



SOUTHEASTERN

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Inland Port Shopping Center
Bainbridge, GA

PROPERTY DETAILS

Address	1408 Tallahassee Hwy Bainbridge, GA
Year Built	2006
Acreage	6.84 acres
Square footage	37,500
Occupancy	81.82%
Tenants	Pet Sense, Beef O'Brady's, Cato, Rent A Center, Gamestop, Little Caesars, Cricket Wireless, AT&T
As Is NOI	\$400,000
Asking Price	\$4,705,882
Cap Rate	8.50%



DEMOGRAPHICS

	Population	HHI
1 Mile	3,641	\$44,033
5 Mile	16,434	\$41,918
10 Mile	22,435	\$43,295

INVESTMENT HIGHLIGHTS

Inland Port Shopping Center is the premier shopping destination for Bainbridge, GA and much of the southwest Georgia region. Shadowing Wal-Mart Supercenter and Home Depot, over 62% of the occupied space housing national tenants, Inland Port has by far the most national tenants of any center in the Bainbridge market. These national tenants comprise over 75% of the income. Along with the existing shopping center comes an approximately 1.0 acre development pad that is graded with utilities in place. The existing parking lot is large enough to accommodate the future development. The potential for future development along with two vacancies, which comprise 6,800sf offer an investor significant upside through future development and lease up.

LOCATION

Inland Port Shopping Center is located at the doorstep of the only Wal-Mart Supercenter and next door to the only Home Depot in Bainbridge, GA. The nearest Wal-Mart to Inland Port Center is 30 miles away located in Cairo GA. Over the past decade the intersection of Tallahassee Highway and Highway 84 has become the retail hub for Bainbridge and much of Southwest Georgia. Being at an exit on Highway 84 allows shoppers from all of southwest Georgia to easily access the center. Since Inland Port opened in 2006 this intersection has seen Home Depot open next door, with which Inland Port connects. Outparcel Tenants not included in the offering include Verizon Wireless, Sonic, Zaxby's Aaron's Rents, Inland Port Bank, O'Reilly's, Tractor Supply, Holiday Inn, and Hampton Inn.



PROPERTY DETAILS

Inland Port Shopping Center is located in Bainbridge, GA. Bainbridge, GA is located in Southwest Georgia approximately 45 miles from Tallahassee, FL and 50 miles from Albany, GA. At the intersection of Tallahassee Highway (Highway 27) and Highway 84, the center is well positioned at one of the most heavily traveled intersection in the region with 16,000 cars passing the center daily.

Developed in 2006, Inland Port Shopping Center is a 37,500 square foot shopping center located in front of Wal-Mart Supercenter and next to Home Depot. Wal-Mart has been open at its location since 2006 and Home Depot has been open at its location since 2007. All of the national retailers to open in the Bainbridge market over the past ten years have opened at the Highway 84 and Tallahassee Highway intersection. Additional users to open during that time include Sonic, Aaron's Rents, Zaxby's, Tractor Supply, Verizon Wireless, O'Reilly's, Holiday Inn Express and most recently a Hampton Inn completed in 2014.

Inland Port Shopping Center is accessible via a lighted intersection at Tallahassee Highway and E Alice St. The center has two full access points off E Alice St., one right in/right out access point on Tallahassee Highway, and through its connectivity with the Home Depot parking lot.

The Wal-Mart is the only Wal-Mart in a 30 mile radius, making Inland Port a shopping destination for the entire region.







Approx 1.0ac
Phase II Pad



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