



Actual Location

CVS - Top 92% in State per Placer AI
24 Hour Store with 27 Year Operating History and 5% Escalations
1271 Gray Highway Macon, GA 31211

Price: \$4,707,000 | Cap Rate 5.1% | 5% Escalations Every 5-Yrs | Massive Trade Area



- High probability of reviewal
- Low rent of \$21 PSF
- Traffic counts of 66,300 vehicles per day on intersection
- Two large pylon signs
- Tenant in options with 5% escalations every 5-years



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REALTY ADVISORS

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



INVESTMENT SUMMARY

This CVS benefits from strong sales and high foot traffic thanks to its 24-hour operation, prime location near a recently reconstructed highway interchange, and close proximity to a Walmart Supercenter. The substantial trade area and frequent visitation make lease renewal highly likely. The lease is in options with 5% annual escalations. Full co-brokerage agreement in place.

LOCATION SUMMARY

Situated just north of the upgraded intersection of Interstate Highways 16 and 75, and south of a Walmart Supercenter, this property offers convenient access for travelers coming from outside the immediate region, as shown in the trade area map. The CVS attracts customers from as far as Atlanta to Savannah.

Macon-Bibb County has been named a "Top 10 Metro City" by Site Selection Magazine, with over \$1 billion in private investment expected in 2024, projected to grow by 3.5% over the next five years and 7.6% over the next decade.

Nearby retailers include AutoZone, Ross Dress for Less, Walmart Supercenter, Papa John's, Waffle House, Captain D's, Burger King, Crystal Dairy Queen, Wendy's, Arby's, Taco Bell, Dunkin' Donuts, and O'Reilly Auto Parts.

INVESTMENT SUMMARY

Income: 240,060

Cap Rate: 5.1%

Tenant: CVS Pharmacy

Guarantor: Corporate

Investment Grade: Yes

Address: 1271 Gray
Hwy, Macon, GA

Lot Size: 1.42

Building Size: 11,288 sf

Lease: Double Net

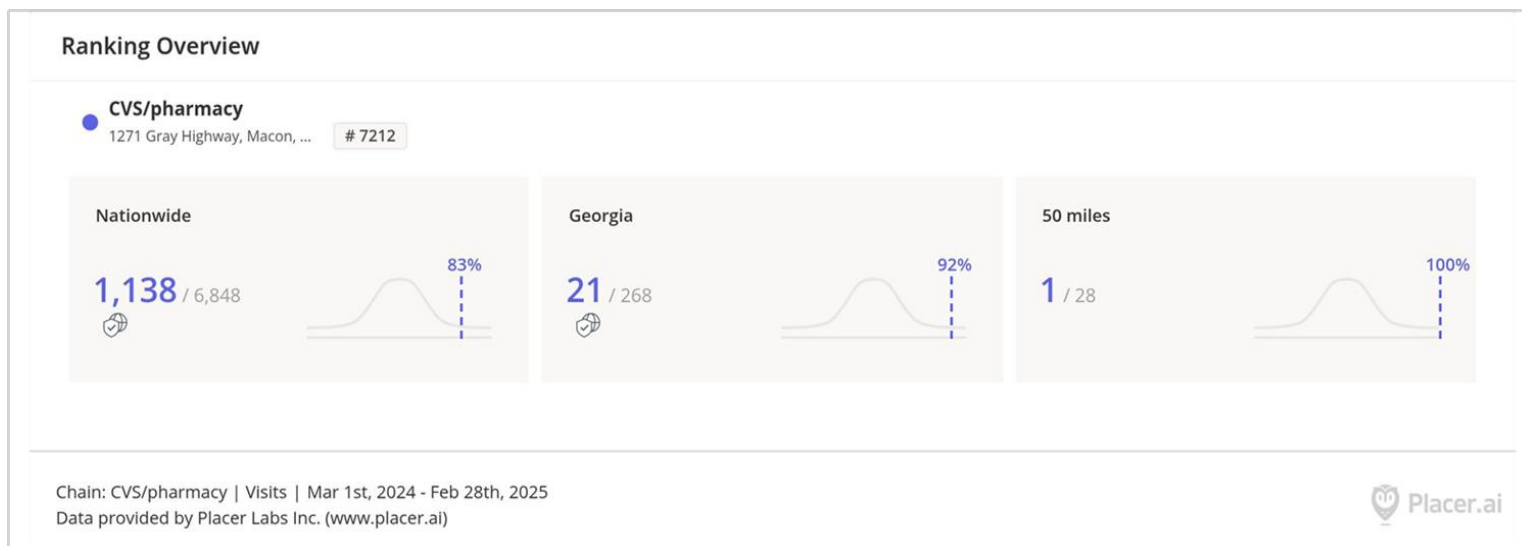
Landlord Responsibilities: Roof
and Structure Only

