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Broker-owner

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Eastgate Plaza, Americus, Ga. 31709



[\$1,900,000]

For Sale

206 Manhattan St. | Americus | GA | 31709



Highlights List

- 44,365 square feet retail space
- Tenants in place: Sav-A-Lot, AutoZone, Family Dollar, Shoe Show, Tobacco Outlet, nail salon
- Sav-A-Lot signed 7-year lease in 2010
- 4.12 acre site; parking lot newly striped and resealed
- Price: \$1,900,000; \$43 per square foot
- \$727,087 equity requirement
- Existing \$1.2M loan to be assumed at 5.85% fixed rate
- Site bounded by Manhattan, Lamar and Forsyth streets
- Offered at 9.01% cap rate on income at 86.26% occupancy
- Located on US Hwy. 280 with other popular retail sites

44,365 square foot shopping center. Current tenants: Sav-A-Lot, AutoZone, Family Dollar, Shoe Show, Tobacco Outlet and Pro-Nail salon. Sav-A-Lot super market signed a 7-year lease in 2010. 4.12 acre site. Parking lot recently restriped and resealed. Financial overview and rent roll available from Michael Dixon Realty, 229-924-3089. Email: michael@michaeldixonrealty.com. Request marketing package be emailed to you.