

 REALINSIGHT[®]
MARKETPLACE

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AUCTION DETAILS](#)

AUCTION DATES: October 14-16, 2024



SELF SERVICE CAR WASH

3500 Pio Nono Avenue | Macon, GA 31206

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES



SELF SERVICE CAR WASH

3500 Pio Nono Avenue | Macon, GA 31206

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EXCLUSIVELY LISTED BY



OWEN FINCHER

ASSOCIATE

DIRECT +1 (864) 203-0091

MOBILE +1 (973) 985-5257

owen.fischer@matthews.com

License No. 421446 (GA)



MICHAEL GILDER

ASSOCIATE

DIRECT +1 (229) 337-2074

MOBILE +1 (706) 910-2789

michael.gilder@matthews.com

License No. 431185 (GA)



MAXX BAUMAN

MARKET LEADER

DIRECT +1 (310) 919-5765

MOBILE +1 (310) 994-0262

maxx.bauman@matthews.com

License No. 01996741 (CA)



CLAY SMITH

VICE PRESIDENT & DIRECTOR

DIRECT (615) 412-1630

MOBILE (404) 316-3197

clay.smith@matthews.com

License No. 361676 (TN)

BROKER OF RECORD

Bill Pedersen

License No. 80041 (GA)

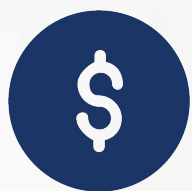
PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- **Priced Below Replacement Cost**
- **Prime Location:** This property presents a versatile self-service car wash featuring 4 bays and a convenient double changer equipped with 5 vacuums, all set on a spacious ± 0.69 -acre lot.
- **Optimal Accessibility:** Strategically positioned just off Pio Nono Ave, boasting an impressive daily traffic count of $\pm 15,000$ vehicles, the property offers exceptional visibility and accessibility, ensuring a steady flow of potential customers.
- **Thriving Community:** Situated in Macon, the dynamic county seat of Bibb County, with a robust population of 79,071 residents in a 5-mile radius, this property is positioned for sustained demand and long-term success.
- **Expansive Market Reach:** With a substantial market of 30,969 households within a 5-mile radius, the property taps into a diverse consumer base, providing ample opportunity for revenue generation and solidifying its position as a lucrative investment.
- **Please reach out to Broker for all relevant financial information**

FINANCIAL OVERVIEW



\$75,000
STARTING BID



10/14 - 10/16
BID DATES



±3,000 SF
GLA



±0.69 AC
LOT SIZE



PROPERTY SUMMARY

Address	3500 Pio Nono Ave
City, State Zip	Macon, GA 31204
# Of Changers	1 Double Changer
# Of Vacuums	5

INCOME/EXPENSES

Total Income (2022)	\$79,077
Gross Profit (2022)	\$67,779
Total Expenses (2022)	\$38,726
Net Ordinary Income	\$29,053
(Add) Rent & Lease	\$21,313
EBITDA	\$50,366

AUCTION PROCESS

THE AUCTION SALE PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace (“RI Marketplace”) in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RI Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RI Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction. Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RI Marketplace. For further information, please visit the FAQ, Bidder Registration (<https://rimarketplace.com/faq>).

AUCTION DATE

Bid Start Date: October 14, 2024

Bid End Date: October 16, 2024

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price (“Reserve Price”). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the FAQ, Bidding (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RI Marketplace website.



[CLICK HERE FOR THE AUCTION LINK](#)

Bidding will run for a duration of approximately 48-hours and we suggest bidders check in regularly to the RI Marketplace offering page for continued updates.

As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property or market.

BID START DATE: OCTOBER 14, 2024

BID END DATE: OCTOBER 16, 2024

GETTING STARTED

- Create your RIM account by simply going to rimarketplace.com and clicking the “Sign Up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert, or RIM Transaction Manager. Contact information for each is provided towards the bottom of the offering page.
- On the offering page you can sign the electronic confidentiality agreement and access the due diligence vault. There you can download the OM and any due diligence documents needed to evaluate the opportunity.

REGISTRATION & AUCTION PARTICIPATION

Registering to Bid: On the offering page, click the “Register to Bid” on the right hand side. Complete the registration steps, including uploading your Proof of Funds which are required to be fully approved to bid. You will need to agree to the Sale Event Terms and Conditions when you submit your registration to bid.



ALDI **Kroger** **BEST BUY** **THE HOME DEPOT**
Bath & Body Works **ROSS** **Staples**
 DRESS FOR LESS **Party City**
SALLY BEAUTY **Guitar Center** **sears**
GNC LIVE WELL HOME SERVICES

OLLIE'S OUTLET Bargain
 "GOOD STUFF CHEAP"
CAFO CITITRENDS

Flash Foods **MARATHON**

Academy SPORTS+OUTDOORS
Builders FirstSource

MERCER UNIVERSITY
 ± 9,164 STUDENTS

SHERWIN WILLIAMS

RACK ROOM SHOES **Pizza Hut** **BURGER KING**
RBC **KFC** **BANK OF AMERICA**

FAMILY DOLLAR

MERCER UNIVERSITY DR ± 25,000 VPD

Badcock HOME FURNITURE & more
 Popeye's **FAMILY DOLLAR**
 Advance Auto Parts



± 70,000 VPD

Holiday Inn Express **Comfort** **McDonald's**
Baker's **Hampton** **MARATHON**
 Old Country Store

Walgreens **CVS** **Exxon** **Chevron**
 pharmacy

boost mobile **Wendy's** **McDonald's**

Auto Zone

Burlington **Office DEPOT** **OfficeMax**
Firestone

EISENHOWER PKWY ± 27,000 VPD



± 69,000 VPD

sam's club

DQ

LOWE'S **ROOMS TO GO**
HARBOR FREIGHT **HAVERTY'S** FURNITURE - EST 1985
TACO BELL **CITGO** **Applebee's** **CVS** pharmacy

