2,840	9.1%	2,643	8.6%
25 - 34	4,444	14.1%	4,481	14.4%	4,314	14.0%
35 - 44	3,591	11.4%	3,566	11.4%	3,685	11.9%
45 - 54	4,381	13.9%	3,708	11.9%	3,507	11.4%
55 - 64	3,674	11.6%	3,899	12.5%	3,649	11.8%
65 - 74	2,147	6.8%	2,907	9.3%	3,213	10.4%
75 - 84	1,360	4.3%	1,436	4.6%	1,727	5.6%
85+	592	1.9%	600	1.9%	568	1.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,426	33.0%	9,183	29.4%	8,388	27.2%
Black Alone	20,099	63.6%	20,753	66.5%	21,067	68.2%
American Indian Alone	64	0.2%	70	0.2%	74	0.2%
Asian Alone	203	0.6%	250	0.8%	288	0.9%
Pacific Islander Alone	35	0.1%	38	0.1%	39	0.1%
Some Other Race Alone	285	0.9%	324	1.0%	351	1.1%
Two or More Races	472	1.5%	579	1.9%	675	2.2%
Hispanic Origin (Any Race)	833	2.6%	984	3.2%	1,101	3.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

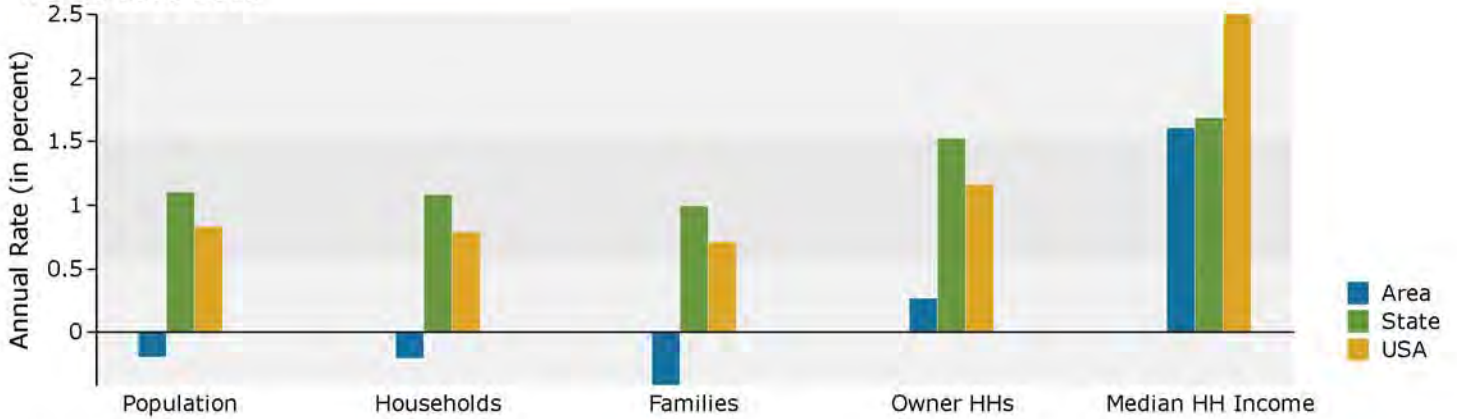


Demographic and Income Profile

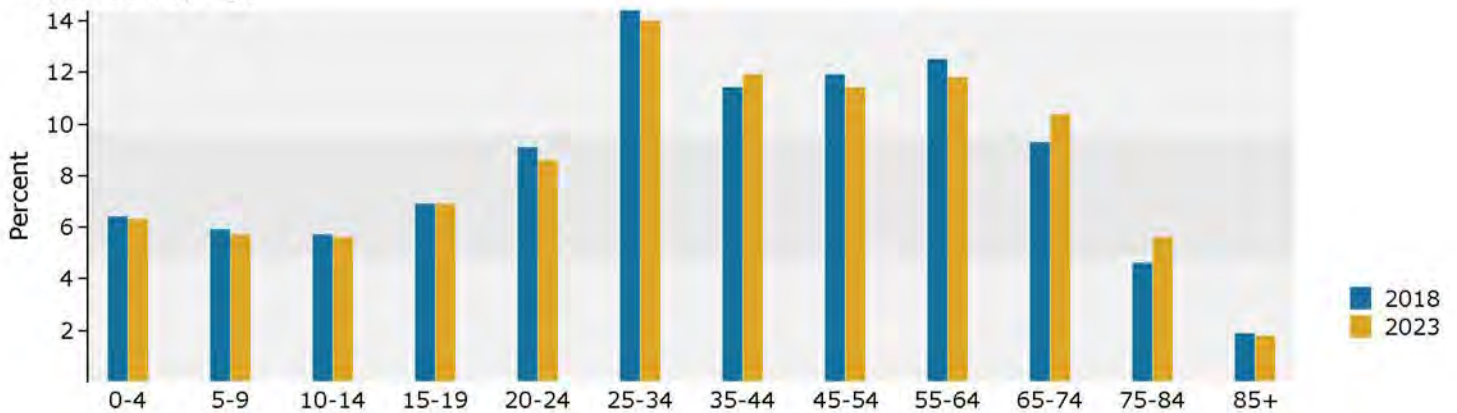
1290 Gray Hwy, Macon, Georgia, 31211
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.85933
 Longitude: -83.61517

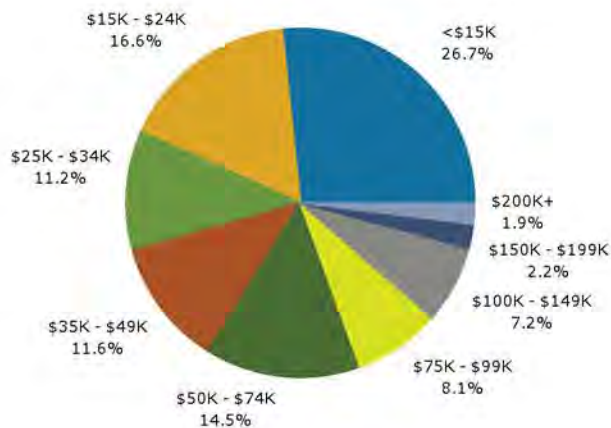
Trends 2018-2023



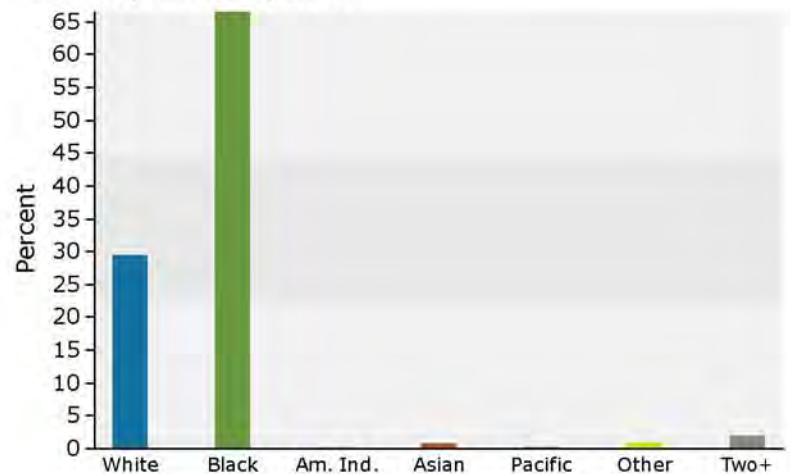
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.2%



