



Millenia Partners | Wright Investment Group
Commercial Real Estate

Exclusive Investment Opportunity

Dark Applebee's | Statesboro, GA



Actual Property

Asking Price: \$1,989,000

Contact For Sale:

Virginia Wright, CCIM | (470) 239-7769 | VWright@Millenia-Partners.com

Contact For Lease:

Tony Crosby | (912) 681-5000 | tony@StatesboroProperties.com

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www.WrightInvestmentGroup.com

Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



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Executive Summary

Millenia Partners | Wright Investment Group is pleased to exclusively offer for purchase a vacant Applebee's Neighborhood Grill & Bar located in the southeast area of Statesboro, Georgia. This 5,517 SF building was built in 1998, and sits on 1.53 acres in a fast growing and newly constructed section of Statesboro, GA.

The subject property is located on the main east/west route through Statesboro with a daily traffic count of around 20,000 cars. It sits in a main shopping corridor with easy access. The property is only 2 miles from Georgia Southern University with 18,000 students. The subject property strategically sits directly in front of a Lowe's Big Box and across the street from a Walmart Supercenter, as well as a new Walmart Neighborhood Market just down the street. Neighboring restaurants include IHOP, KFC, Sonic, Subway, Panera Bread, Steak and Shake, Olive Garden, Cracker Barrel, Chick-Fil-A, Ruby Tuesday, Taco Bell, and Chili's.

Residing just five minutes from historic Downtown Statesboro, and only minutes from the new Market District and Georgia Southern University, this investment provides a great opportunity in a prime location for leasing or purchase.



Representative Property

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Investment Overview

Property Summary

Address 804 US Highway 80 East,
Statesboro, GA 30461

County Bulloch

APN MS84000102 003

Building Area +/- 5,517 Sq Ft

Land Area 1.53Acres

Year Built 1998

Financial Summary

Sale Price \$1,989,000

Price / Building Sq Ft \$360 / Sq Ft

Price / Land Sq Ft \$29 / Sq Ft

Location Highlights

- ▶ Surrounded by Big Box Retailers
- ▶ Less than 2 miles from Georgia Southern University, and Historic Downtown Statesboro
- ▶ Located off of heavily trafficked US 80 E with 23,700 vpd traffic counts
- ▶ Located just down the road from newly developed Market District
- ▶ Excellent visibility, road frontage and access
- ▶ Large 1.53 +/- Acre Site

Market Highlights

- ▶ Statesboro serves as a Regional Economic Hub with over a Billion dollars in Annual retail sales
- ▶ Population Increase of 30% in the last 14 years
- ▶ Georgia Southern University College Town
- ▶ One of the Top 3 Visitors Centers in GA State



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Retail Map

804 US Highway 80 East
Statesboro, GA 30461



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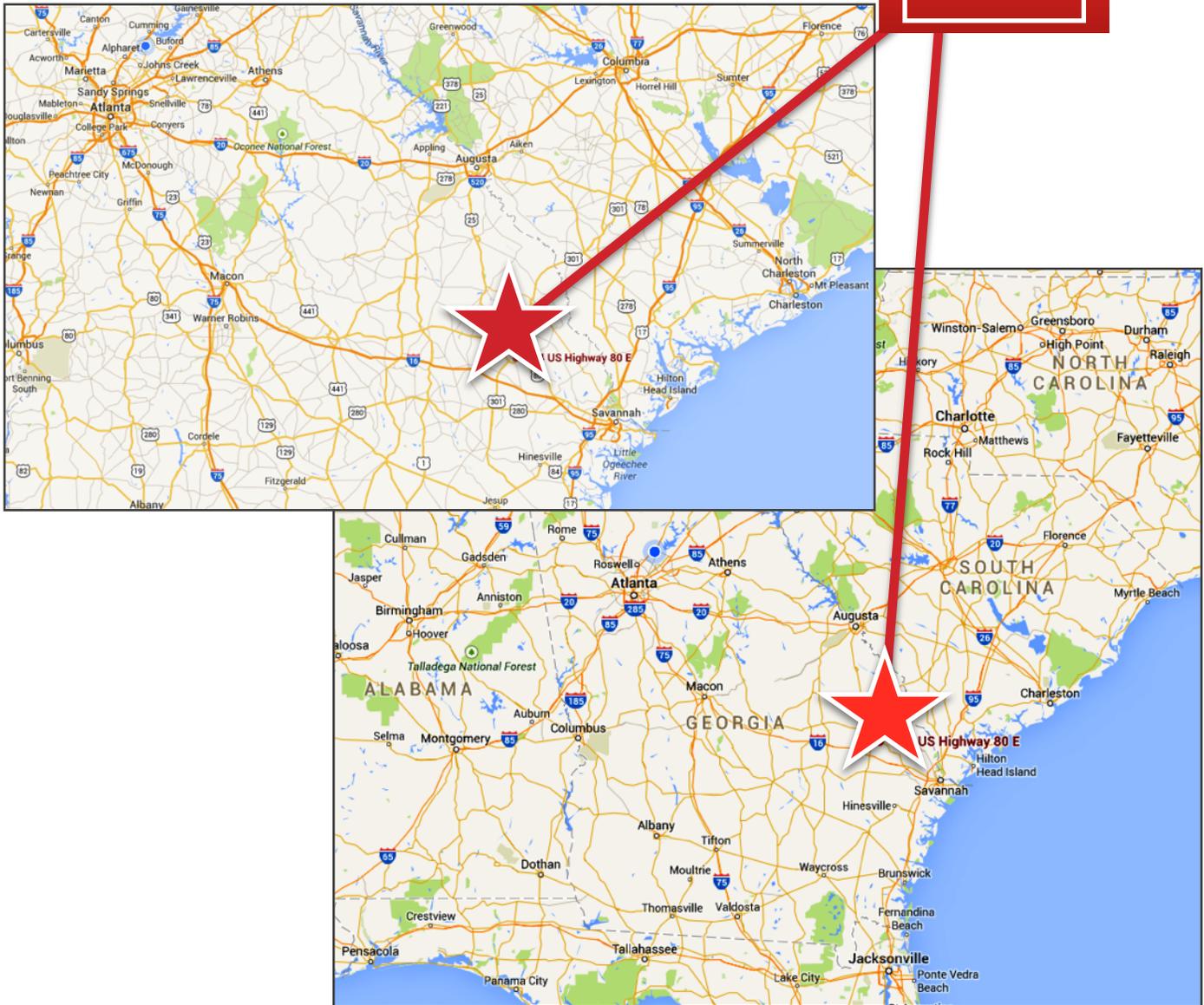
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Location Maps

