

**FOR SALE**  
**Bright Star Learning Center**



**Daycare Facility**  
**13,449± Square Feet - Fully Furnished - 2.569 Acres**

**7017 Price Road**  
**Macon, Bibb County, Georgia 31220**

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**SALES PRICE: \$1,950,000**

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**ART BARRY III, SIOR – EXCLUSIVE AGENT**  
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## Property Overview

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 13,449± Square Foot One-Story, wood frame structure with brick veneer and EIFS exterior.             <ul style="list-style-type: none"> <li>- Includes classrooms, offices, full service kitchen, cafeteria, laundry room.</li> <li>- Extensive playground and small pool.</li> <li>- Kitchen appliances are stainless steel and include two commercial refrigerators, two dishwashers, microwave, and two stoves. Washer and dryer located in staff room.</li> </ul> </li> <li>• Tenant: Bright Star Learning Center (See Lease Highlights)</li> </ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>• 2.569± Acres - 221.31' frontage on Price Road</li> <li>• 55' X 85' access easement at the westerly property line shared with adjoining property.</li> <li>• Level topography</li> </ul>
<b>YEAR BUILT:</b>	2008
<b>ROOF:</b>	Metal
<b>WALLS:</b>	Painted drywall
<b>FLOORING:</b>	VCT tile and carpet
<b>PLUMBING:</b>	Full bathrooms are two-fixtures with lavatory and toilet.
<b>HVAC:</b>	Multiple heating and air conditioning units.
<b>CEILING/ LIGHTING:</b>	Acoustical tile with recessed fluorescent light fixtures
<b>ZONING:</b>	PDE, Planned Development Extraordinary
<b>PARKING:</b>	30 concrete spaces; all concrete drives & curbing
<b>FIRE PROTECTION:</b>	Fully sprinkled
<b>UTILITIES:</b>	All public utilities including water, electricity, natural gas, sanitary sewer and telephone.
<b>2010 PROPERTY TAXES:</b>	\$24,134 (estimated)
<b>MISCELLANEOUS:</b>	Available storage space in the attic.
<b>SALES PRICE:</b>	<b>\$1,950,000</b>

## Current Lease Highlights

<b>TENANT:</b>	Bright Star West, LLC
<b>TERM:</b>	Month to Month lease with current daycare operator
<b>RENTAL:</b>	<p>\$1,000 per month plus 85% of Lessee's net income per month.</p> <p>Net income defined as monthly gross receipts, MINUS:</p> <ul style="list-style-type: none"><li>• \$4,000 (for Lessee's operations)</li><li>• \$1,000 (Base Rent)</li><li>• Any amount necessary to repay Lessee's current balance to Lender/Owner under current installment loan, including a \$30,000 line of credit.</li></ul>
<b>TAXES:</b>	Lessor shall pay all ad valorem and personal property taxes
<b>UTILITIES:</b>	Paid by Lessee
<b>INSURANCE:</b>	<ul style="list-style-type: none"><li>• Lessee pays liability insurance</li><li>• Lessor pays property/casualty insurance</li></ul>
<b>REPAIRS:</b>	Lessor maintains
<b>LEASE TERMINATION:</b>	By either party with 30 days notice

