



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



FedEx & Panera Bread
181 Tom Hill Sr Boulevard
Macon, GA 31210

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present For Sale This 100% Leased Two Tenant 10,080 SF Building Located in 181 Tom Hill Sr Boulevard in Macon, Georgia. Both Leases Are With National Credit Tenants Being a FedEx Office and a Panera Bread. Panera Has Been in Place Since 2004 and the FedEx Office Has Been in Place Since 1999, Both Showing Their Commitment to This Great Location.

OFFERING SUMMARY

PRICE	\$5,048,604
CAP	6.13%
NOI	\$309,228
PRICE PER SF	\$500.85

PROPERTY SUMMARY

ADDRESS	181 Tom Hill Sr Boulevard Macon, GA 31210
COUNTY	Bibb
BUILDING AREA	10,080 SF
LAND AREA	0.99 AC
BUILT	1999

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- 10,080 SF Outparcel That Sits Directly on Tom Hill Sr Boulevard
- FedEx Office Operates Approximately 2,000 Company Owned Stores and Locations in the U.S.
- Panera Bread is a High-Quality Tenant That Operates More Than 2,140 Locations Across the U.S.
- FedEx Has Been in Place For Over 20 Years Since 1999
- Panera Bread Has Been in Place For Over 15 Years Since 2004
- Rare 15% Increases at Option Periods - Increasing Yield to Over 7% Within 5 Years
- Located 4-Miles to the Wesleyan College
- Strong Traffic Counts – Over 21,900 Vehicles Per Day on Tom Hill Sr Boulevard
- Located on One of the Strongest Retail Arterials Within Macon
- Close to a Number of a Hotels and Macon Conference Center
- Other Nearby Tenants Include: Kroger, Chick-fil-A, Baskin Robbins, Dunkin', Wendy's, Starbucks, Taco Bell, McDonald's, Chipotle, Burger King, Family Dollar, Panda Express, Planet Fitness and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	FedEx Office and Print Services, Inc.
PREMISES	A Premise of Approximately 5,502 SF
LEASE COMMENCEMENT	December 1, 1999
LEASE EXPIRATION	November 30, 2024
LEASE TERM	4 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	15% at Option (12/01/2024)
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTOR	Corporate

LEASE SUMMARY

TENANT	Panera Bread LLC
PREMISES	A Premise of Approximately 4,578 SF
LEASE COMMENCEMENT	April 10, 2005
LEASE EXPIRATION	April 30, 2025
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	15% at Options (05/01/2025)
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTOR	Corporate