Roof : Replaced 12/10/2019
with transferable warranty

Current Option Expiration Date:
3/31/2029

Escalations: 5% in each option

4 5-Year Options Remaining	Expiration Date:	NN Rent	Rent PSF	Cap Rate
Option 2 Expiration Date	3/31/2029	240,060	21.27	5.10%
Option 3 Expiration Date	3/31/2034	252,063	22.33	5.36%
Option 4 Expiration Date	3/31/2039	264,666	23.45	5.62%
Option 5 Expiration Date	3/31/2044	277,900	24.62	5.90%
Option 6 Expiration Date	3/31/2049	291,795	25.85	6.20%
Price	4,707,061			
Cap Rate	5.10%			



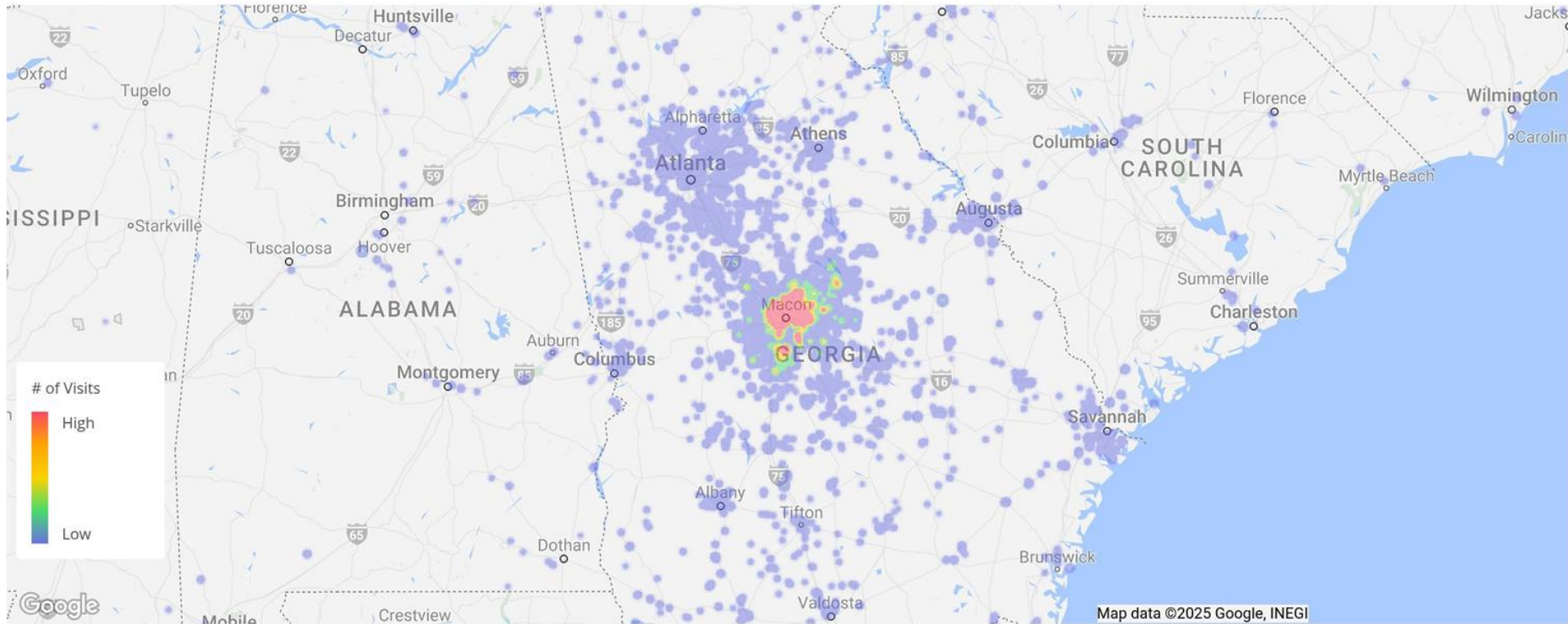
CVS Pharmacy – Macon, GA

Trade Area . This CVS has customers from Atlanta to Savannah.



