

FOR SALE

\$595,000

NNN Investment Offering | 7.00% Cap Rate in active N Macon corridor.

4849 Mercer University Drive Macon, GA 31210

Property Description

4849 Mercer University Drive offers investors a stabilized NNN investment opportunity in one of Macon's most active commercial corridors. The property includes approximately 3,136 square feet on a 0.33-acre lot, with strong frontage along Mercer University Drive and exposure to approximately 21,700 vehicles per day.

The building is fully built out as salon suites and will be delivered with a sale-leaseback structure. At closing, the current owner will execute a five-year NNN lease at \$5,700 per month, providing the purchaser with immediate rental income and built-in occupancy from day one.

With utilities passed through to the tenant and landlord responsibilities limited under the NNN lease structure, the property offers a clean, passive income stream with reduced operational burden. Based on the leaseback rental income, the offering is positioned at a 7.00% cap rate, making it an attractive opportunity for investors seeking stabilized cash flow in a proven commercial location.

Situated within an established North Macon commercial node, the property benefits from surrounding retail, service, and office uses, convenient access to major thoroughfares, and ample on-site parking. 4849 Mercer University Drive combines predictable income, strong visibility, and a landlord-friendly NNN lease structure in one of the area's highest-traffic corridors.

Property Highlights

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|---|-------------------------------|
| • High visibility on a major commercial corridor | • Easy client access |
| • Flexible floor plan adaptable to multiple layouts | • Prominent signage potential |
| • Strong surrounding retail and service mix | |

Property Details

Price	\$595,000.00	Zoning	PDR (Planned Development Residential)
Lot Size	Approximately 3,150 SF	Type	Retail



Angie Ponsell - KW Commercial First Atlanta

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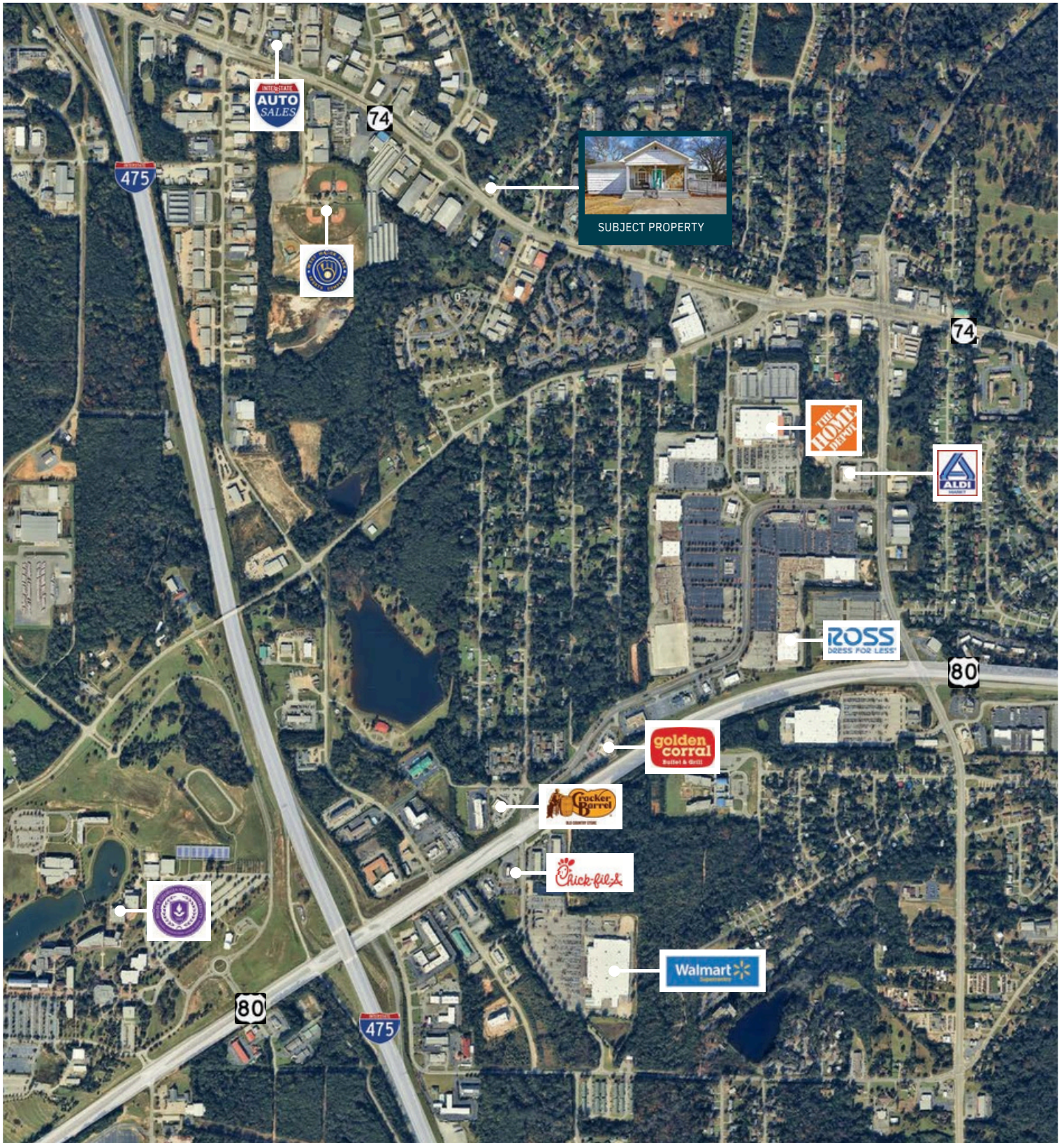
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Each Office Is Independently Owned and Operated.

Surrounding Businesses & Anchors



Exterior & Floor Plan



FLOOR PLAN CREATED BY SUBICA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Interior Images

