

FOR SALE



EBERHARDT & BARRY

INVESTMENT OPPORTUNITY - 100% OCCUPANCY

PRICE FURTHER REDUCED



Stafford Building

Downtown Barnesville Retail / Office

301 Thomaston Street

Barnesville, Lamar County, GA 30204

REDUCED SALES PRICE: ~~\$450,000~~ \$349,000 - CAP RATE: 13%

FOR MORE DETAILS CONTACT:

Revised 4/30/19

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990 Riverside Drive
Macon, GA 31201



LOCATION:	<ul style="list-style-type: none"> • Subject property located on main business street downtown across from United Bank, Central Historic District. • Corner of Market Street & Thomaston Street
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 8,185± SF Two-Story Multi-Tenant Building • Divided into five (5) separate suites • Upstairs available for redevelopment opportunity - Loft apartment, Office or Retail; consists of five rooms and restroom.
LEASE HIGHLIGHTS:	See Page 3
LAND AREA:	.48±Acres
YEAR BUILT:	Circa 1905
ROOF:	Front portion approximately 2012
WALLS:	<ul style="list-style-type: none"> • Exterior - Brick on concrete block • Interior - Sheetrock
ZONING:	Commercial
PARKING:	Large adjacent parking lot as well as front door parking. 25± parking spaces are being sold with the building.
UTILITIES:	<ul style="list-style-type: none"> • Water/Sewer: Separately metered • Electrical: Separately metered • Gas: Separately metered
REDUCED SALES PRICE:	\$450,000 \$349,000



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301 Thomaston Street - Barnesville, GA 30204

LEASE HIGHLIGHTS

<u>TENANT</u>	<u>MONTHLY RENT</u>	<u>LEASE COMMENCEMENT</u>	<u>LEASE EXPIRATION</u>
Coastal Home Care	\$1,400	2012	2021
Chase Idol CPA	\$800.00	2008	2021
Rose Nails Salon	\$775.00	2003	2021
Bestech Computer	\$575.00	2008	Month-Month
Sun Solace	\$600.00	2015	2019



INCOME:

Current Rent \$49,800

TOTAL INCOME: **\$49,800**

EXPENSES:

Insurance \$972

Taxes 4,000

Landscaping 600

Materials/Supplies 335

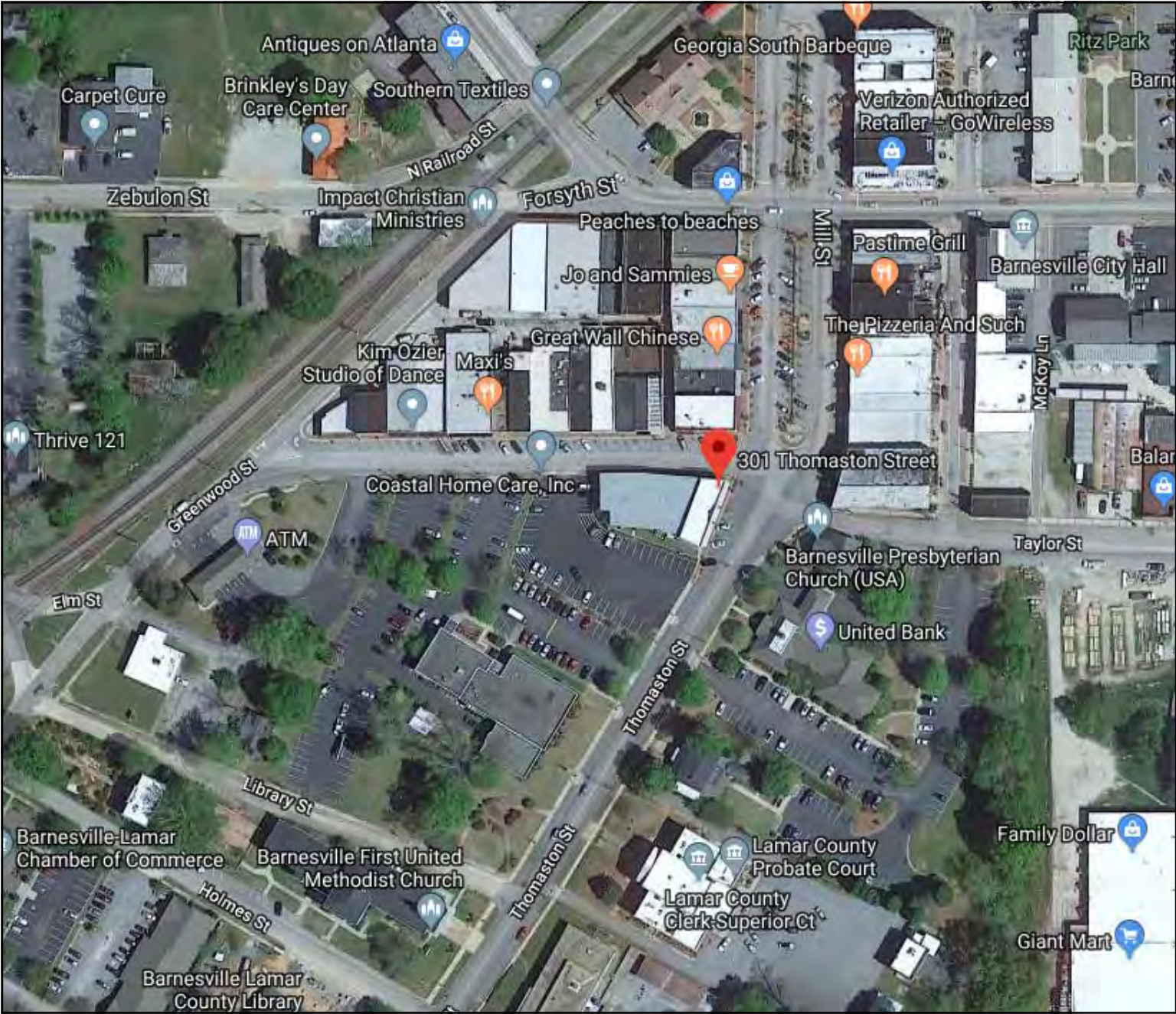
TOTAL EXPENSES: **\$5,907**