# Property Photographs



# Property Photographs



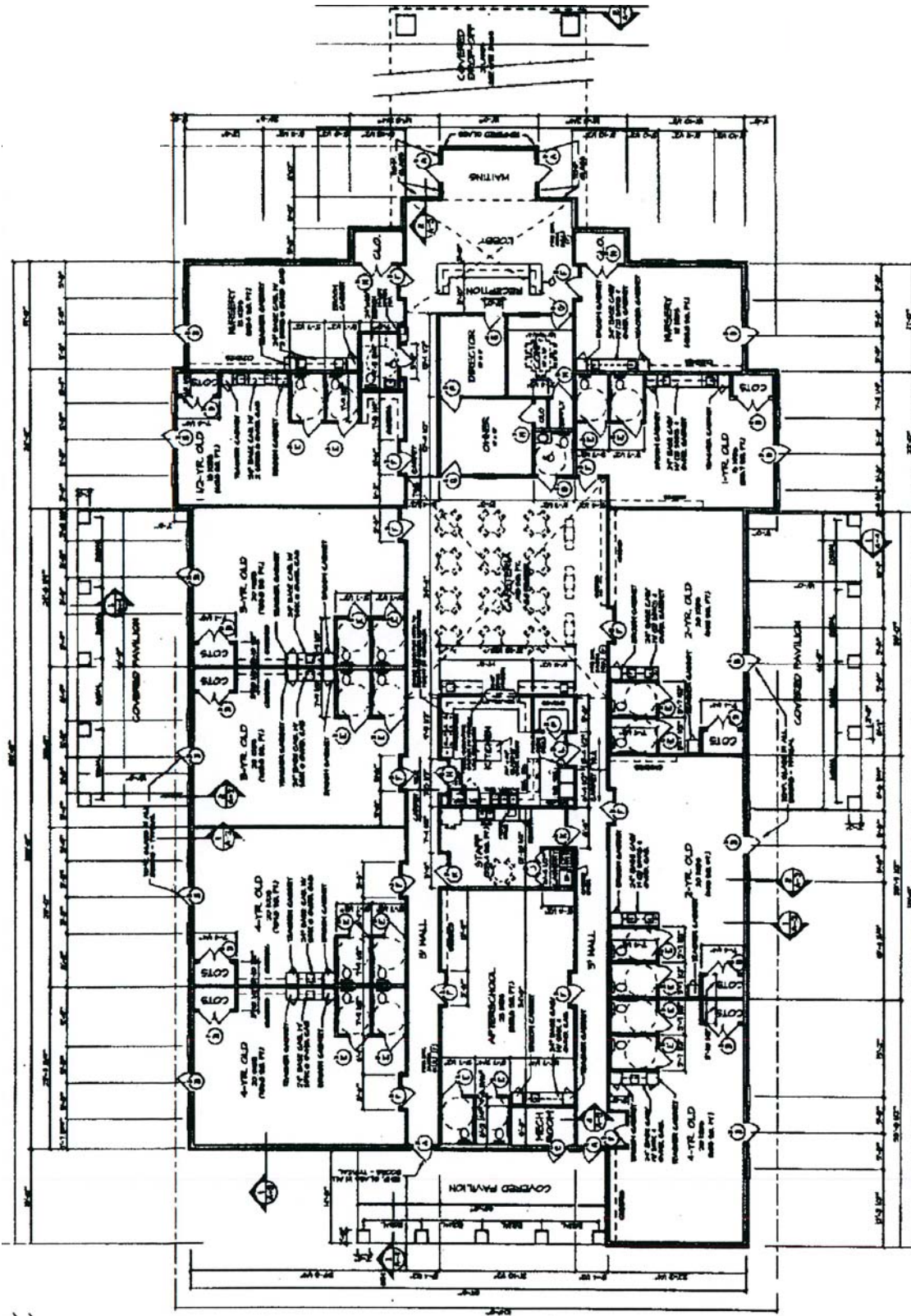
