

# TURNKEY INVESTMENT OPPORTUNITY

ABSOLUTE NNN LEASE | 6% CAP RATE

3619 MERCER UNIVERSITY DRIVE  
MACON, GA 31204  
BIBB COUNTY

±2,793 SF  
±0.63 ACRE

ASKING PRICE:  
\$700,400



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## PROPERTY INFORMATION

- ±2,793 SF retail building
- Situated on ±0.63 acre
- Current tenant – The North American Title Company d/b/a Loan Max
  - Absolute NNN lease
  - Remaining lease term - 18 years
  - Two (2), 5-year options
  - 3% annual rent increase
- Corporate guarantee
  - Net Operating Income - \$42,024
  - Cap Rate - 6%
- Located along Mercer University Drive, one of Macon's main commercial corridors
- Excellent visibility, signage, and easy access
- Surrounded by national retailers including Kroger and The Home Depot, providing strong consumer draw and consistent daily traffic to the area

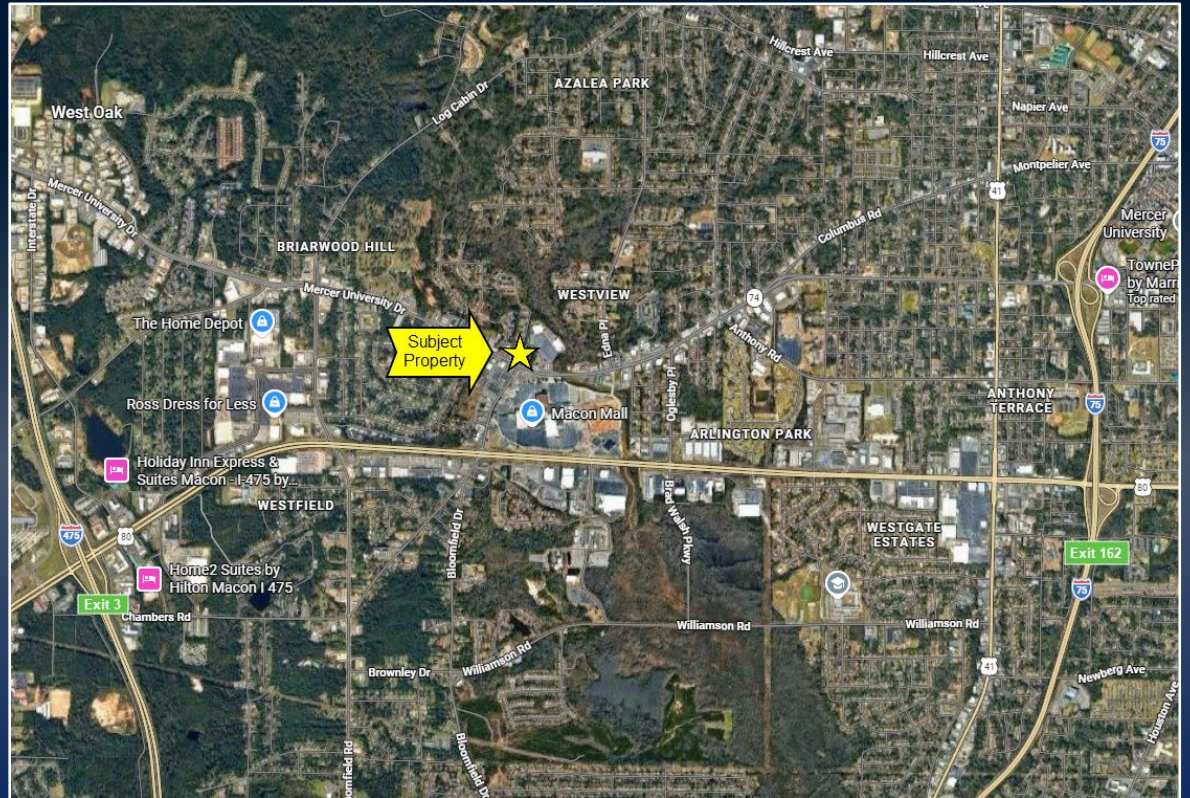


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## AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)  
Mercer University Dr – 26,600 VPD  
Interstate 75 – 81,400 VPD



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