Demographic and Income Profile

1290 Gray Hwy, Macon, Georgia, 31211
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.85933
 Longitude: -83.61517

Summary	Census 2010	2018	2023
Population	75,839	73,817	72,703
Households	30,101	29,165	28,660
Families	17,880	16,984	16,556
Average Household Size	2.39	2.39	2.40
Owner Occupied Housing Units	14,614	12,281	12,414
Renter Occupied Housing Units	15,487	16,884	16,246
Median Age	34.7	36.1	37.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	-0.30%	1.10%	0.83%
Households	-0.35%	1.08%	0.79%
Families	-0.51%	0.99%	0.71%
Owner HHs	0.22%	1.52%	1.16%
Median Household Income	1.72%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	7,378	25.3%	6,632	23.1%
\$15,000 - \$24,999	4,665	16.0%	4,491	15.7%
\$25,000 - \$34,999	3,334	11.4%	3,224	11.2%
\$35,000 - \$49,999	3,562	12.2%	3,482	12.1%
\$50,000 - \$74,999	4,400	15.1%	4,455	15.5%
\$75,000 - \$99,999	2,380	8.2%	2,558	8.9%
\$100,000 - \$149,999	2,162	7.4%	2,299	8.0%
\$150,000 - \$199,999	651	2.2%	731	2.6%
\$200,000+	632	2.2%	788	2.7%
Median Household Income	\$32,081		\$34,931	
Average Household Income	\$50,297		\$56,160	
Per Capita Income	\$20,740		\$22,997	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,813	7.7%	5,127	6.9%	5,002	6.9%
5 - 9	5,100	6.7%	4,921	6.7%	4,630	6.4%
10 - 14	5,045	6.7%	4,833	6.5%	4,747	6.5%
15 - 19	6,044	8.0%	5,424	7.3%	5,434	7.5%
20 - 24	6,292	8.3%	5,890	8.0%	5,502	7.6%
25 - 34	9,874	13.0%	9,724	13.2%	9,218	12.7%
35 - 44	8,508	11.2%	8,353	11.3%	8,570	11.8%
45 - 54	10,287	13.6%	8,519	11.5%	8,096	11.1%
55 - 64	8,893	11.7%	9,260	12.5%	8,582	11.8%
65 - 74	5,200	6.9%	6,855	9.3%	7,440	10.2%
75 - 84	3,367	4.4%	3,408	4.6%	4,049	5.6%
85+	1,415	1.9%	1,502	2.0%	1,435	2.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,081	33.1%	21,916	29.7%	20,012	27.5%
Black Alone	48,306	63.7%	49,002	66.4%	49,405	68.0%
American Indian Alone	143	0.2%	159	0.2%	173	0.2%
Asian Alone	578	0.8%	705	1.0%	814	1.1%
Pacific Islander Alone	42	0.1%	46	0.1%	47	0.1%
Some Other Race Alone	598	0.8%	662	0.9%	710	1.0%
Two or More Races	1,091	1.4%	1,326	1.8%	1,542	2.1%
Hispanic Origin (Any Race)	1,636	2.2%	1,878	2.5%	2,086	2.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