Trade Area

CVS/pharmacy
1271 Gray Highway, Macon, GA 31211 # 7212



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



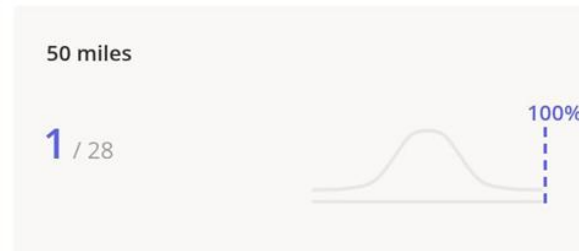
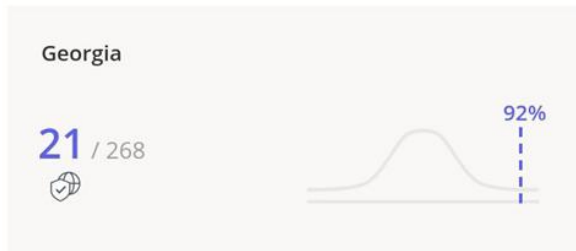
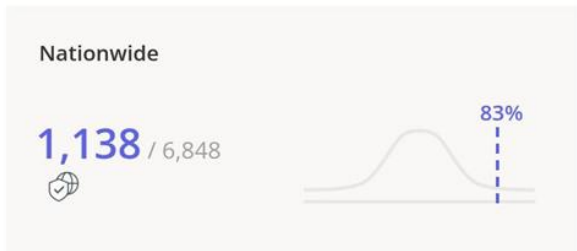
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RETAIL MAP

Ranking Overview

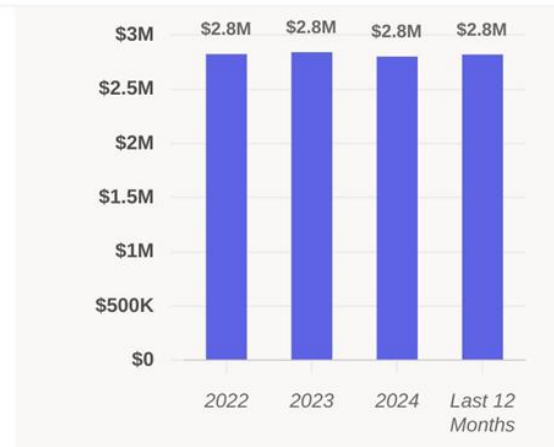
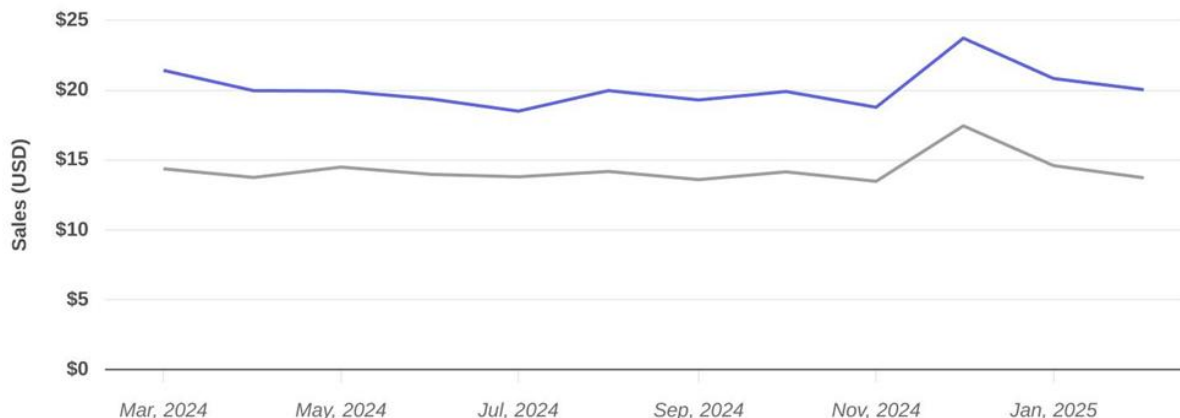
CVS/pharmacy
1271 Gray Highway, Macon, ... # 7212



