

Price Reduced! **STRIP SHOPPING CENTER FOR SALE**
Westside Plaza
3355 PIO NONO AVENUE | MACON, GEORGIA

Make Offer!

Ideal for Investment or Owner/User!!



LOCATION:

Located on Pio Nono Ave. near Newberg Ave.

TRAFFIC COUNT: 18,890 vpd

NEARBY BUSINESSES:

Access Loan Corp., Auto Credit, Rental Concepts, Mattresses For Less, Moneytree, Advance Auto Parts and BB&T Bank.

IMPROVEMENTS:

9,000 sf building with ample parking. Building is concrete block with metal roof and awnings in front.

Sale Price: ~~\$ 485,000~~
\$ 425,000
 (\$47.22 psf)

Land Area: 2.12 acres
Zoning: C-4
Utilities: All utilities are available
Year Built: 1986
Real Estate Taxes: \$ 5,800 (\$.64 psf)
Insurance: \$ 1,231 (\$.14 psf)
CAM: \$ 7,700 (\$.86 psf)

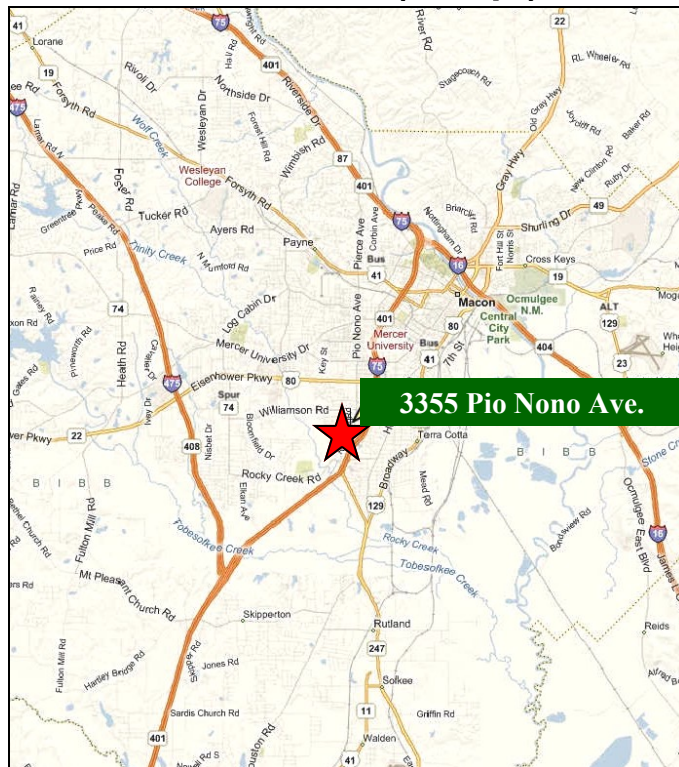
Income:
 Two spaces are currently vacant.
 Asking rent for vacancies is \$10.00 psf 3net.

Operating Information	Proforma	Est. Actual 2010
Gross Potential Income:	\$ 96,000	\$ 96,000
Less Vacancy and Credit Loss:	\$ 28,500	\$ 9,600
Effective Gross Income:	\$ 67,500	\$ 86,400
Operating Expenses:	\$ 21,000	\$ 22,000
Net Operating Income:	\$ 46,500	\$ 64,400

DEMOGRAPHIC HIGHLIGHTS:

2010	1 mile	3 miles	5 miles
Population	7,538	47,960	85,634
Households	2,869	17,768	33,468
Median HH Income	\$29,120	\$26,076	\$31,678
Median Age	33.7	32.4	34.1

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