

# SINGLE-TENANT NNN SALE-LEASE BACK OPPORTUNITY

4849 MERCER UNIVERSITY DR. MACON, GA 31210



**Cone Commercial Real Estate**

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# KEY DETAILS

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## PROPERTY SUMMARY

Total SF	3,136 SF
Parcel Size	0.33 Acres

## INVESTMENT SUMMARY

Sale Price	\$487,500
Leaseback Rate	\$3,250/mo NNN
Leaseback Term	5 Years <i>with Renewal Options</i>
Annual Lease Escalations	3%
Cap Rate	8%



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# TENANT SUMMARY

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Tenant is a luxury salon suite operator, providing high-end, fully equipped spaces for beauty professionals, including barbers, hairdressers, estheticians, and other independent service providers. As the sole tenant in this sale-leaseback transaction, they will continue to occupy and operate the property under a long-term lease, ensuring stable cash flow for the future owner. The company's business model is centered around leasing individual suites to beauty professionals, allowing them to run their own businesses without the overhead costs of a traditional salon. This structure creates a diversified revenue stream for the tenant while offering a low-risk, turnkey solution for independent stylists. With a strong tenant in place and a proven business model, this sale-leaseback presents an attractive investment opportunity backed by a stable and resilient industry.



Tenant has multiple Georgia locations including **Riverdale, College Park, & Macon.**



Offers flexible leasing options, including *daily, weekly, or monthly* suite rentals

## INCLUDED AMENITIES:

- **State-of-the-Art Shampoo Backwash Systems**
- **Styling Chairs**
- **Ionic Hood Dryers**
- **Hospital-Grade Air Purification Systems**
- **Wi-Fi and HD TV Services In All Suites**



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# PROPERTY PHOTOS

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# AREA MAP

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