ACTUAL PROPERTY IMAGE

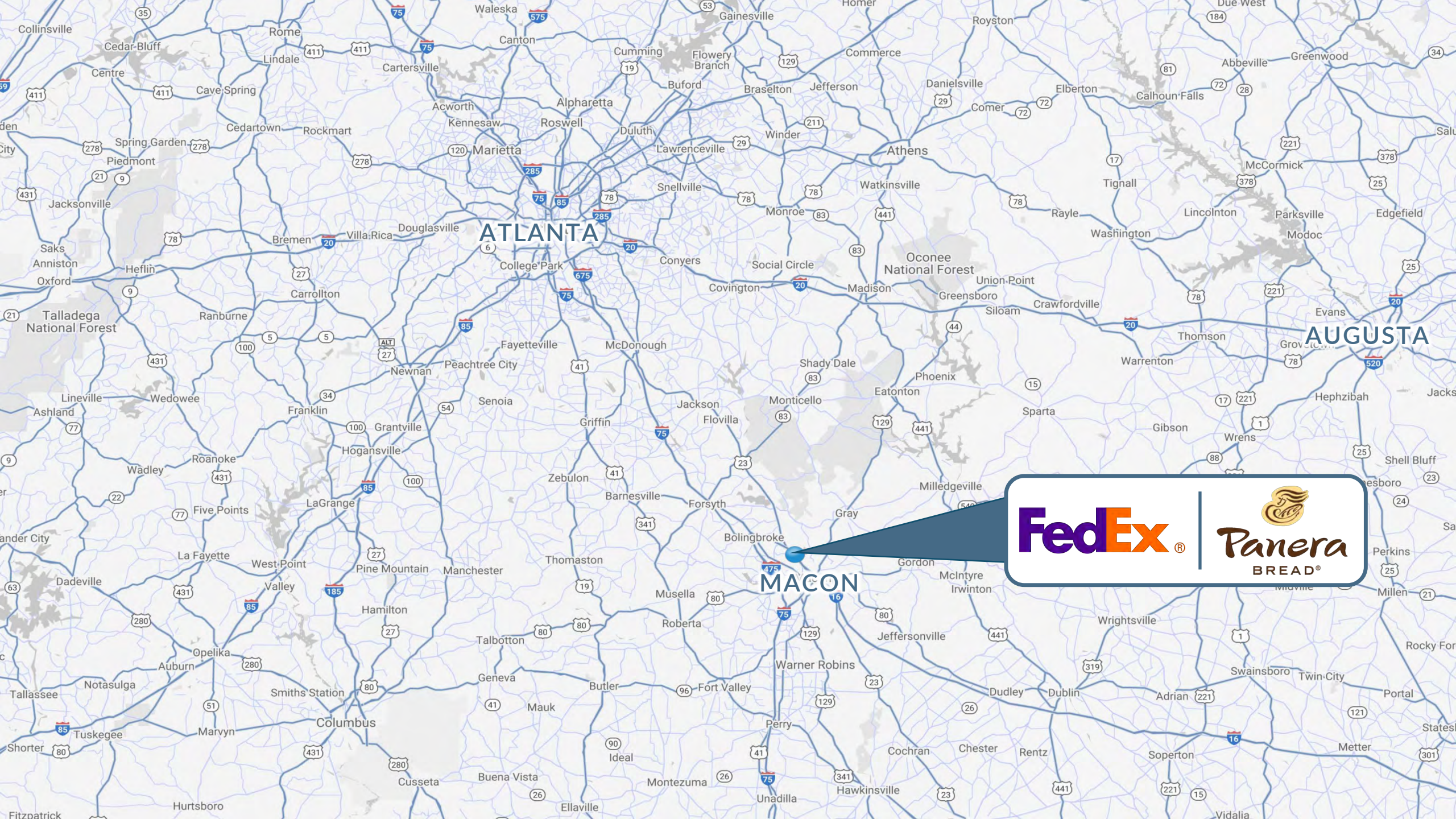


RENT ROLL



TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
FedEx	5,502 SF	54.58%	\$138,926	\$25.25	15% at Option (12/01/2024)	12/01/1999	11/30/2024	1 x 5 Year
Panera Bread	4,578 SF	45.42%	\$170,302	\$37.20	15% at Options (05/01/2025)	04/10/2005	04/30/2025	2 x 5 Years
TOTAL	10,080 SF	100%	\$309,228					





ATLANTA

AUGUSTA

MACON



Food Depot

The Arbors
APARTMENTS

Ashley Woods
Apartments

The Park at
Northside

Carriage
Hills

NavientHealth
Everything about us is all about you.