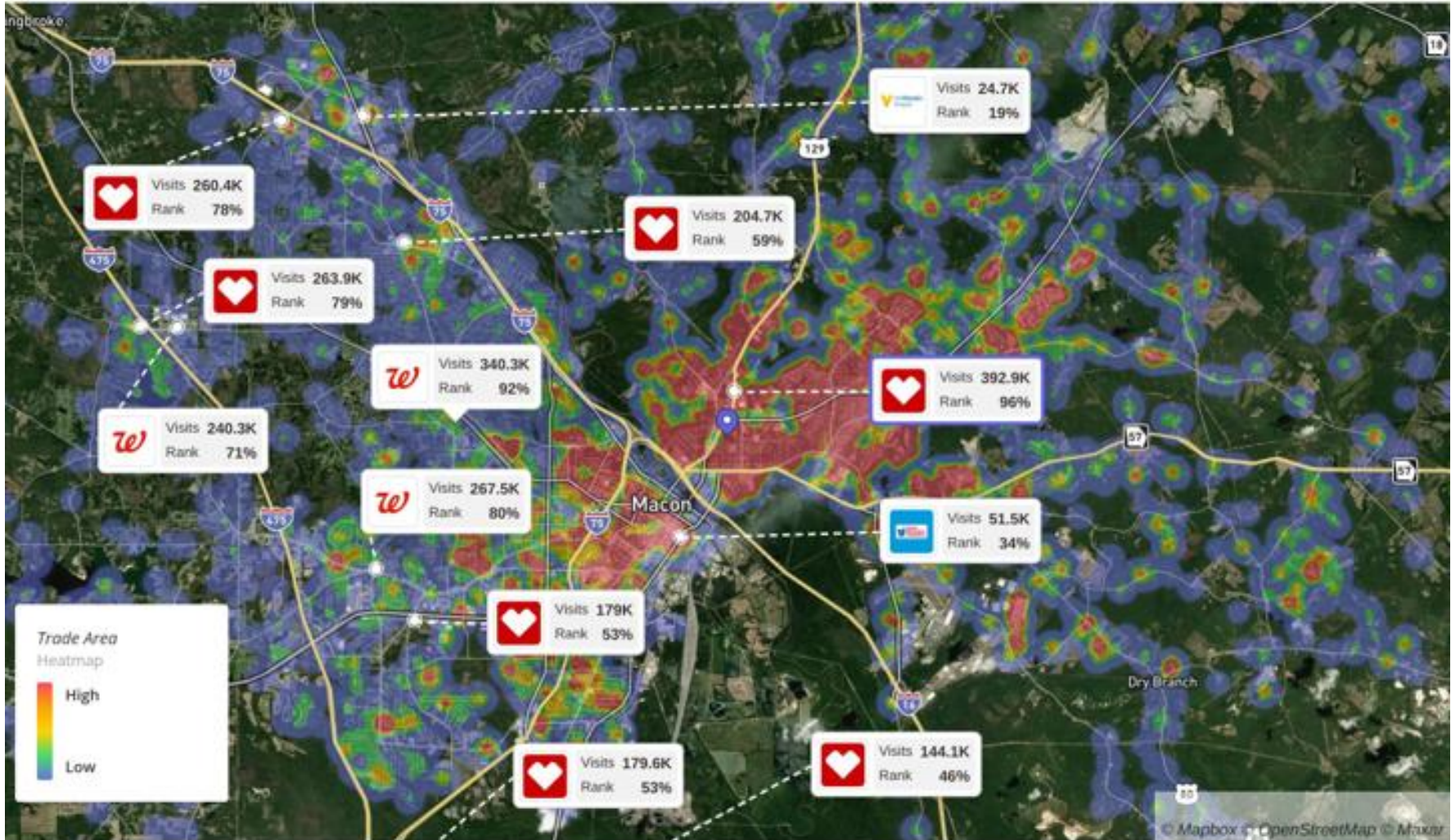
Chain: CVS/pharmacy | Visits | Mar 1st, 2024 - Feb 28th, 2025
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Sales Trend