NET OPERATING INCOME: **\$43,893**



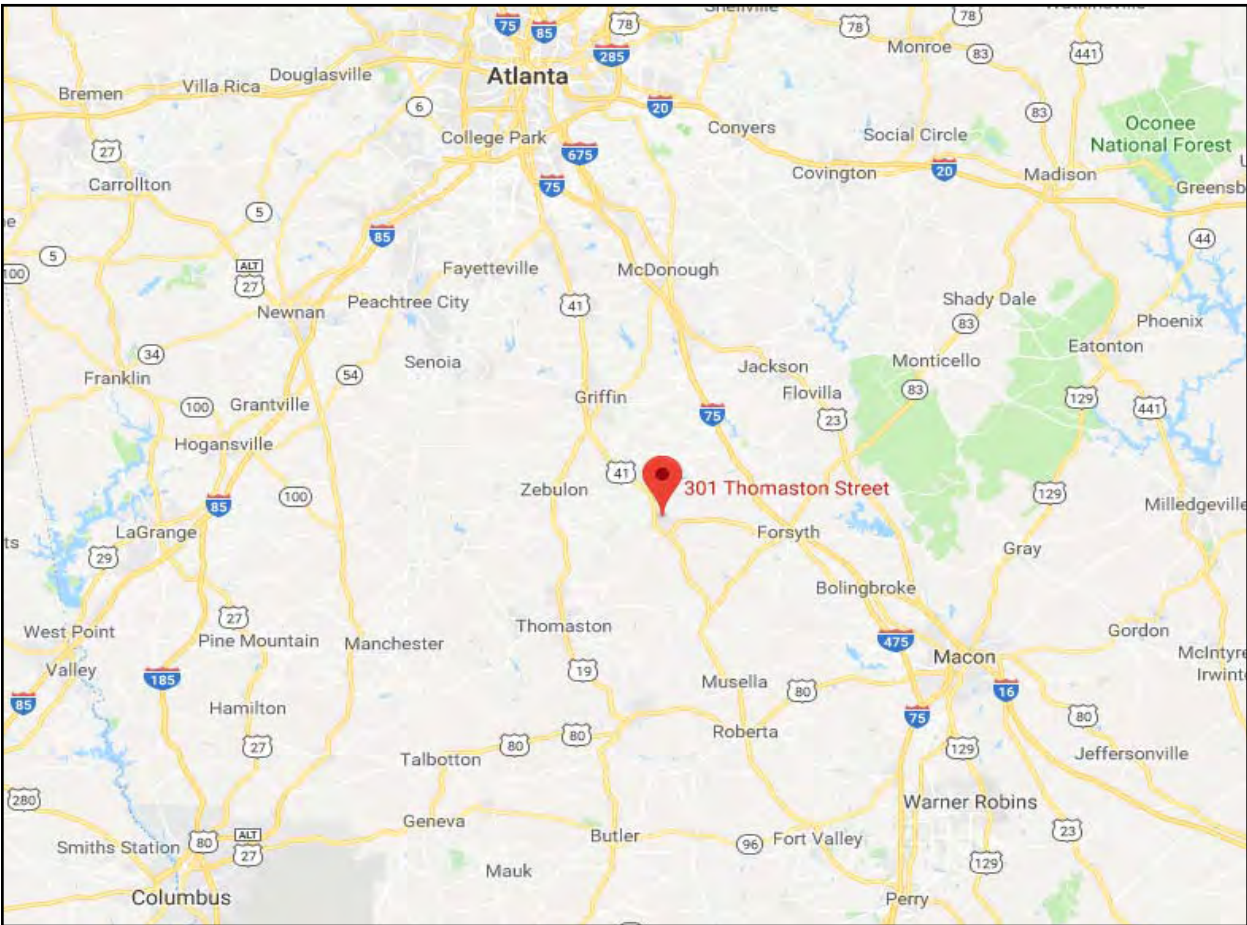
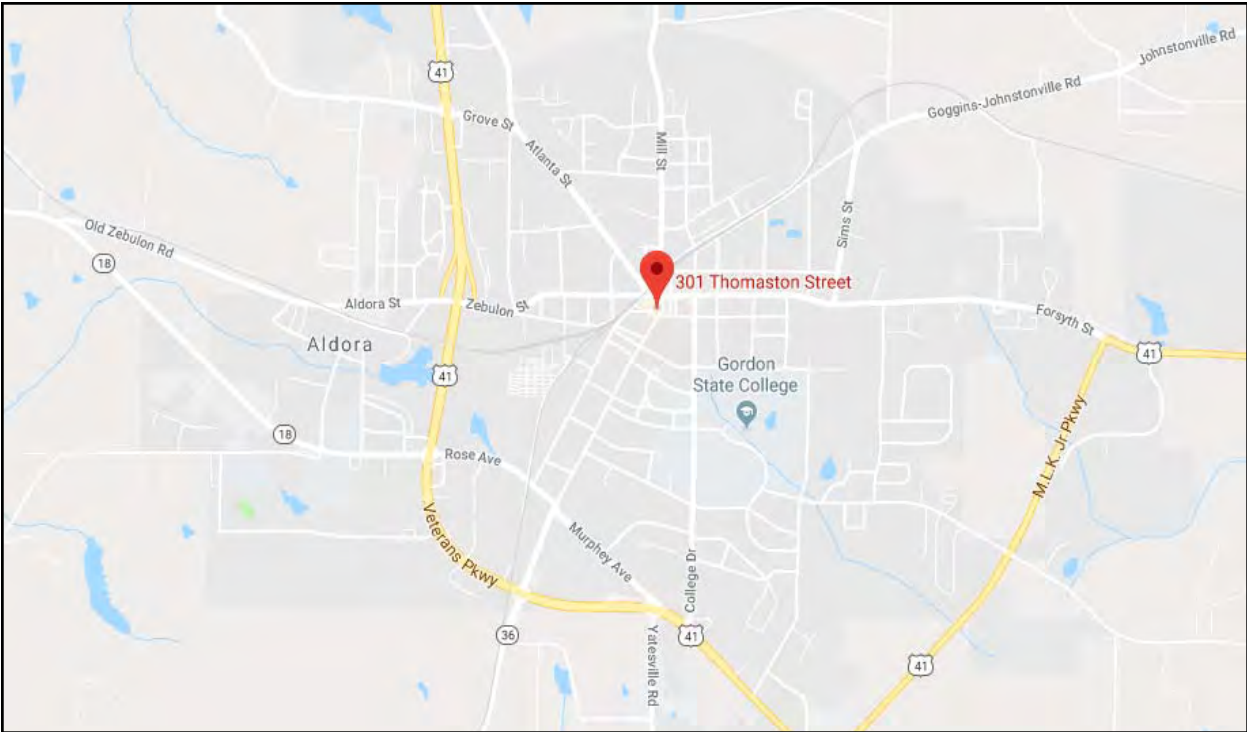