DOLLAR TREE **save a lot**
 by F-Mobile

AMERICAN FREIGHT FURNITURE - MATTRESS **Krispy Kreme**
CAPTAIN D'S **SUNOCO** **Chevron** **BURGER KING**

Walmart Supercenter **metro** **MURPHY USA**
SUBWAY **Chick-fil-A**
DOLLAR TREE **COOK-OUT** **Days Inn**

PIO NONO AVE ± 15,000 VPD

QUALITY INN & SUITES **LA QUINTA** **BW** **Best Western**
Waffle House **Wendy's** **Super 8**
Shell **SUBWAY**

Chevron **DQ**
jiffy lube **MARATHON**

3500 PIO NONO AVE

Middle Georgia State University
 ± 8,000 STUDENTS

McDonald's **FAMILY DOLLAR**
metro **DOLLAR TREE**

DOLLAR GENERAL
CITITRENDS **cricket** wireless



Red Lobster
SHERWIN WILLIAMS.
EconoLodge

MARKET SQUARE SHOPPING CENTER
DOLLAR GENERAL market MURPHY USA
Aaron's CITITRENDS PAPA JOHN'S
WAFFLE HOUSE CAPTAIN D'S H&R BLOCK

Walmart Supercenter

SUNOCO

Kroger McDonald's
Little Caesars SUBWAY

NORTHEAST PLAZA SHOPPING CENTER
Advance! Auto Parts! ROSES
KFC TEAM SPORTS

AA

CUBE SMART self storage

ROCKY MOUNTAIN BREWERY
ROOKERY
FALL LINE BREWING CO. MACON CITY AUDITORIUM

MACON COLISEUM

Piedmont HEALTHCARE
± 310 BEDS

DOLLAR GENERAL



± 75,000 VPD

DOWNTOWN
MACON

± 88,000 VPD



vanguard TRUCK CENTERS

Academy SPORTS+OUTDOORS
Builders FirstSource

MERCER UNIVERSITY
± 9,164 STUDENTS

boost mobile
Wendy's McDonald's

DOLLAR TREE save a lot
metro by F-Mobile

AMERICAN FREIGHT FURNITURE - MATTRESS
Krispy Kreme DOUGHNUTS
CAPTAIN D'S SUNOCO Chevron BURGER KING

Chevron DQ
jiffy lube MARATHON

3500 PIO NONO AVE

DOLLAR GENERAL
CITITRENDS cricket wireless

AREA OVERVIEW



MACON, GA

Dubbed “the Heart of Georgia” due to its central location and Southern hospitality, Macon is approximately 90 minutes south of Atlanta. The city has a population of over 157,000 people, making it the 4th largest city in the state of Georgia and the seat of Bibb County. Macon has a thriving economy and a cost of living that is 10% below the national average. Due to this, the city is attracting more businesses and people than ever.

A city rich with history and culture, Macon is home to a great deal of African American history. Attractions include the Ocmulgee Mounds National Historical Park, Amerson River Park, and Tubman Museum. The city hosts many cultural events each year, such as the Ocmulgee Indian Celebration, the International Cherry Blossom Festival, and Central Georgia Greek Festival. Many famous singers have called Macon home, such as Otis Redding, the Allman Brothers, Little Richard, Jason Aldean, and Chuck Leavell.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,212	40,730	79,071
Five-Year Projection	7,157	40,688	80,728
2020 Census	6,870	41,328	79,181
Growth Current Year-Five-Year	-0.77%	-0.10%	2.10%
Growth 2020-Current Year	4.98%	-1.45%	-0.14%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,574	14,375	30,969
Five-Year Projection	2,498	14,100	31,018
2020 Census	2,522	14,766	31,082
Growth Current Year-Five-Year	-2.98%	-1.91%	0.16%
Growth 2020-Current Year	2.07%	-2.65%	-0.36%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$42,064	\$47,742	\$59,163

ECONOMY

The economy of Macon, Georgia, is characterized by a diverse range of industries contributing to its vitality. Historically known as a transportation hub due to its strategic location at the intersection of major highways and railways, Macon continues to benefit from logistics and distribution activities. Additionally, the city has seen growth in manufacturing sectors such as aerospace, automotive, and food processing, with companies like Boeing and YKK AP operating facilities in the area. The presence of educational institutions like Mercer University and Central Georgia Technical College also fosters innovation and entrepreneurship, contributing to the local economy through research and development initiatives.



CULTURE

Furthermore, Macon's economy is bolstered by its vibrant cultural scene and tourism industry. The city's rich musical heritage, particularly in genres like soul, blues, and country, attracts visitors from around the world. Annual events such as the Macon Film Festival and the International Cherry Blossom Festival draw crowds and stimulate economic activity in the hospitality and entertainment sectors. Additionally, Macon's historic architecture and landmarks, including the Hay House and Ocmulgee Mounds National Historical Park, offer unique attractions that further support the tourism economy. Overall, the combination of diverse industries and cultural offerings positions Macon as a dynamic economic center in the state of Georgia.

MERCER UNIVERSITY

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CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3500 Pio Nono Avenue, Macon, GA 31204** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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OWEN FINCHER

ASSOCIATE

DIRECT +1 (864) 203-0091
MOBILE +1 (973) 985-5257
owen.finch@matthews.com
License No. 421446 (GA)

MICHAEL GILDER

ASSOCIATE

DIRECT +1 (229) 337-2074
MOBILE +1 (706) 910-2789
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DIRECT +1 (310) 919-5765
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