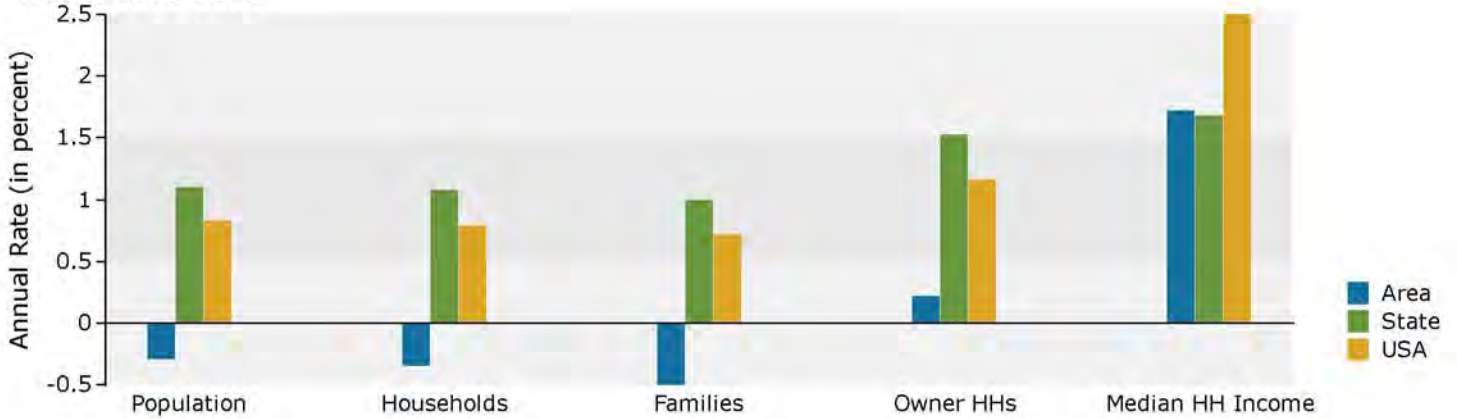


Demographic and Income Profile

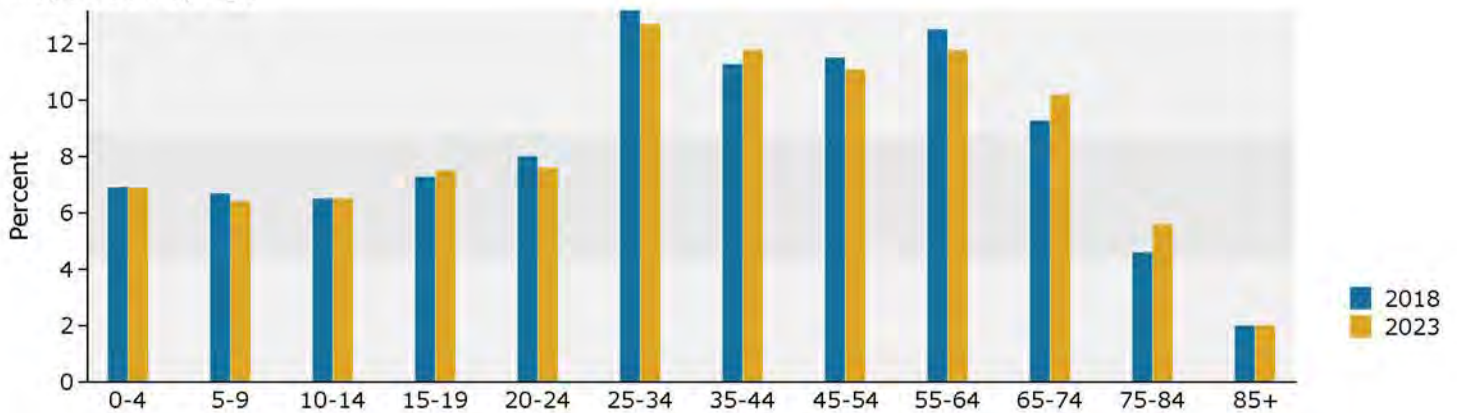
1290 Gray Hwy, Macon, Georgia, 31211
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.85933
 Longitude: -83.61517

Trends 2018-2023



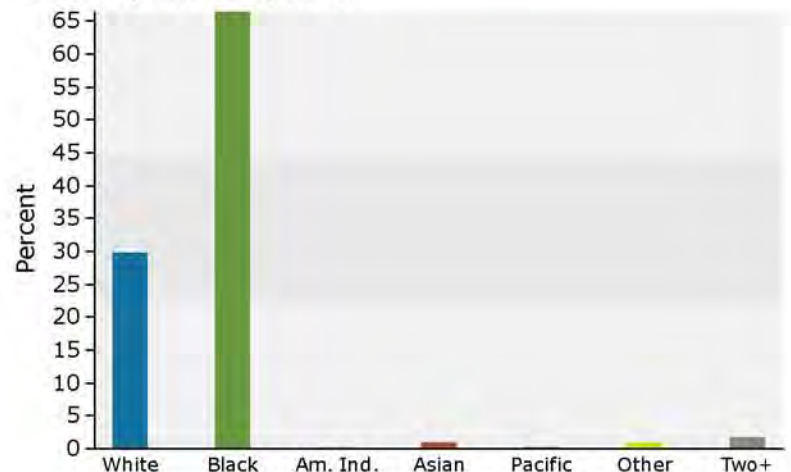
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.5%