

CROSS STATION SHOPPING CENTER

166,286± SF | ALBANY, GA

INVESTMENT OPPORTUNITY
FOR SALE



PRICE: \$10,000,000

\$60PSF

9.27% CAP RATE

2800 Old Dawson Rd | Albany, GA 31707

166,286± Square Feet

12.47± Acre Site

Built 1983; Renovated 2005 & 2016

90% occupied

NOI: \$930,970

Price: \$10,000,000

- **Successful grocery-anchored retail in the heart of the Sunbelt.**
- **Excellent location/regional shopping destination:** Cross Station sits at ground zero for retail in Albany, GA.
- **Great site characteristics:** Strong visibility and multiple access points, ample frontage on a high traffic corridor. The hub for retail in Southwest Georgia.
- **92% of revenue** from national and regional chain retailers.
- **Anchor tenant Harveys (Southeastern Grocers) commitment to this location** with a lease extension; Harveys replaced its roof and renovated its store in 2016.
- **Attractive yield opportunity with room for continued upside:** a 9.0% asking cap rate with conservative rents in place affords the investor a very attractive yield and the potential for future lift.
- **Discount-to-replacement-cost opportunity** to own a seasoned and successful grocery-anchored shopping center.



COLLIERS INTERNATIONAL

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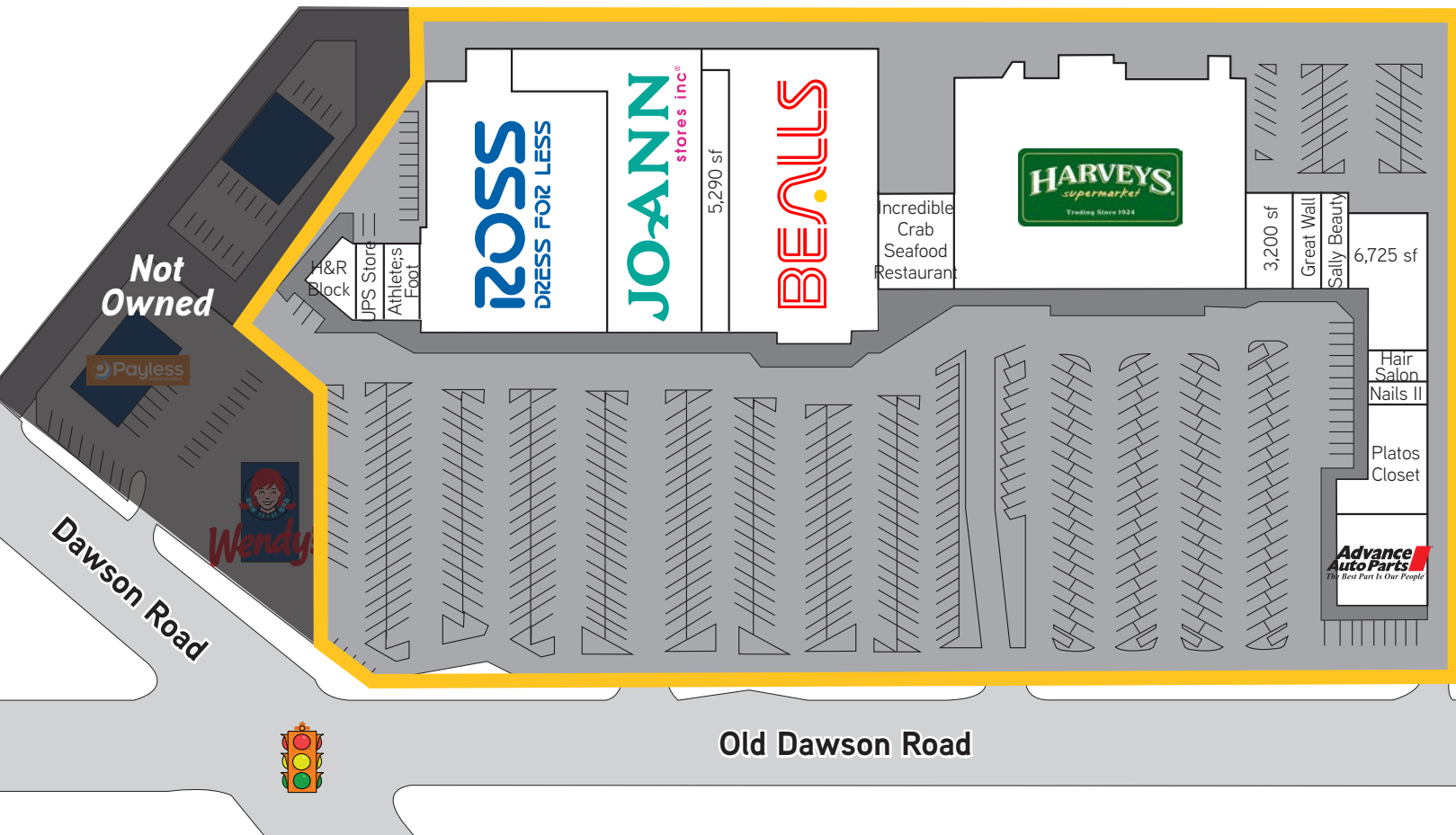
www.colliersretailinvestment.com



PROPERTY AERIAL



SITE PLAN



FOR SALE | CROSS STATION SHOPPING CENTER

SOUTHEAST RETAIL INVESTMENT SALES

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