# Property Photographs



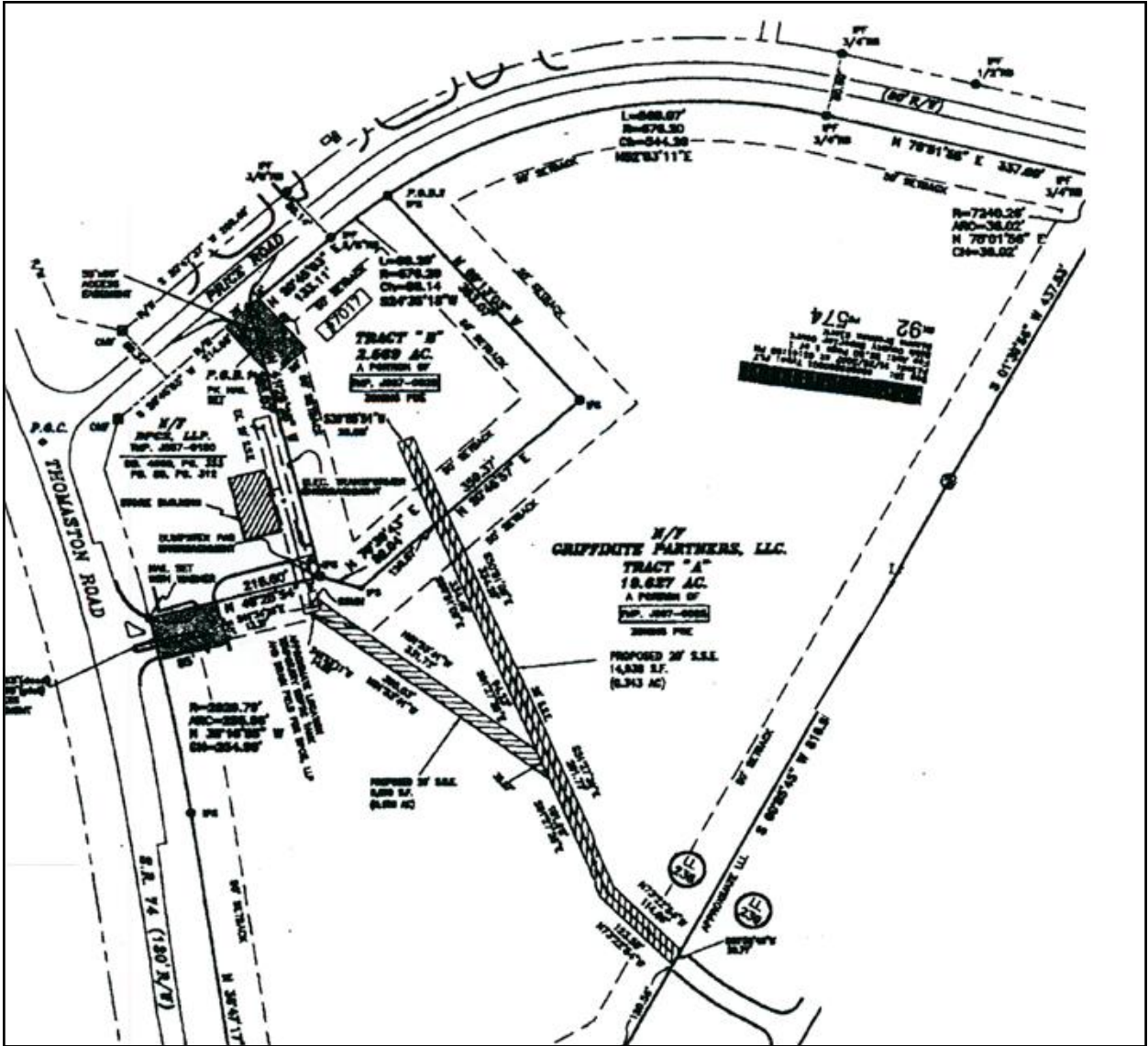