Market Landscape



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Waffle House
Citi Trends
DOLLAR GENERAL market
PIZZA PAPA JOHN'S
CAPTAIN D'S SEAFOOD KITCHEN

DOLLAR TREE
SUBWAY
Walmart

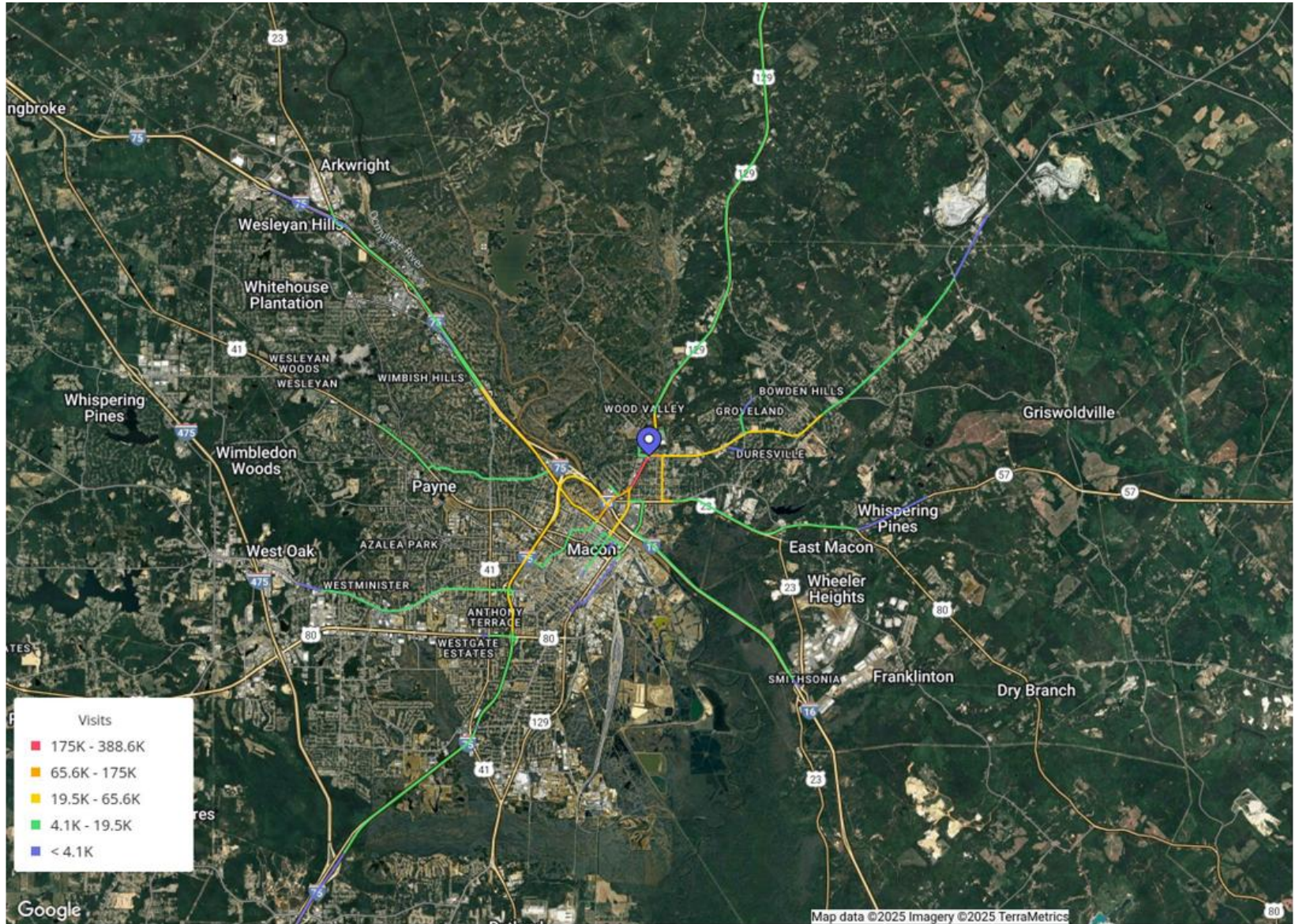
MARATHON
KFC
DAWG HOUSE BAR & GRILL
SAKURA SUSHI & GRILL
Advance Auto Parts
Molanta WINGS
ROSS DRESS FOR LESS