QUALITY
INN

CALIBER COLLISION

Classic
FIREARMS

metro
by T-Mobile

Kroger
FRESH FOR EVERYONE™

PLATO'S
CLOSET

ORTHOGEOORGIA
ORTHOPAEDIC SPECIALISTS

O'Reilly
AUTO PARTS

KFC

TACO
BELL

WELLS
FARGO

Tom Hill Sr Blvd

Northside Dr

Tuesday Morning



BUFFALO
WILD
WINGS

ihop

FedEx®

Panera
BREAD®



RH RADISSON
HOTELS

GMC

Glory Days
GRILL

KIA

Holiday Inn
AN IHG HOTEL

LAQUINTA
INNS & SUITES

WALTHALL
OIL COMPANY

STARBUCKS
COFFEE

McDonald's

BAYMONT
BY WYNDHAM

CHOICE
HOTELS

ACE
Hardware

MIDDLE GEORGIA
REGIONAL LIBRARY

GRAND MACON
EVENT CENTER

INTERSTATE
75

COOK OUT

ihop

Great Clips

DOLLAR TREE

SKY ZONE

planet
fitness

TACO
BELL

BUFFALO
WILD WINGS

KFC

Tom Hill Sr Blvd

PIZZA
PAPA JOHNS

FedEx

Panera
BREAD

Tuesday Morning

Pet Supermarket

 **Cheddar's**
 **extended STAY AMERICA**
 **WINGATE BY WYNDHAM**

 
COURTYARD

Northside Dr



MACON | BIBB COUNTY | GEORGIA

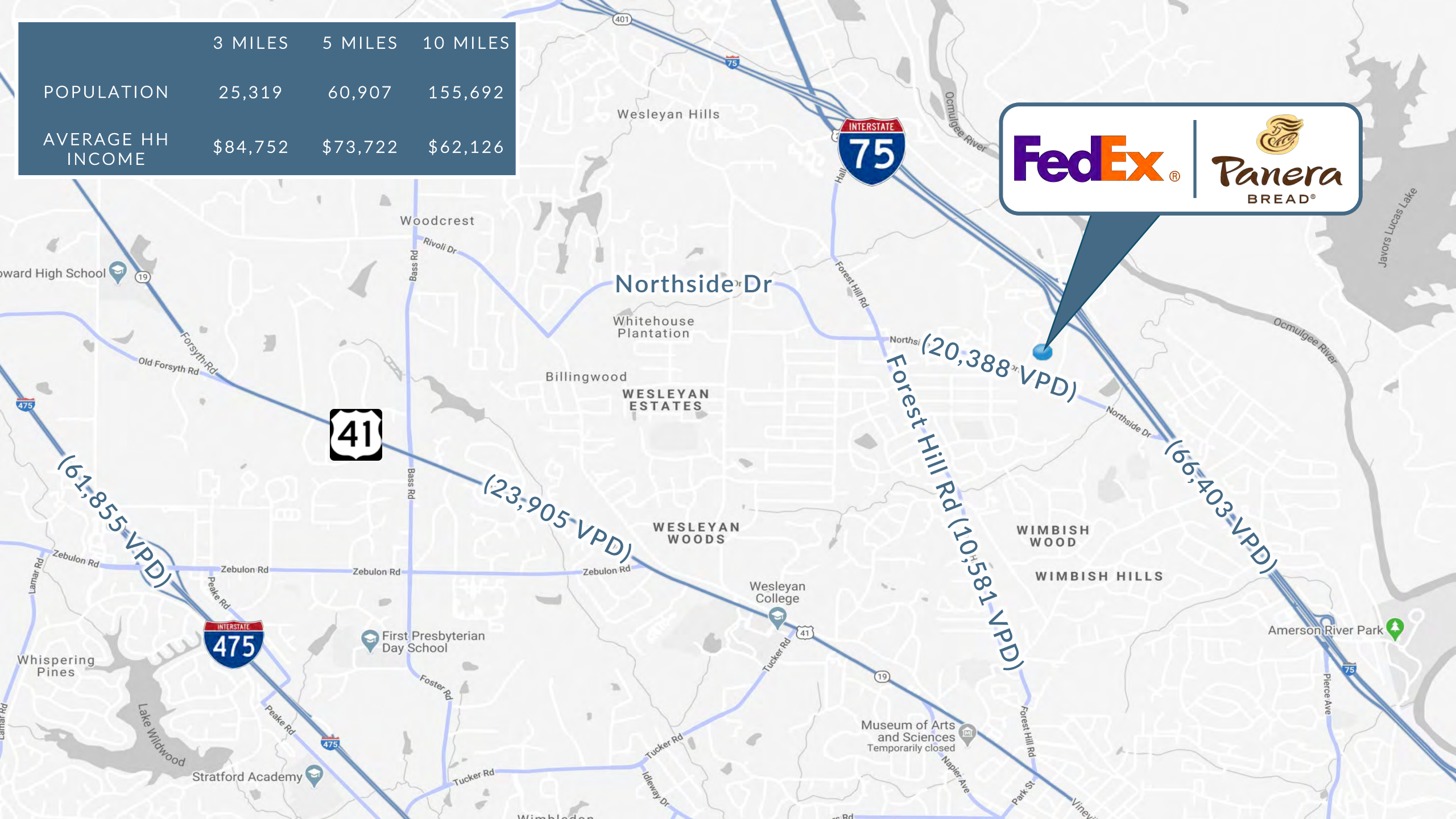
Macon is a consolidated city-county located in Bibb county in the state of Georgia. Macon lies near the geographic center of the state, approximately 85 miles south of Atlanta, hence the city's nickname "The Heart of Georgia". Located near the fall line of the Ocmulgee River, Macon had a 2018 estimated population of 153,095 residents. Macon is the principal city of the Macon metropolitan area, which had an estimated population of 228,914 people in 2017. Macon is also the largest city in the Macon-Warner Robins Combined Statistical Area, a larger trading area with an estimated 420,693 residents in 2017; the CSA abuts the Atlanta metropolitan area just to the north. Rich history, incredible architecture, stunning Southern charm, and a soulful musical heritage have branded Macon "Where Soul Lives".