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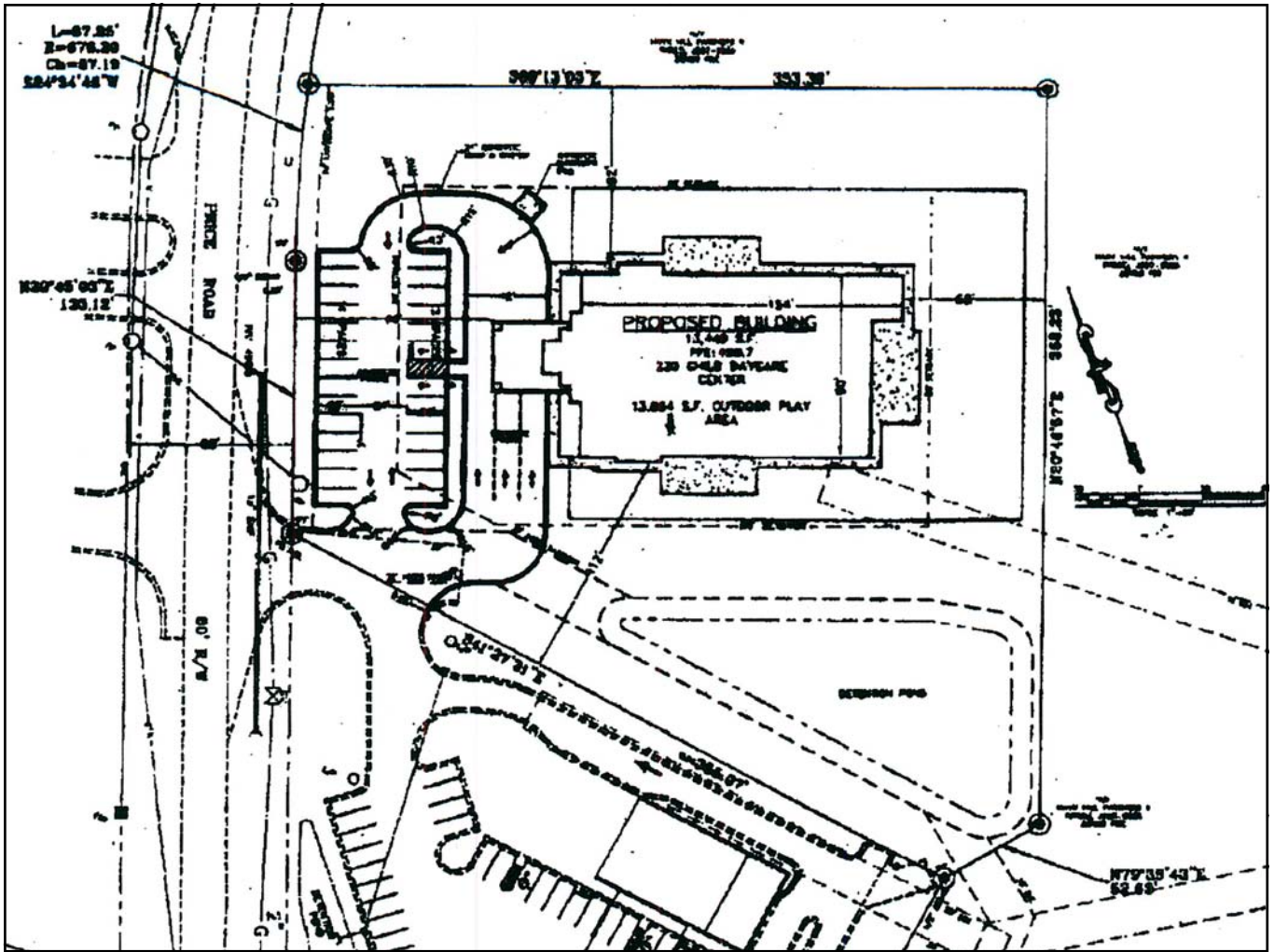
# Floor Plan