804 US Highway 80 East
Statesboro, GA 30461

**Subject
Property**



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Location Overview

Statesboro, GA

Founded in 1866, Statesboro, Georgia, has long been on the map for regional growth and a centrally located county seat for the growing agricultural community of Bulloch County. Beginning as a small, simple town, after the Civil War, the city began to grow and Statesboro emerged as a major town in southeastern Georgia.

The economy of Statesboro consists of a diverse blend of education, manufacturing, and agribusiness sectors. Statesboro serves as a regional economic hub and has over a billion dollars in annual retail sales. Some of its most notable sites include Georgia Southern University, the historic Downtown Statesboro, and some of the newly developed sites including the New Market District, Statesboro Mall, and Statesboro Crossing.



With a New Market District and regional mall, Statesboro boasts premier shopping, dining and professional destinations. The town offers great restaurants, shops, salons, real estate offices, doctors, lawyers, accountants, insurance agents, and more. Surrounded by productive farmland and regionally situated as a market hub, Bulloch County and Statesboro continues to maintain the charm of a small community while encouraging progressive growth...the perfect place to build and grow a business.



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Location Overview

Atlanta MSA, GA

Atlanta is the sprawling capital of Georgia. It played an important part in both the Civil War and the 1960s Civil Rights Movement. Atlanta History Center chronicles the city's past, and the Martin Luther King Jr. National Historic Site is dedicated to the African-American leader's life and times. Downtown, 21-acre Centennial Olympic Park, built for the 1996 Olympics, encompasses the massive Georgia Aquarium.

Today the fast-growing city remains a transportation hub, not just for the country but also for the world: Hartsfield Atlanta International Airport is one of the nation's busiest in daily passenger flights. Direct flights to Europe, South America, and Asia have made metro Atlanta easily accessible to the more than 1,000 international businesses that operate here and the more than 50 countries that have representation in the city through consulates, trade offices, and chambers of commerce. The city has emerged as a banking center and is the world headquarters for 18 Fortune 500 companies.

In the past two decades, Atlanta has experienced unprecedented growth -- the official city population remains steady, at about 445,000, but the metro population has grown in the past decade by nearly 40 percent, from 2.9 million to over 4 million people. A good measure of this growth is the ever-changing downtown skyline, along with skyscrapers constructed in the Midtown, Buckhead, and outer perimeter (fringing I-285) business districts.



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Broker Profile

Virginia I. Wright



Virginia is Principal and Director of the Atlanta office of Millenia Partners Capital Group, bringing over 25 years of marketing, communications, finance, sales, and operational management experience to the firm. Specializing in the single tenant net lease retail segment, she is also experienced in industrial and medical as well as sale leasebacks. Throughout her real estate career, Virginia has developed exceptional underwriting and negotiation skills while closing over \$150MM in net lease transactions in 8 states.

She provides advisory, acquisition and disposition services to numerous corporate, institutional and private clients, private equity groups, preferred developers, franchisees, REITS, and build-to-suit specialists nationwide, with a focus on assisting buyers and sellers through the intricacies of 1031 exchanges.

As a result of her extensive transaction experience and knowledge, Virginia has established herself as a premier broker that is committed to providing superior client service, while embracing a philosophy of integrity and professionalism. This has enabled her to cultivate and foster long lasting relationships with her clients.

As a Certified Commercial Investment Member (CCIM) of the CCIM Institute, Virginia has achieved the highest designation in the field of commercial real estate. Only 6% of commercial real estate broker/agents nationwide have the CCIM designation. Virginia is also a member of various professional organizations including the National and Atlanta Commercial Board of Realtors, the International Council of Shopping Centers, and the CCIM Georgia Chapter.

A Michigan native who relocated to Atlanta in 1994, Virginia received her BA in International Business from American InterContinental University.

Recent Transactions Include:

Lowe's (Charlotte, NC)	\$7,700,000
Arizona's Steakhouse (Lithonia, GA)	\$2,730,000
Buddy's Rents-Leaseback (Portfolio of 9 stores)	\$11,908,235
Rader Building (Duncan, SC)	\$3,295,000
Lear Building (Duncan, SC)	\$10,750,000
Medical Building (Austell, GA)	\$5,610,000
FedEx Ground (Crestview, FL)	\$6,125,000
Golden Corral (Austell, GA)	\$3,300,000
Holiday Inn (Atlanta, GA)	\$6,100,000
CVS Pharmacy (Lawrenceville, GA)	\$2,600,000
Walgreens (Anderson, SC)	\$3,800,000

Professional Affiliations: Virginia I. Wright, CCIM
Principal & Director | Atlanta Office

- ▶ Certified Commercial Investment Member (CCIM)
- ▶ GA CCIM Chapter Member
- ▶ International Council of Shopping Centers (ICSC)
- ▶ GA Real Estate License
- ▶ FL Real Estate License
- ▶ SC Real Estate License

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