CVS pharmacy

AutoZone

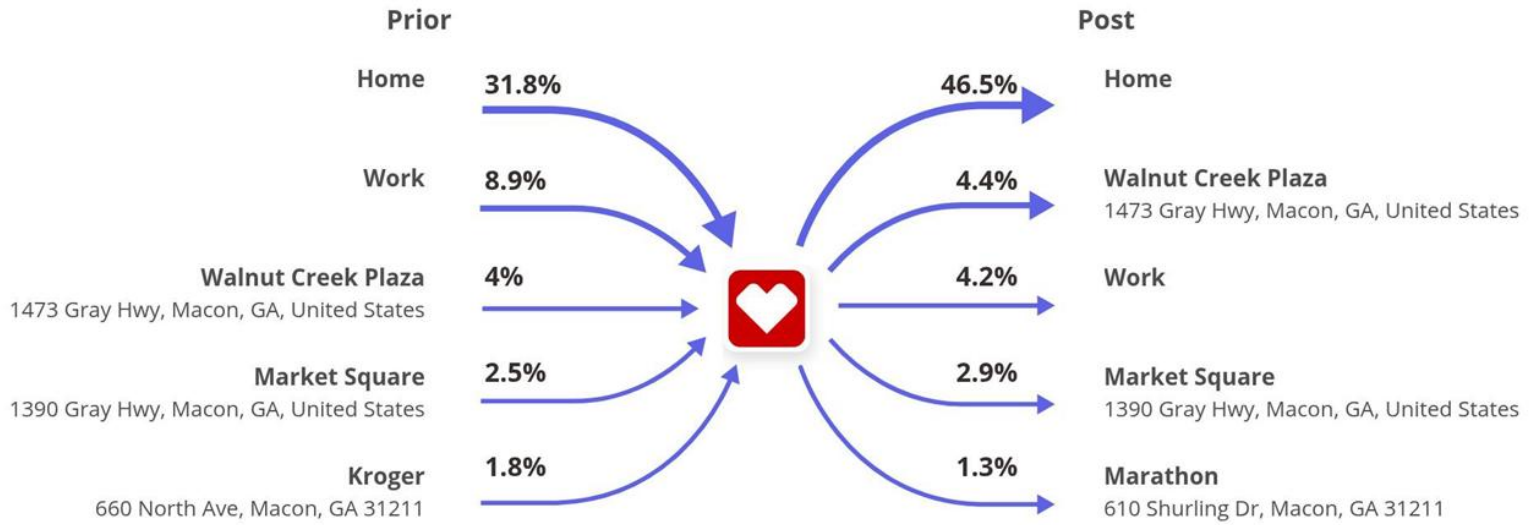
Krystal
BURGER KING

DQ



Visitor Journey

● **CVS/pharmacy**
 1271 Gray Highway, Macon, GA 31211 # 7212



Show by: | Mar 1st, 2024 - Feb 28th, 2025
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Google Earth
Image © 2015 Google

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2024 Summary	1 Mile	3 Miles	5 Miles
Population	6,296	31,141	72,176
Households	2,864	13,501	30,191
Families	1,374	6,560	16,424
Average Household Size	2.17	2.14	2.28
Owner Occupied Housing Units	907	5,212	13,411
Renter Occupied Housing Units	1,957	8,289	16,780
Median Age	40.1	37.0	37.5
Median Household Income	\$24,137	\$34,066	\$38,614
Average Household Income	\$36,651	\$57,728	\$60,284

2029 Summary	1 Mile	3 Miles	5 Miles
Population	6,111	30,761	71,320
Households	2,822	13,462	30,231
Families	1,337	6,475	16,291
Average Household Size	2.13	2.11	2.25
Owner Occupied Housing Units	953	5,419	13,899
Renter Occupied Housing Units	1,868	8,042	16,333
Median Age	41.3	38.1	38.6
Median Household Income	\$27,066	\$40,342	\$46,909
Average Household Income	\$42,934	\$70,588	\$72,771

Contact Us

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