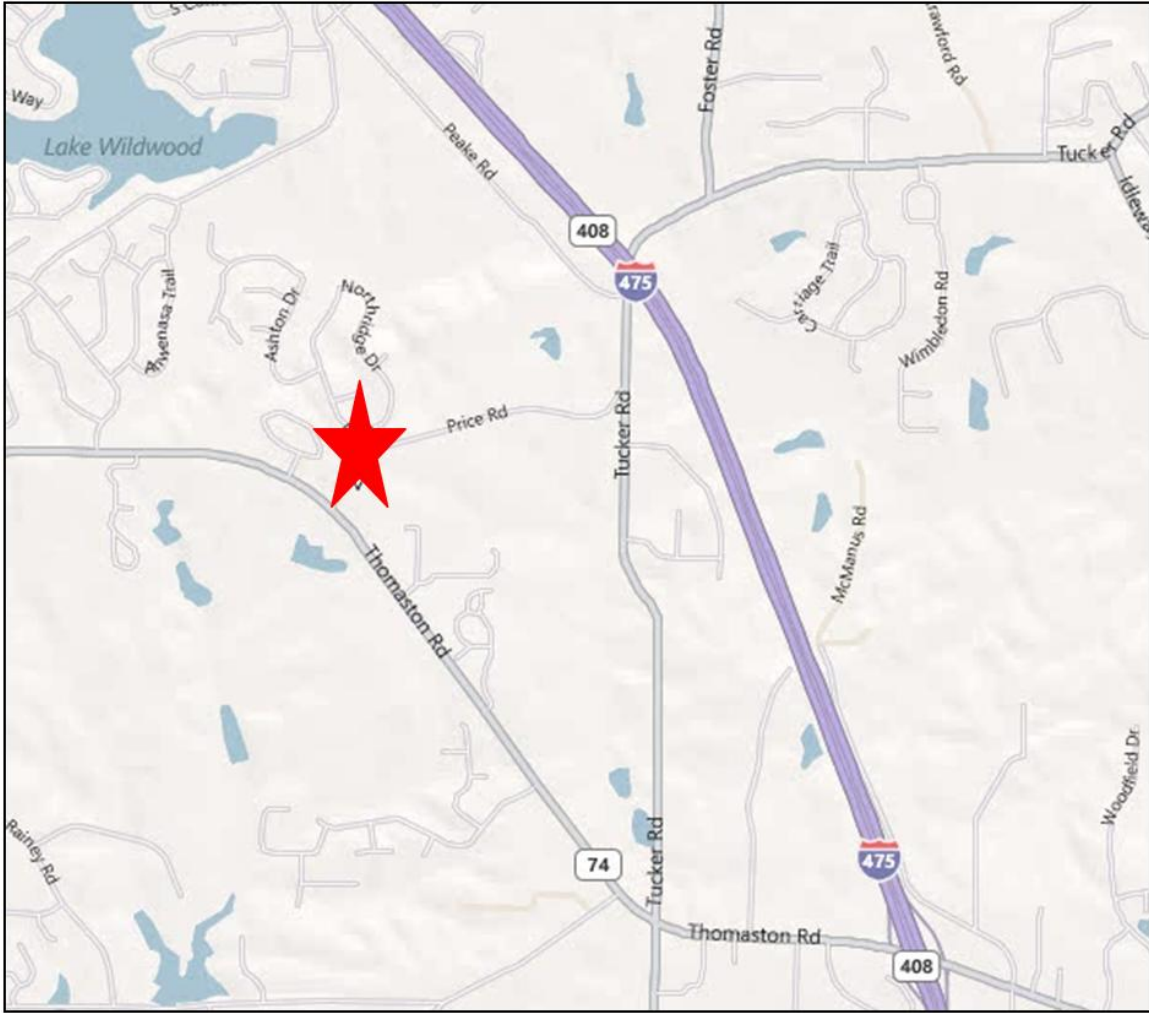
# Site Survey



# Site Plan



# Location Map



## Demographic and Income Profile

Bibb County  
Bibb County, GA (13021)  
Geography: County

Summary	2000		2010		2015	
	Population	153,887		155,804		155,762
Households	59,667		60,550		60,644	
Families	39,824		39,221		38,742	
Average Household Size	2.49		2.47		2.47	
Owner Occupied Housing Units	35,099		34,923		34,968	
Renter Occupied Housing Units	24,568		25,627		25,676	
Median Age	34.6		36.6		37.1	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.01%		1.45%		0.76%	
Households	0.03%		1.47%		0.78%	
Families	-0.25%		1.25%		0.64%	
Owner HHs	0.03%		1.51%		0.82%	
Median Household Income	2.81%		2.70%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	14,052	23.6%	11,134	18.4%	8,993	14.8%
\$15,000 - \$24,999	8,365	14.0%	7,338	12.1%	6,380	10.5%
\$25,000 - \$34,999	7,697	12.9%	6,499	10.7%	4,884	8.1%
\$35,000 - \$49,999	9,120	15.3%	9,342	15.4%	9,675	16.0%
\$50,000 - \$74,999	10,095	16.9%	11,286	18.6%	11,408	18.8%
\$75,000 - \$99,999	5,038	8.4%	8,410	13.9%	9,545	15.7%
\$100,000 - \$149,999	3,384	5.7%	4,295	7.1%	6,388	10.5%
\$150,000 - \$199,999	672	1.1%	1,181	2.0%	1,864	3.1%
\$200,000+	1,209	2.0%	1,065	1.8%	1,507	2.5%
