

ADVANCE AUTO & CHECKERS DRIVE-IN

2909/2901 PEACH ORCHARD RD, AUGUSTA, GA 30906

Retail Property For Sale



PROPERTY DESCRIPTION

Southeastern Development is pleased to present this great opportunity to add an Advance Auto and Checkers Drive-In to any investment portfolio. Advance Auto is on its 26th year at this location, they just renewed their lease for another 5 years, and still have one 5 year renewal left on its NN lease lasting until 2028. Checkers Drive-In began their Triple Net (NNN) lease in 2015, with a 20 year term lasting until 2035. Advance Auto and Checkers can be bought separately, or together.

PROPERTY HIGHLIGHTS

- Countless National Retailers nearby
- Fixed rent increases each 5 years
- Corner Lot Location
- High Daily Traffic Count ~25,000 VPD
- Located in the heart of South Augusta

LOCATION DESCRIPTION

Located in the heart of South Augusta, with countless national retailers nearby

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	2.62 Acres
Building Size:	17,050 SF
NOI:	\$108,600.00
Cap Rate:	7.24%

For more information, please contact:

Tyler Martin 706.854.6703
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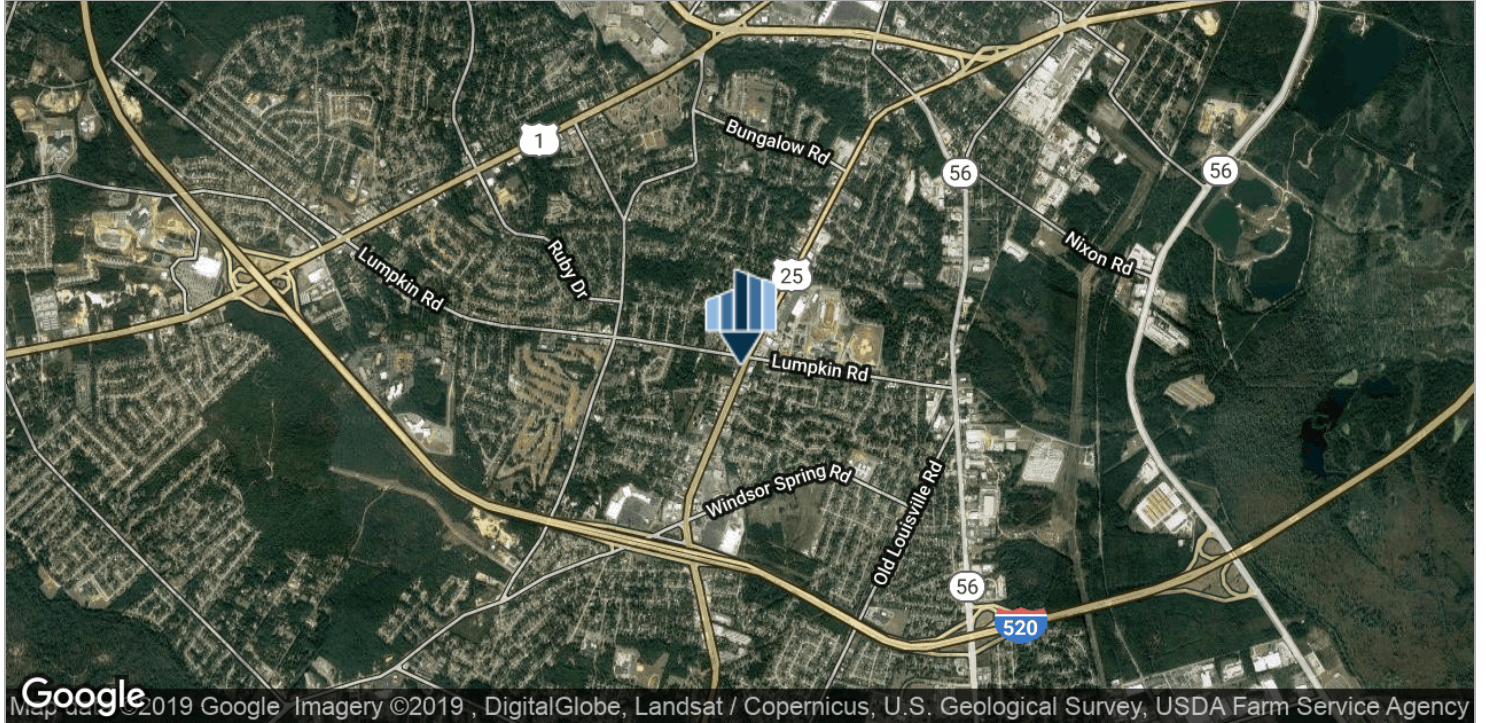
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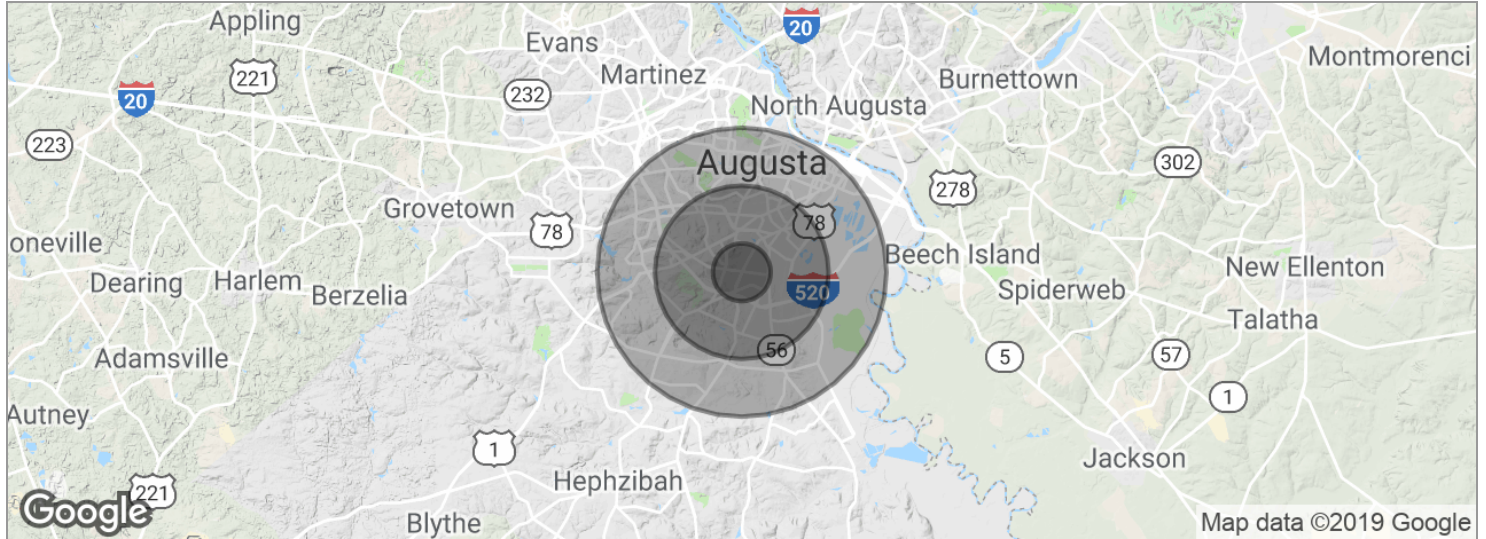
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,770	52,147	122,664
Median age	32.9	34.2	33.5
Median age (male)	31.1	32.2	31.4
Median age (Female)	35.0	35.8	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,115	19,692	46,788
# of persons per HH	2.5	2.6	2.6
Average HH income	\$39,217	\$39,260	\$43,638
Average house value		\$78,615	\$84,789

** Demographic data derived from 2010 US Census*

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