

GOING TO AUCTION

Westgate Shopping Center 2525 Pio Nono Avenue • Macon, Georgia



Going to AUCTION CALL AGENT FOR DETAILS

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PROPERTY DETAILS

Location:

2525 Pio Nono Avenue, Macon, Bibb County, Georgia 31206

Located in the southwest corner of the intersection of Eisenhower Parkway and Pio Nono Avenue.

Land Area:

+/- 44.5 Acres

Building Area: (see page 6 for suite locations in center)

Unit Reference Number	Occupant Name	Square Feet	
102-100	VACANT (former Walmart)	106,546	
102-200	VACANT	1,540	
102-210	VACANT	2,958	
102-220	United Tax Service	3,060	
102-230	VACANT	2,878	
102-240	Shoe Show #734	3,412	
102-250	The Taiwan Restaurant	1,778	
102-310	Dollar World	7,253	
102-370	VACANT	5,100	
102-430	LE Nails	1,200	
102-500	VACANT (former Burlington Coat Factory)	75,987	
102-600 *	VACANT		Pad Site (former Media Play 48,884 SF)
102-700	VACANT (former Home Depot, Inc.)	133,503	
102-800	City of Macon	3,774	
102-900A *	VACANT		Pad Site (former Aaron's Rental)
102-900B *	VACANT		9,148 SF & 10,376 SF
102-1000	VACANT (former PetSmart)	26,091	
102-1100	American Freight of TN	23,565	
102-1200	Macon Bibb Elections Office	12,550	
Total Sq Ft		411,195	

* Suites 600, 900A & 900B were damaged in 2008 tornado and require repairs

Year Built:

1961

1997—Renovations & Improvements. One “L” Shaped multi-tenant building & Six freestanding out-buildings.

2008—New roof was installed on all of the center. Roof has 15 year warranty.

Building:

Concrete slab on on-grade, a combination of exposed brick veneer, painted stucco and painted CMU building exteriors.

Exterior Walls:

The exterior wall structure is load bearing concrete masonry units, with an attractive mixture of brick and stucco finishes. Retail storefronts include plate glass set in anodized aluminum frames.

Interior Floors:

Interior building floor finishes include, but are not limited to, vinyl tile, concrete tile, carpet and exposed concrete at warehouse and storage areas.

PROPERTY DETAILS

Interior Finishes:

The interior finish of the retail shop is summarized as follows:

Walls: Painted drywall, wallpaper coverings, ceramic tile, painted and unfinished concrete masonry units
Ceilings: Suspended acoustical tiles, painted drywall and exposed ceilings to roof framing
Lighting: Standard commercial fluorescent fixtures. Varies from tenant to tenant

Parking:

Asphalt
+/- 2,458 spaces 5.06/1000

Landscaping:

The landscaping features combination of grass and planted trees

HVAC:

The individual tenant areas feature roof-mounted condenser/compressor units with forced air furnaces located within the interior.

Environmental:

The last Phase I Environmental Assessment was performed in 2017. The assessment indicated that “no activities we identified that result in a potential environmental impact to the project site.”

Zoning:

Commercial C-2

Topography:

At grade

Utilities & Services:

Electric provided by Georgia Power
Sewer is provided by City of Macon

Lease Rate:

Negotiable
Varies based on square footage, terms and buildout requirements



A Full Service Real Estate Company

Westgate Center
Macon, Georgia

RENT ROLL REPORT

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
102-100	VACANT (former Walmart)	\$0.00	106,546			\$0.00
102-200	VACANT	\$0.00	1,540			\$0.00
102-210	VACANT	\$0.00	2,958			\$0.00
102-220	United Tax Service	\$1,000.00	3,060	1/1/2013	12/31/2019	\$1,000.00
102-230	VACANT	\$0.00	2,878			\$0.00
102-240	Shoe Show #734	\$0.00	3,412	10/2/1989	1/31/2020	\$0.00
102-250	The Taiwan Restaurant	\$2,060.89	1,778	2/1/1996	1/31/2021	\$2,060.89
102-310	Dollar World	\$3,300.00	7,253	12/29/2011	2/28/2020	\$3,300.00
102-370	VACANT	\$0.00	5,100			
102-430	LE Nails	\$1,550.00	1,200	4/1/1997	3/31/2019	\$0.00
102-500	VACANT (former Burlington Coat Factory)	\$0.00	75,987		Left Jan 2016	\$0.00
102-600 *	VACANT - Pad Site	\$0.00				
102-700	VACANT (former Home Depot, Inc.)	\$22,916.67	133,503	5/1/1995	1/31/2026	
102-800	City of Macon	\$0.00	3,774	2/1/2002	M to M	
102-900A *	VACANT - Pad Site	\$0.00				
102-900B *	VACANT - Pad Site	\$0.00				
102-1000	VACANT (former PetSmart)	\$18,524.61	26,091	3/13/1996	Lease ended 1/31/2017	\$0.00
102-1100	American Freight of TN	\$9,817.50	23,565	5/1/2016	6/30/2021	\$9,817.50
102-1200	Macon Bibb Elections Office	\$8,366.66	12,550	7/1/2016	6/30/2023	\$0.00
TOTAL SQ FT			411,195			

* Suites 600, 900A & 900B were damaged in the 2008 tornado. Need to be repaired before it can be occupied. Square footage not included in totals below.

