

EASTGATE PLAZA

Retail Strip Center

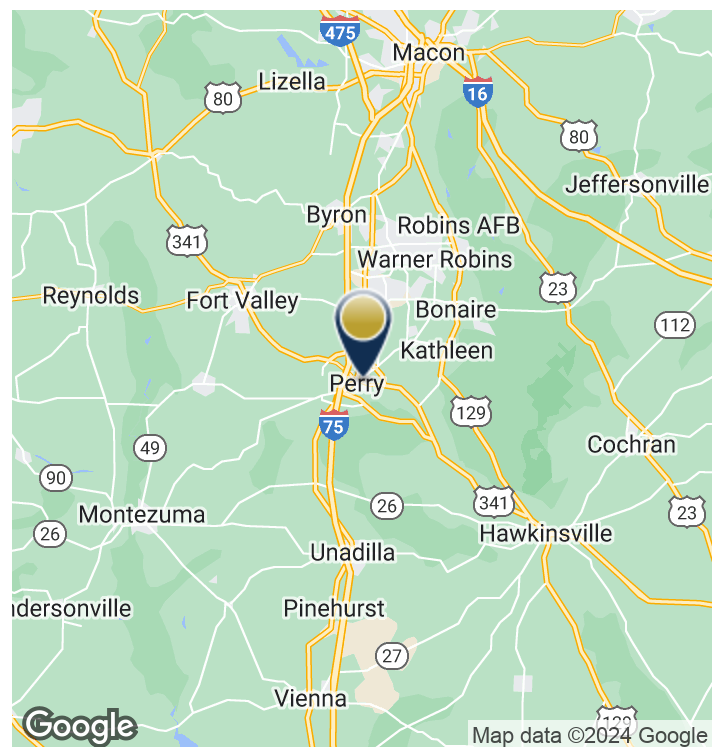
FAMILY DOLLAR®


PROPERTY HIGHLIGHTS

- 7-Unit retail center in Perry, GA
- Available for sale for \$1,050,000
- Heavy value-add opportunity - only 20% occupied
- Flexible C2 zoning with potential for redevelopment
- Sits on a 6.57-acre corner site with 4 ingress/egress points and 75 surface parking spaces
- High traffic counts on S Main St of 9,138 VPD
- Currently occupied by Family Dollar
- New roof in 2017

PROPERTY OVERVIEW

Located in Downtown Perry, GA, Eastgate Plaza sits in a corner site on the busiest road in the city. S Main St has a traffic count of 9,138 vehicles on a daily basis. With only 20% of the shopping center currently occupied, this is a heavy value-add opportunity. The center sits on a 6.57-acre site, making it ideal for redevelopment.


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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

EASTGATE PLAZA | MULTI-TENANT RETAIL STRIP CENTER | 7 UNITS

1309 S MAIN STREET PERRY, GA 31069

FOR SALE

EASTGATE PLAZA | MULTI-TENANT RETAIL STRIP CENTER | 7 UNITS | Georgia | 2 of 4



PERRY, GEORGIA

Perry is the home of Southern charm and hospitality, the Georgia National Fairgrounds and Agricenter, the landmark New Perry Hotel and former U.S. Senator Sam Nunn.

Perry is where they host the award-winning Georgia National Fairgrounds and Agricenter. This first-class facility is designed for meetings, trade shows, livestock events, horse shows, fairs, RV rallies, concerts, sporting events and more.

The renovated downtown area is a charming village with specialty shops and a down-south, restful atmosphere. Shopping in historic Downtown Perry is a definite treat for locals and travelers alike.



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JOE MITCHELL

Joe Mitchell works with Bull Realty's National Retail Group in leasing and investments sales of shopping centers throughout the Southeast.

Mr. Mitchell joined Bull Realty as a member of the Business Development Program where he trained under CEO and Managing Broker, Michael Bull. This comprehensive program covered deal generation, negotiating tactics, closing techniques and real estate best practices.

An Atlanta native, Joe graduated from the University of Georgia and received his B.B.A in Real Estate from the Terry College of Business. As a licensed real estate professional, Joe strives to serve his clients with the upmost integrity, respect and value.



WILL YOUNG

Will Young delivers over 14 years of commercial real estate sales and valuation experience. While he is experienced in various types of commercial properties, his primary brokerage focus is in retail investment acquisitions and dispositions throughout the Southeast.

The Rome, Georgia native graduated with a Bachelor of Business Administration in Real Estate from the University of Mississippi. Prior to working in commercial real estate sales, Mr. Young gained experience in Atlanta as a commercial real estate appraiser at Grubb & Ellis Landauer and G. Randall Hammond & Company.

Will joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. Licensed as an appraiser and broker by the State of Georgia, Will has extensive knowledge of retail trends throughout the Southeast and focuses especially on emerging markets and metro Atlanta's multi-tenant retail real estate market. He continues enhance his value proposition for his clients by leveraging on the proven marketing platform and systems delivered by Bull Realty.

Will is a member of the Atlanta Commercial Board of Realtors (ACBR), Young Council of Realtors (YCR), a candidate member of the Certified Commercial Investment Member Institute (CCIM), a ACBR Million Dollar Club Member, and is a member of the International Council of Shopping Centers (ICSC).



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