Robins Air Force Base, the largest single-site industrial complex in the state of Georgia, is just 10 miles south of Macon on Highway 247 next to the city of Warner Robins. The headquarters of the 48th Infantry Brigade Combat Team, Georgia Army National Guard is located in Macon. Due to the city's close proximity, Atlanta's economy also affects Macon's. Atlanta's economy is considered diverse, with dominant sectors that include aerospace, transportation, logistics, professional and business services, media operations, medical services, and information technology. Atlanta's economy is the 8th largest in the county and the 17th-largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of corporations like the Coca-Cola Company, The Home Depot, UPS, Delta Air Lines, AT&T Mobility, Chick-fil-A, and Turner Broadcasting. Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations.

Explore historic sites, music landmarks, cultural museums, antebellum architecture and much more in Macon. Macon is a city in central Georgia, which means its close to a lot of multiple attractions. The city is located near the Ocmulgee National Monument, which has large Native American earthen mounds from around 1000 A.D., and its museum displays artifacts spanning thousands of years. The Tubman Museum's exhibits on African-American art, history and culture include a huge mural and the Inventors Gallery. The city also includes The Allman Brothers Band Museum at the Big House, which shows memorabilia in the rock band's former home. The city is also home to The Georgia Sports Hall of Fame, which is the largest state sports hall of fame in the United States at 43,000 square feet.



	3 MILES	5 MILES	10 MILES
POPULATION	25,319	60,907	155,692
AVERAGE HH INCOME	\$84,752	\$73,722	\$62,126







TENANT PROFILES

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FEDEX

MEMPHIS, TN

LOCATIONS: 2,000+ | NYSE: FDX

FedEx was once just a tiny delivery company; now this Fortune 500 Company shows no signs of slowing down. The company is an American multinational courier delivery services headquartered in Memphis, TN. The company is known for its overnight shipping service and pioneering a system that could track packages and provide real-time updates on package location (to help in finding lost packages), a feature that has now been implemented by most other carrier services. Unmatched air route authorities and transportation infrastructure, combined with leading-edge information technologies, make FedEx Express the world's largest express transportation company, providing fast services for more than 3.6 million shipments each business day. FedEx is now at 150 stores within Walmart locations. There are now over 2,000 FedEx Office locations inside hotel and convention centers, OnCampus sites at universities and corporate campuses across the country and 32 FedEx SameDay City markets serving more than 1,900 cities.

PANERA BREAD

SUNSET HILLS, MO

LOCATIONS: 2,148+ | SUBSIDIARY

Panera Bread Company is an American chain store of bakery - café fast casual restaurants with over 2,000 locations. Panera Bread Company was founded in 1981 and is based in Missouri. Together with its subsidiaries, Panera Bread owns, operates, and franchises retail bakery - cafes. The company operates through three segments: Company Bakery - Café Operations, Franchise Operations, and Fresh Dough and Other Product Operations. It operates bakery - cafes under the Panera Bread, Saint Louis Bread Co., and Paradise Bakery & Café names that offer daily baked goods, including freshly baked bagels, breads, muffins, scones, rolls, and sweet goods; made-to-order sandwiches on freshly baked breads; soups; freshly prepared and hand-tossed salads; pasta dishes; and custom roasted coffees and cafe beverages, such as hot or cold espresso and cappuccino drinks and smoothies through on premise sales, as well as providing catering services. The company also supplies fresh dough, produce, tuna, cream cheese, and proprietary sweet goods items. As of 2019 it has about 2,148 franchise - operated bakery - cafes in the United States, the District of Columbia, and Ontario.



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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