

# PUBLIX AT GUNN BATTLE



OFFERING SUMMARY

 **JLL**

# PROPERTY OVERVIEW

PUBLIX AT  
GUNN BATTLE

	ADDRESS:	6015 Watson Blvd. Warner Robbins, GA 31008
	PROPERTY GLA:	80,675 SF
	OCCUPANCY:	94%
	ACREAGE:	~18.2 acres

 BUILT: 2010

 ANCHOR:

**Publix**®

 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 AHII of \$62,460.



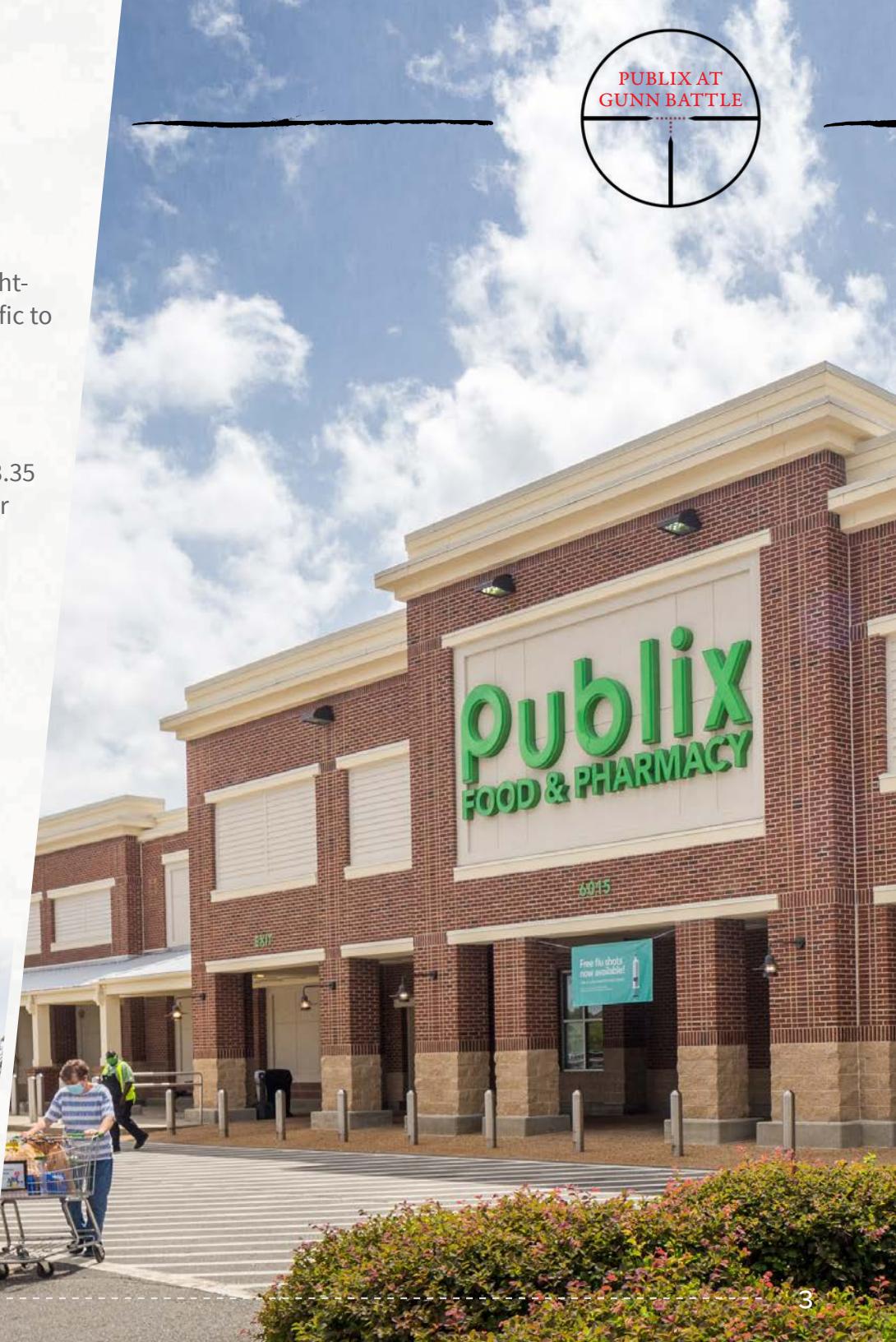
## DURABLE RENT ROLL & SECURE INCOME STREAM

~ 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%
Kroger	346,680,000	16%
Food Lion	220,450,000	10%
Walmart	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**



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# 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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