301 Thomaston Street - Barnesville, GA 30204 / **MAPS**





Demographic and Income Profile

Lamar County, GA
 Lamar County, GA (13171)
 Geography: County

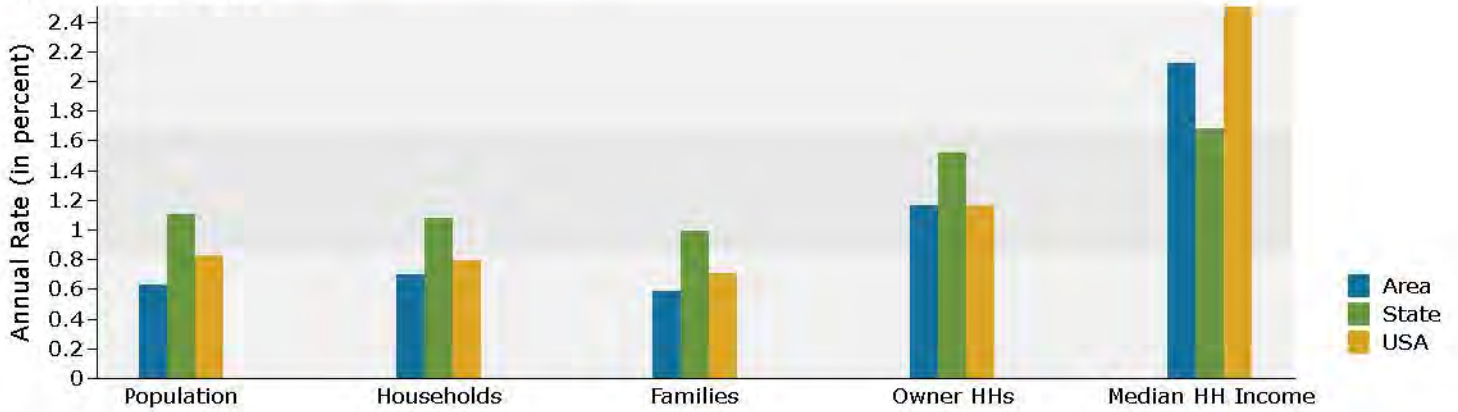
Prepared by Esri

Summary	Census 2010	2018	2023			
Population	18,317	18,727	19,322			
Households	6,618	6,893	7,139			
Families	4,617	4,750	4,892			
Average Household Size	2.55	2.54	2.53			
Owner Occupied Housing Units	4,515	4,957	5,252			
Renter Occupied Housing Units	2,103	1,936	1,887			
Median Age	37.6	39.6	41.5			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	0.63%	1.10%	0.83%			
Households	0.70%	1.08%	0.79%			
Families	0.59%	0.99%	0.71%			
Owner HHs	1.16%	1.52%	1.16%			
Median Household Income	2.12%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	1,089	15.8%	978	13.7%		
\$15,000 - \$24,999	781	11.3%	719	10.1%		
\$25,000 - \$34,999	780	11.3%	750	10.5%		
\$35,000 - \$49,999	1,229	17.8%	1,227	17.2%		
\$50,000 - \$74,999	1,174	17.0%	1,256	17.6%		
\$75,000 - \$99,999	811	11.8%	951	13.3%		
\$100,000 - \$149,999	764	11.1%	916	12.8%		
\$150,000 - \$199,999	136	2.0%	171	2.4%		
\$200,000+	129	1.9%	171	2.4%		
Median Household Income	\$43,475		\$48,282			
Average Household Income	\$58,054		\$65,587			
Per Capita Income	\$23,776		\$26,566			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,087	5.9%	1,025	5.5%	1,001	5.2%
5 - 9	1,056	5.8%	1,093	5.8%	1,071	5.5%
10 - 14	1,063	5.8%	1,071	5.7%	1,165	6.0%
15 - 19	1,897	10.4%	1,537	8.2%	1,683	8.7%
20 - 24	1,443	7.9%	1,184	6.3%	1,081	5.6%
25 - 34	2,044	11.2%	2,452	13.1%	2,092	10.8%
35 - 44	2,268	12.4%	2,131	11.4%	2,377	12.3%
45 - 54	2,586	14.1%	2,384	12.7%	2,295	11.9%
55 - 64	2,386	13.0%	2,593	13.8%	2,657	13.8%
65 - 74	1,482	8.1%	2,066	11.0%	2,355	12.2%
75 - 84	748	4.1%	902	4.8%	1,219	6.3%
85+	257	1.4%	289	1.5%	326	1.7%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,098	66.0%	12,318	65.8%	12,631	65.4%
Black Alone	5,650	30.8%	5,671	30.3%	5,787	30.0%
American Indian Alone	47	0.3%	59	0.3%	66	0.3%
Asian Alone	72	0.4%	112	0.6%	144	0.7%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	142	0.8%	206	1.1%	268	1.4%
Two or More Races	306	1.7%	359	1.9%	424	2.2%
Hispanic Origin (Any Race)	341	1.9%	519	2.8%	682	3.5%

