

PUBLIX AT GUNN BATTLE



OFFERING SUMMARY



PROPERTY OVERVIEW



ADDRESS:

6015 Watson Blvd.
Warner Robbins, GA 31008



BUILT:

2010



PROPERTY GLA: 80,675 SF



ANCHOR:

Publix®



OCCUPANCY:

94%



ACREAGE:

~18.2 acres



AS-IS NOI:

~\$790,000



INVESTMENT HIGHLIGHTS



HIGH-PERFORMING NECESSITY GROCER ANCHOR

The Property is anchored by Publix, the most highly sought-after grocer in the Southeast, which drives consistent traffic to the Property.



SUSTAINABLE + BELOW MARKET RENTS

In-place shop tenancy has a weighted average rent of \$13.35 PSF, providing a long-term, sustainable income stream for future Ownership with the ability to push rents overtime.



CONCENTRATED POCKET OF WEALTH

Average Household Incomes are \$86,000 within a 3-mile radius, which is 38% higher than the Macon, GA AHHI of \$62,460.



DURABLE RENT ROLL & SECURE INCOME STREAM

~ 8.2 Years Weighted Average Term Remaining



IMMEDIATE UPSIDE POTENTIAL

Via the lease up of 4,747 SF / 6% of the overall GLA



PUBLIX SUPER MARKET - SOUTHEAST'S #1 GROCER



ANCHORED BY THE #1 SOUTHEAST GROCER

Publix®



MOST SOUGHT AFTER
GROCERY CHAIN IN THE
SOUTHEAST



ONE OF THE LARGEST
GROCERY CHAINS IN US WITH
225,000 EMPLOYEES



FORTUNE 500 COMPANY
#87



2020 TOTAL REVENUE:
\$45 BILLION
(17% INCREASE OVER 2019)



PUBLIX IS THE
**MOST POPULAR
GROCERY CHAIN IN
THE SOUTHEAST**,
AS EVIDENCED BY
THE BREAKDOWN
OF TOTAL GROCERY
VISITS ACROSS THE
REGION IN 2020

GROCER	2020 TOTAL VISITS	2020 MARKET SHARE
Publix	928,040,000	42%
	346,680,000	16%
	220,450,000	10%
	185,270,000	8%
Winn-Dixie	141,940,000	6%

Top 5 Most Visited Grocery Stores in the Southeast in 2020 (Source: Placer.ai)



HIGH-PERFORMING LOCATION

■ **54,340** SQUARE FEET → **67%** OF TOTAL GLA

■ **60%+** OF THE PROPERTY'S TOTAL INCOME STREAM

■ **SIGNIFICANT TERM REMAINING**

■ **STRONG SALES WITH
INCREASING YOY TRENDS**

■ **ACTIVELY RENOVATING ITS STORE**

■ **LIMITED GROCER COMPETITION**



THRIVING SUBMARKET - MACON MSA



MACON-BIBB MSA

The Property benefits from explosive submarket growth, as there are **28 ACTIVE/UPCOMING PROJECTS WITH TOTAL INVESTMENT EXCEEDING \$600 MILLION & CREATING 4,800+ NEW JOBS.**



ROBINS AIR FORCE BASE

Largest single-site industrial complex in GA, employing 24,000 people, and manages the services for nearly 75,000 Reserve forces.

\$3.54 BILLION ECONOMIC IMPACT



DOMINANT RETAIL CORRIDOR (3-MI. RADIUS)

3.5M+ SF OF GLA → **98%** SUBMARKET OCCUPANCY



SITE PLAN & TENANT ROSTER



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