Median Household Income	\$34,556		\$43,950		\$50,481	
Average Household Income	\$48,484		\$55,224		\$64,005	
Per Capita Income	\$19,058		\$22,015		\$25,548	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,434	7.4%	11,268	7.2%	11,092	7.1%
5 - 9	11,666	7.6%	10,969	7.0%	10,879	7.0%
10 - 14	11,394	7.4%	10,513	6.7%	10,800	6.9%
15 - 19	11,258	7.3%	11,623	7.5%	11,028	7.1%
20 - 24	10,626	6.9%	10,904	7.0%	10,890	7.0%
25 - 34	21,301	13.8%	19,229	12.3%	19,333	12.4%
35 - 44	23,257	15.1%	20,417	13.1%	19,524	12.5%
45 - 54	20,419	13.3%	21,954	14.1%	19,972	12.8%
55 - 64	12,912	8.4%	18,120	11.6%	19,220	12.3%
65 - 74	10,224	6.6%	10,503	6.7%	13,041	8.4%
75 - 84	7,080	4.6%	7,003	4.5%	6,681	4.3%
85+	2,316	1.5%	3,301	2.1%	3,302	2.1%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	77,147	50.1%	70,084	45.0%	70,070	45.0%
Black Alone	72,818	47.3%	80,264	51.5%	80,230	51.5%
American Indian Alone	272	0.2%	331	0.2%	331	0.2%
Asian Alone	1,658	1.1%	2,309	1.5%	2,308	1.5%
Pacific Islander Alone	36	0.0%	53	0.0%	53	0.0%
Some Other Race Alone	714	0.5%	1,026	0.7%	1,029	0.7%
Two or More Races	1,242	0.8%	1,737	1.1%	1,741	1.1%
Hispanic Origin (Any Race)	2,023	1.3%	3,006	1.9%	3,018	1.9%

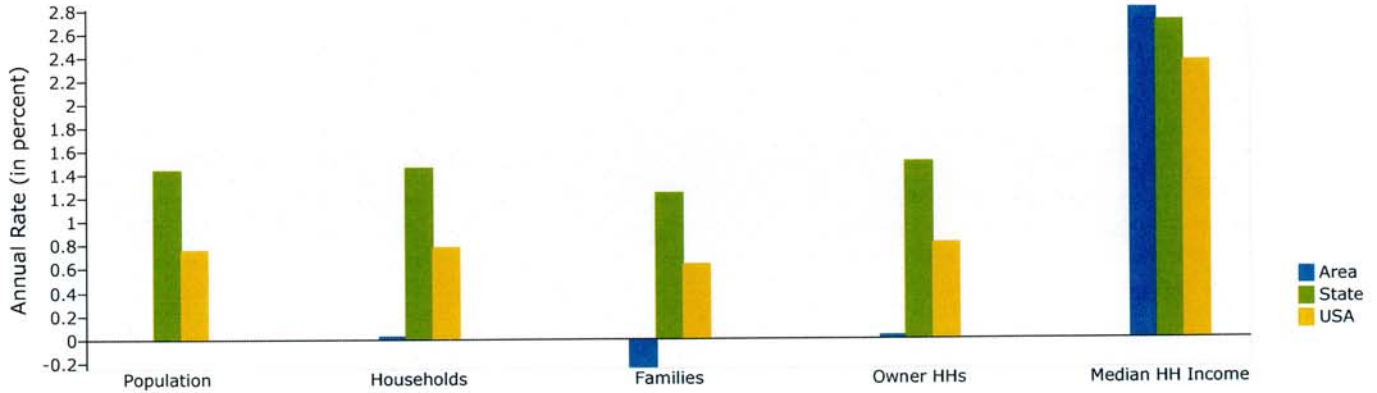
Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