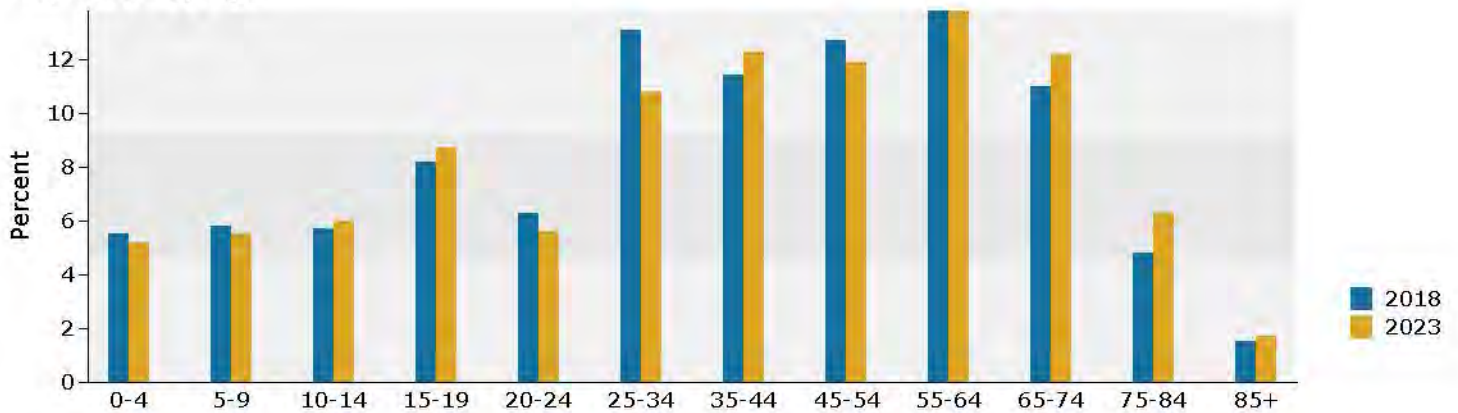
Data Note: Income is expressed in current dollars.

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

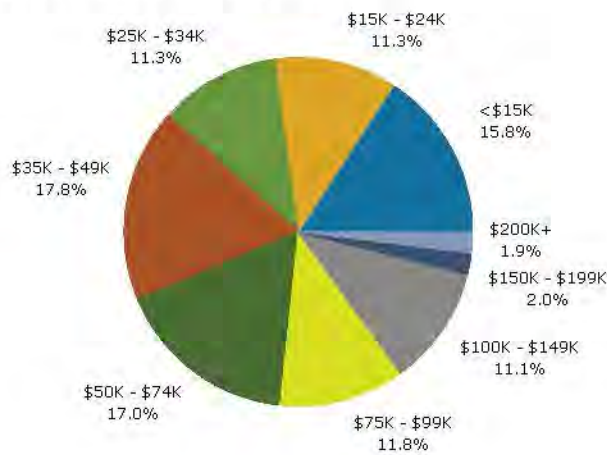
Trends 2018-2023



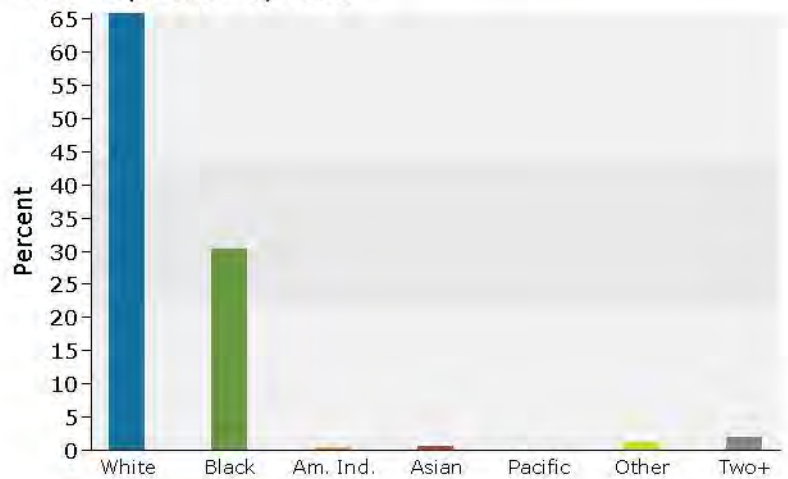
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.8%

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