

SALE-LEASEBACK OPPORTUNITY

OFFERED AT:

~~\$1,300,000~~ **\$1,250,000**




**2601 CROSS COUNTRY DR
BUILDING E
COLUMBUS, GEORGIA**

ABOUT THIS PROPERTY:

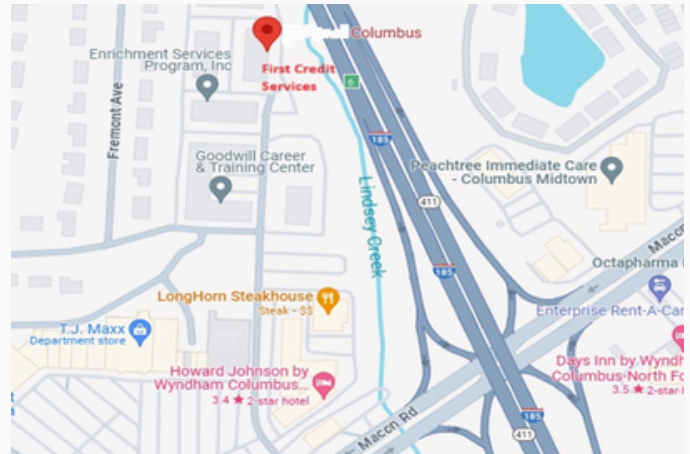
- 10,595 square ft building
- New 5-year NN lease with (2) 5-year options
- \$127,140 Net Operating Income
- 9.8% cap rate

Contact: Leah Braxton

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BRAXTON
Real Estate



ABOUT COLUMBUS, GEORGIA:

- Georgia's second largest city
- MSA Population 307,199; Region 500,000+
- Columbus MSA labor force 123,337
- Median Household Income 47,288
- Mean travel time to work 20 Minutes
- Employers:
 - Fort Moore- Military- 42,870
 - Global Payments- Financial Services- 5,500
 - Aflac- Insurance- 3,800
 - Pratt & Whitney- Aerospace Mftg- 2,250
 - Synovus- Financial Services- 1,385



**FOR MORE INFORMATION
CONTACT LEAH BRAXTON
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