

## AT&T AND SANDWICH SHOP

1093 N MACON ST., JESUP, GA 31545

Property Name:	AT&T and Sandwich Shop
Property Address:	1093 N Macon St., Jesup, GA 31545
Property Type:	Retail
APN:	J3-1-7
Lot Size:	0.2 AC
Building Size:	3,000 SF
Year Built:	2001
Number of Units:	2

### PROPERTY OVERVIEW

Southeastern Development is pleased to present this investment opportunity to acquire AT&T and Po Boys Sandwich Shop in Jesup, GA. AT&T has been at this location since 2002 and recently renewed their NN lease for another 3 year term lasting until 2022, with an additional 3 year extension from 2022-2025. Po Boys is a local sandwich shop that recently signed a 3 year lease at this location. Current cap rate is 7.5% with Landlord responsible for roof and exterior walls.

### LOCATION OVERVIEW

Located next door to Walmart Shopping Center, and neighbors countless National Retailers.

## Retail Property For Sale



### SALE HIGHLIGHTS

- Corporate Guaranteed lease
- Long Term Occupancy History
- Minimal Landlord Responsibilities
- Next door to Countless National Retailers
- Daily Traffic Count ~20,000 VPD

**Tyler Martin**

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For Sale



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Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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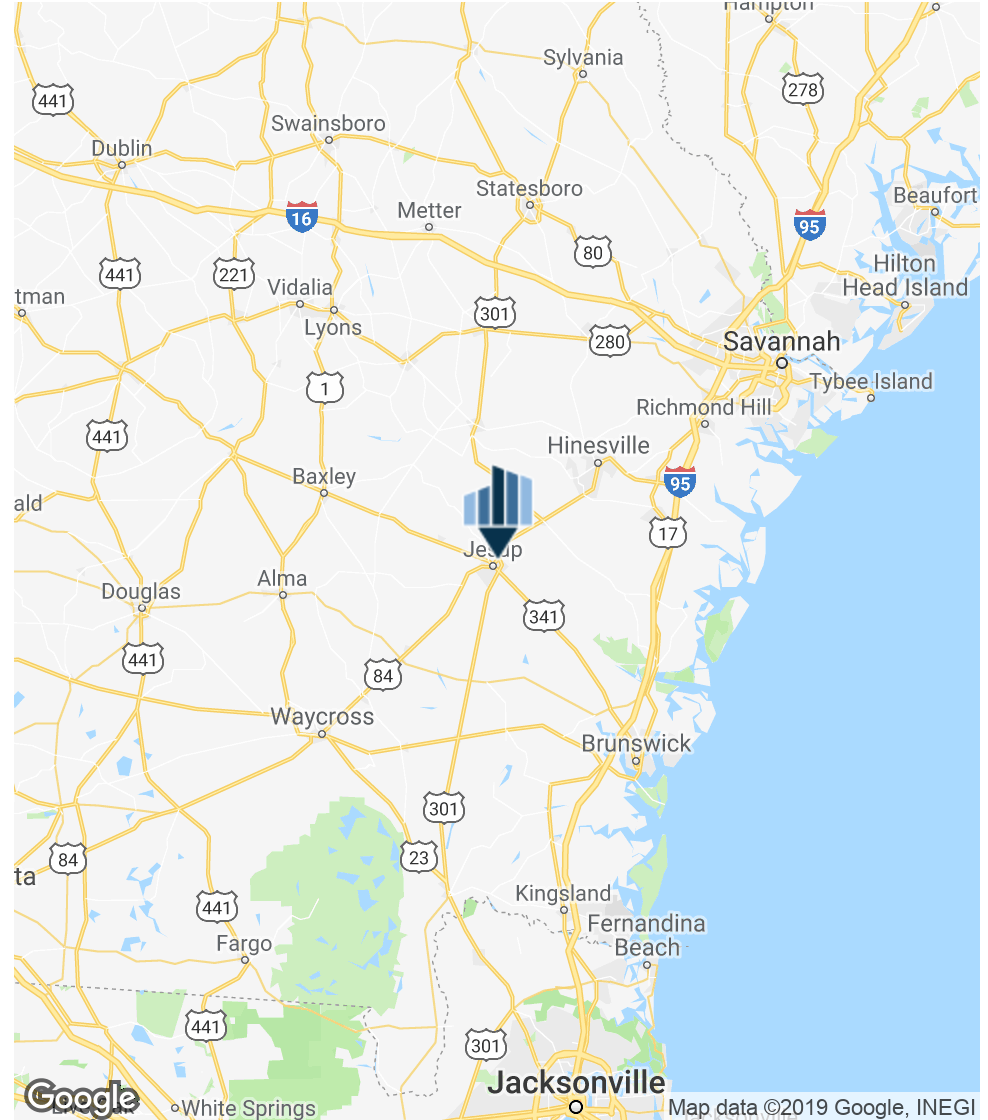
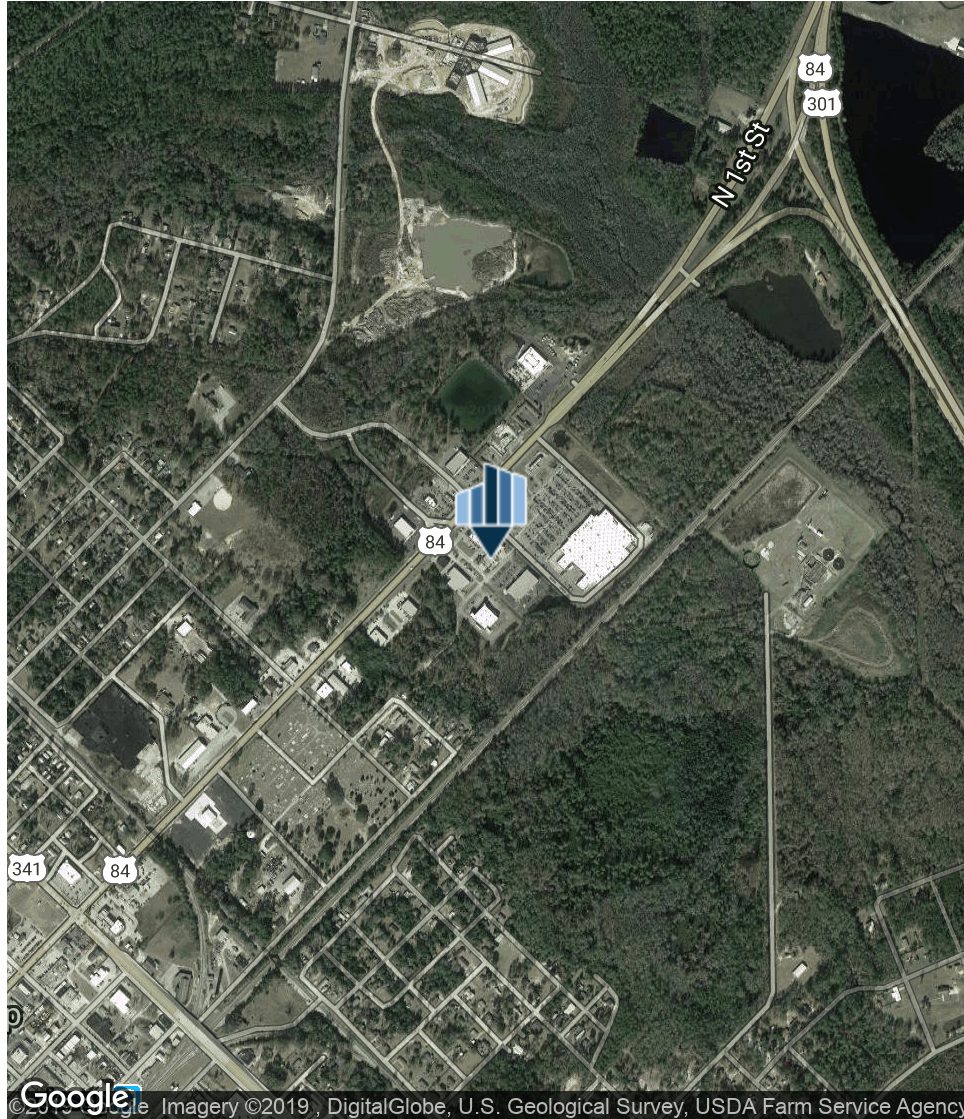
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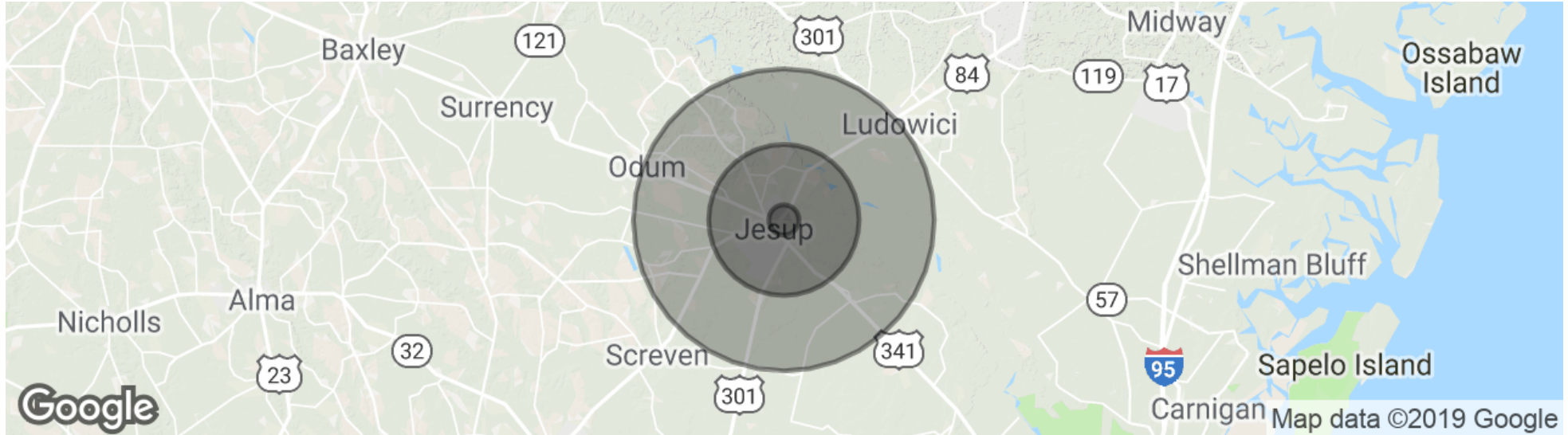
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,177	15,462	26,811
Median age	36.3	36.5	36.7
Median age (Male)	34.0	34.7	35.2
Median age (Female)	38.9	38.4	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	377	5,232	9,212
# of persons per HH	3.1	3.0	2.9
Average HH income	\$48,400	\$47,459	\$47,959
Average house value	\$141,193	\$140,267	\$128,733

\* Demographic data derived from 2010 US Census

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## SALE PRICE

**\$380,311**

### LOCATION INFORMATION

Building Name	AT&T and Sandwich Shop
Street Address	1093 N Macon St.
City, State, Zip	Jesup, GA 31545
County/Township	Wayne

### BUILDING INFORMATION

Building Size	3,000 SF
Occupancy %	100%
Tenancy	Multiple
Year Built	2001

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Lot Size	0.2 Acres
APN#	J3-1-7

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