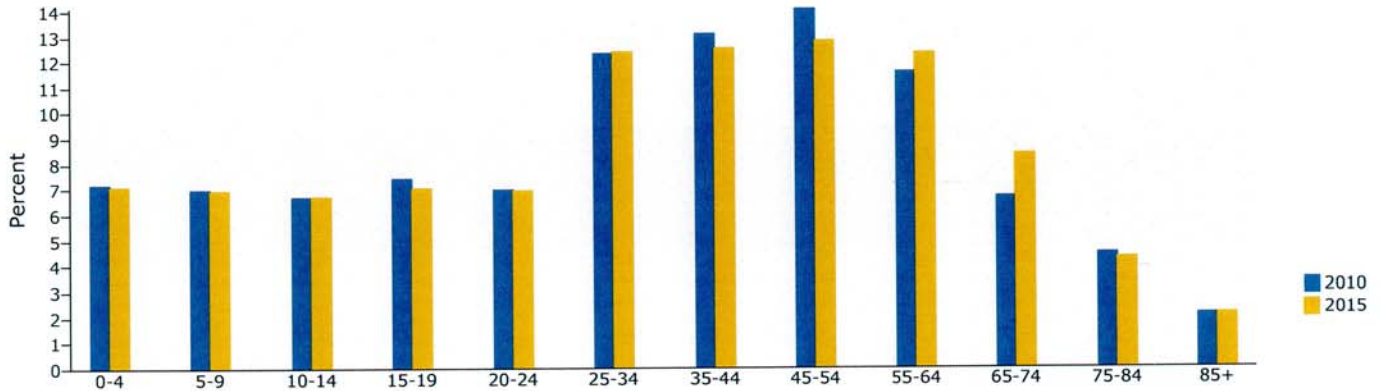
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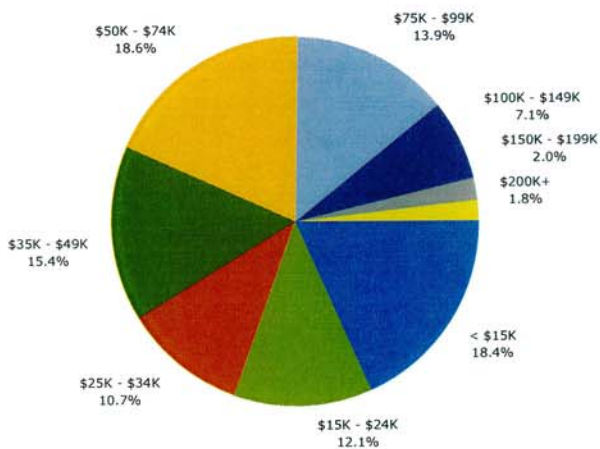
Trends 2010-2015



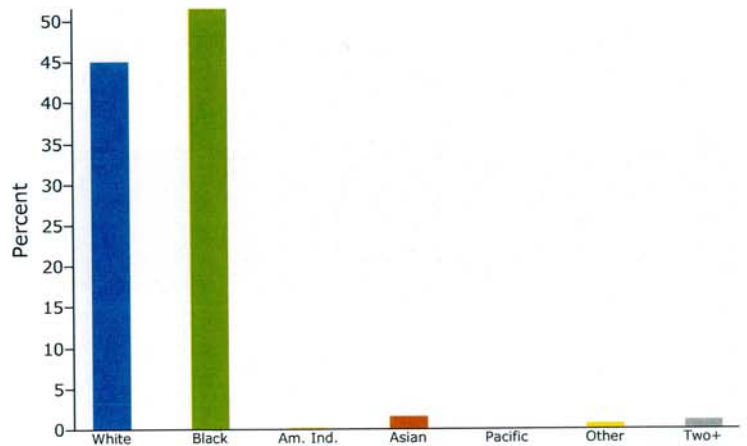
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 1.9%