PROPERTY TOTALS:		Percentage of Occupied Units	
Total Monthly Rents	\$67,536.33	Total Occupied Units	8
Total Gross Rents	\$67,536.33	Total Vacant Units	8
Total Square Footage	411,195	Total Units	16
Average Rent/Sq Ft/Yr	\$1.97	Total Pads Sites	3
Average Rent/Sq Ft/Mo	\$0.16	Percentage Occupied	50%
Total Security Deposits	\$14,117.50	Percentage of Occupied Sq Ft	
		Total Occupied Sq Ft	56,592
		Total Vacant Sq Ft	167,454
		Total Square Footage	411,195
		Total Square Footage (Pad Sites Potential)	68,408
		Percentage Occupied	14%

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and

SITE PLAN



Leased

Available

2525 Pio Nono Avenue · Macon, GA



INVESTMENT HIGHLIGHTS

Location:

The Westgate Center is located in Macon, Georgia in the retail corridor that serves all of Middle Georgia. Being strategically located in the heart of Georgia at the crossroads of I-16 and I-75. Macon is becoming most retailers' choice for their distribution centers. The region attracts families, retirees, and recreation lovers and promises to enjoy continued growth and prosperity thanks to its natural and civic resources.

Regional Trade Area:

The Westgate Center is part of the Macon Mall retail sub-market. The sub-market serves a trade area that extends throughout Middle Georgia.

Traffic Counts:

The Westgate Center enjoys excellent traffic counts on two major Macon traffic arteries. The traffic count on Eisenhower Parkway is 26,600 vehicles per day and counts on Pio Nono Avenue are 19,100+ vehicles per day (GA DOT 2016)

Demographics:

2018 DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	52,020	85,384	163,811
Median Age	33.6	33.8	36
Average HH Income	\$35,288	\$47,351	\$62,573

MARKET INFORMATION

Location:

Macon is a unique city where culture, commerce and community flourish. The City is situated in the heart of Georgia at the intersection of I-75 and I-16. Macon's strategic location provides convenient access to the entire world through Hartsfield-Jackson International Airport and the port cities of Savannah, Brunswick, Charleston and Jacksonville. There are many attributes that make Macon an ideal place to work and play, such as an educated workforce, state-of-the-art technical training, four colleges and universities, solid utility structure and a low cost of living.

Retail Power:

One of Macon's retail focal points is The Macon Mall,. Built in 1975 and recently remodeled, the Macon Mall retail shopping and dining. Featuring big-box national retailers to regional and local favorites, the Macon Mall has been Central Georgia's leading retail destination since 1975, and is located only 1.75 miles west of Westgate. As other retailers opened in the vicinity of Westgate Center and Macon Mall, they formed a prime retail corridor roughly between Eisenhower Parkway and Mercer University Drive and from I-475 to I-75. The Westgate Center sub-market is anchored by the following tenants: Super Wal-Mart, Office Depot, Home Depot, Pier 1 Imports, Haverly's, Best Buy, Staples, Bed Bath & Beyond, Marshalls, Old Navy, Michael's, Ross, Aldi, and Kroger.

Some 45,000± vehicles pass daily through the intersection of Pio Nono Avenue and Eisenhower Parkway near the entrance to Westgate Center. With the completion of the Fall Line Freeway, the corridor can more accessibly draw traffic from east Macon and all of Central Georgia. The Fall Line Freeway is an east-west corridor that connects Columbus, Macon and Augusta within a four-lane highway.

Just south of the center (approximately 15 miles) is Robins Air Force Base (RAFB). RAFB is the largest employer in Georgia, and also the largest economic engine in Georgia, generating approximately \$3 billion of commerce annually.

Residential Strength:

Macon's residential growth is to the north, west and south. Neighborhood commercial and retail development is following residential patterns. Detached, single family dwellings predominate, but cluster homes, condominiums and zero lot line housing and apartment housing is also increasing. Several residential complexes specifically designed to serve the needs of older citizens are now open, and more are under construction. Single Family residential construction has increased dramatically, especially homes in the \$200,000 to \$300,000 price ranges.

Industrial:

Macon is a central Georgia hub for Industrial Warehouses and Distribution Centers. Amazon just recently located its 1,000,000 sf southeastern distribution center in Macon and will open in October 2018. other national distribution centers located in Macon/Bibb County including Tyson Foods, Tractor Supply, Caterpillar, Bass Pro Shops, and Kohl's. Located at the I-16/I-75 intersection in Middle, GA and only 3 hours from the Savannah port makes Macon an ideal location for distribution centers.