

206 Manhattan St | Americus, GA 31709

\$4,250,000 | 6.9% CAP

Eastgate Plaza



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803

☎ (516) 864.8000

🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037

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INVESTMENT SUMMARY

Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration	Options	Increases
Gift Shop	630	\$3.17	\$2,000	12/31/2026	3@1 Year	
Family Dollar	7,425	\$7.55	\$56,077	12/31/2029	1@5 Year	
Cost Cutter	16,579	\$5.70	\$94,500	5/31/2028	5@5 Year	5% Per Extension
Queens Beauty Supply	6,141	\$5.86	\$36,000	12/31/2030	2@3 Year	10% Every 3 Years
AutoZone	8,640	\$8.28	\$71,530	1/31/2027		
Wells Fargo ATM			\$16,800	10/31/2029	1@5 Year	
Shoe Show	4,950	\$11.11	\$55,000	3/31/2028		
Total	44,365		\$331,907			

Income	
Annual Rent	\$331,907
Total Income	\$331,907

Expenses	
Taxes	\$22,309
Insurance	\$6,828
Electric	\$5,890
Landscaping	\$3,000
Total Expenses	\$38,027

Net Operating Income	\$293,879
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- Strong necessity-based neighborhood center anchored by tenants including Family Dollar, AutoZone, Shoe Show, Cost Cutter Super Market, and Queens Beauty Supply, creating steady daily traffic to the property from both local residents and surrounding communities.
- Well located in the main retail corridor of Americus along East Lamar Street and East Forsyth Street with traffic counts exceeding 15,000 vehicles per day and excellent access from multiple directions.
- Diversified tenant mix provides stable in-place cash flow without heavy reliance on any one tenant or industry.
- Strong frontage and visibility along East Lamar Street with multiple ingress and egress points allowing for easy customer access and strong exposure to passing traffic.
- Opportunity for future upside through lease renewals, rent growth, and continued improvement of the tenant mix over time.
- Dense surrounding retail corridor supported by nearby restaurants, hotels, grocery stores, and Georgia Southwestern State University which helps support consistent daytime traffic in the area.



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PROPERTY AERIAL

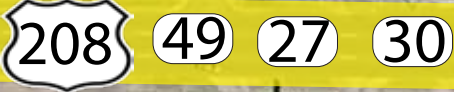


Cornelia Ave

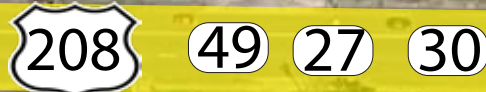


Manhattan St

E Forsyth St - 15,909 VPD



E Lamar St - 15,491 VPD



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NEIGHBORHOOD AERIAL



E Forsyth St
15,909 VPD

Crawford St
7,338 VPD

E Lamar St
15,491 VPD



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DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	6,843	18,842	22,315
2025 POPULATION	6,209	17,845	21,209
2030 POPULATION PROJECTION	6,043	17,559	20,887
ANNUAL GROWTH 2020-2025	-1.90%	-1.10%	-1.00%
ANNUAL GROWTH 2025-2030	-0.50%	-0.30%	-0.30%



WHITE	1,869	5,735	7,105
BLACK	3,593	10,306	12,044
AMERICAN INDIAN/ALASKAN NATIVE	12	36	43
ASIAN	163	409	445
HAWAIIAN & PACIFIC ISLANDER	3	6	8
TWO OR MORE RACES	569	1,352	1,563
HISPANIC ORIGIN	556	1,201	1,358

2020 HOUSEHOLDS	2,631	7,304	8,621
2025 HOUSEHOLDS	2,362	6,889	8,158
2030 HOUSEHOLD PROJECTION	2,292	6,771	8,024
ANNUAL GROWTH 2020-2025	0.60%	0.20%	0.20%
ANNUAL GROWTH 2025-2030	-0.60%	-0.30%	-0.30%
OWNER OCCUPIED HOUSEHOLDS	826	3,128	3,896
RENTER OCCUPIED HOUSEHOLDS	1,467	3,643	4,128
AVG HOUSEHOLD INCOME	\$52,541	\$57,684	\$59,607
MEDIAN HOUSEHOLD INCOME	\$41,673	\$41,279	\$41,834

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PROPERTY PHOTOS



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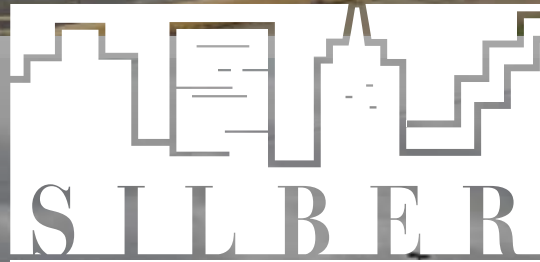
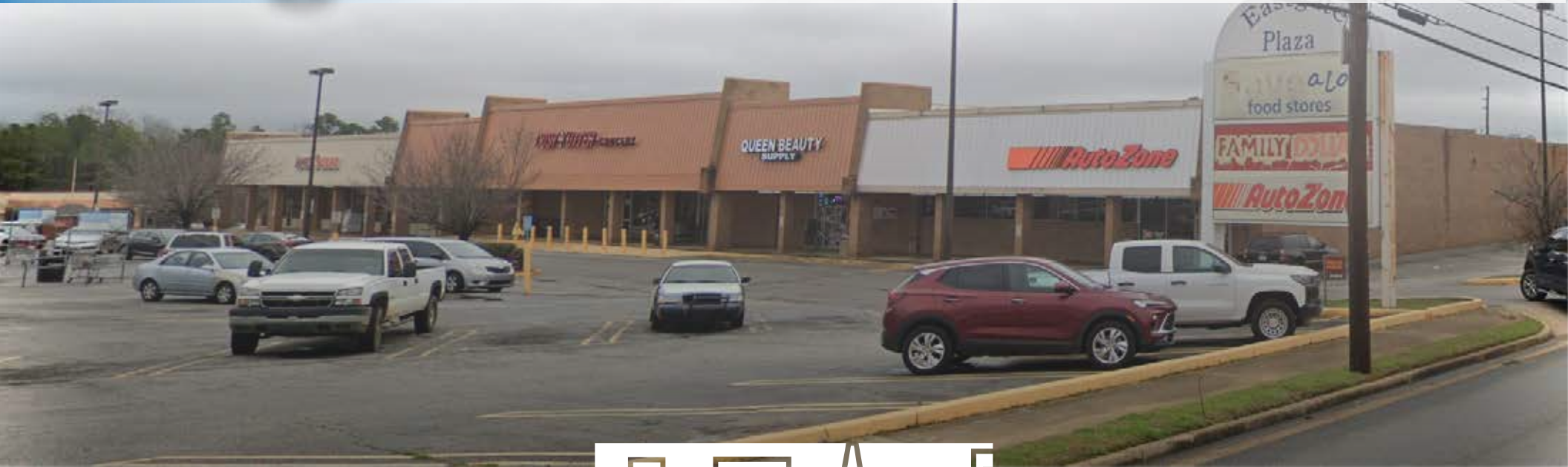
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