

For Sale

Retail

20,363 SF



# Investment Opportunity Trailside Shoppes

3709 Gentian Boulevard  
Columbus, Georgia 31907

## Property Highlights

- All leases are NNN (\$3.25/SF)
- Currently at 100% occupancy and fully leased
- Small units average 1,000 SF
- Rents average \$13.34/SF NNN, which is below market.
- Loan Balance is assumable at an attractive 4.5% I/R.
- Average of +/- 10,480 traffic count daily
- Located on the Columbus Fall Line Trace ("Dragon Fly Trail")
- Close to Manchester Expressway, Columbus State University and Peachtree Mall

## OFFERING SUMMARY

<b>Sale Price</b>	\$3,900,000
<b>Lot Size</b>	1.74 Acres
<b>Building Size</b>	20,363 SF

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	6,037	\$55,450
<b>3 Miles</b>	61,168	\$59,346
<b>5 Miles</b>	156,004	\$53,499

For more information

**Jack Hayes, SIOR, CCIM, MICP**

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## Property Overview

+/- 20,363 SF retail strip center available for purchase in Columbus, Georgia. The current owner has renovated the entire complex from top to bottom. All new electrical, mechanical, lighting, storefronts, sewer, HVAC, and TPO roof systems are installed. The brand-new Thermoplastic Polyolefin (TPO) roof is a single-ply reflective roof. Brand new 3-ton HVAC units are for each suite. Trailside Shoppes is at 100% occupancy and fully leased.

Great tenant mix that includes Rising Flour, China Star, Barber's Driving School, BTG Learning, Columbus Nutrition, Droolnolie's, LLC, Worth the Creation, Advance Rehab, Main Event, The Tiki Bar, Vape Empire, and Daiquiries & Po'boy's. Daily traffic count average of +/- 10,480 with close access to Manchester Expressway, Columbus State University, and Peachtree Mall.

## Location Overview

Located on NW corner of Gentian Boulevard and Reese Rd. with close proximity to Columbus State University, Peachtree Mall and Manchester Expressway.

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PROPERTY NAME:	Trailside Shoppes
PROPERTY ADDRESS:	3709 Gentian Boulevard Columbus, GA 31907
PROPERTY TYPE:	Neighborhood Retail
APN:	069-011-001
LOT SIZE:	1.74 Acres
GROSS LEASABLE AREA:	20,363 SF
BUILDING CLASS:	A
ZONING:	GC - General Commercial
YEAR BUILT:	1984 -Effective Age of 2019
NUMBER OF STORIES:	1
FOUNDATION:	Slab
WALLS:	Wood Frame
ROOF:	TPO (2018)



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT	LEASE START	LEASE END
1/2	Rising Flour	2,500 SF	12.28%	\$12.34	\$2,571	2/14/2020	3/31/2026
3	China Star	1,000 SF	4.91%	\$14.71	\$1,226	8/22/2019	8/31/2024
4/5/6	Barber's Driving School	3,000 SF	14.73%	\$11.47	\$2,868	10/04/2019	02/28/2025
7/8	BTG Learning	2,000 SF	9.82%	\$12.64	\$2,107	7/23/2020	7/31/2025
9	Columbus Nutrition	1,000 SF	4.91%	\$13.63	\$1,136	03/30/2020	06/30/2025
10	Droolnolie's, LLC	1,000 SF	4.91%	\$12.84	\$1,070	3/1/2023	2/29/2028
11	Worth the Creation	1,000 SF	4.91%	\$16.67	\$1,389	1/23/2019	2/28/2024
12	Advanced Rehab	3,089 SF	15.17%	\$12.36	\$3,182	3/1/2022	7/31/2027
13	Main Event	1,000 SF	4.91%	\$13.23	\$1,102	3/26/2021	5/31/2026
14	The Tiki Bar	1,000 SF	4.91%	\$13.63	\$1,136	12/08/2020	12/31/2025
15/16	Vape Empire	2,000 SF	9.82%	\$15.00	\$2,500	5/5/2023	5/4/2028
17/18	Poboys & Daiquiris	1,750 SF	8.59%	\$15.97	\$2,329	2/12/2020	3/31/2026
<b>TOTALS</b>		<b>20,339 SF</b>	<b>99.87%</b>	<b>\$164.49</b>	<b>\$22,615</b>		
<b>AVERAGES</b>		<b>1,695 SF</b>	<b>8.32%</b>	<b>\$13.71</b>	<b>\$1,885</b>		

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#### INVESTMENT OVERVIEW

#### TRAILSIDE SHOPPES

Price	\$3,900,000
Price per SF	\$192
Price per Unit	\$325,000
CAP Rate	6.68%
Cash-on-Cash Return (yr 1)	6.68%
Total Return (yr 1)	\$260,415

#### OPERATING DATA

#### TRAILSIDE SHOPPES

Net Operating Income	\$260,415
Pre-Tax Cash Flow	\$260,415

#### FINANCING DATA

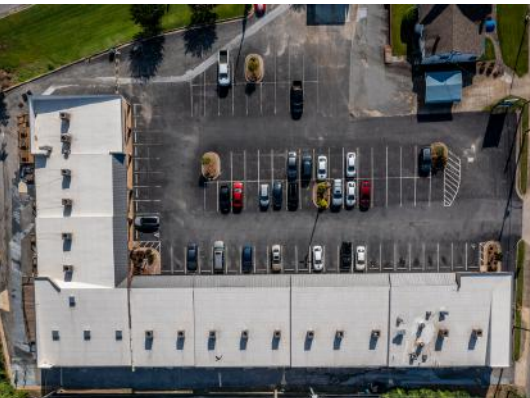
#### TRAILSIDE SHOPPES

Down Payment	\$3,900,000
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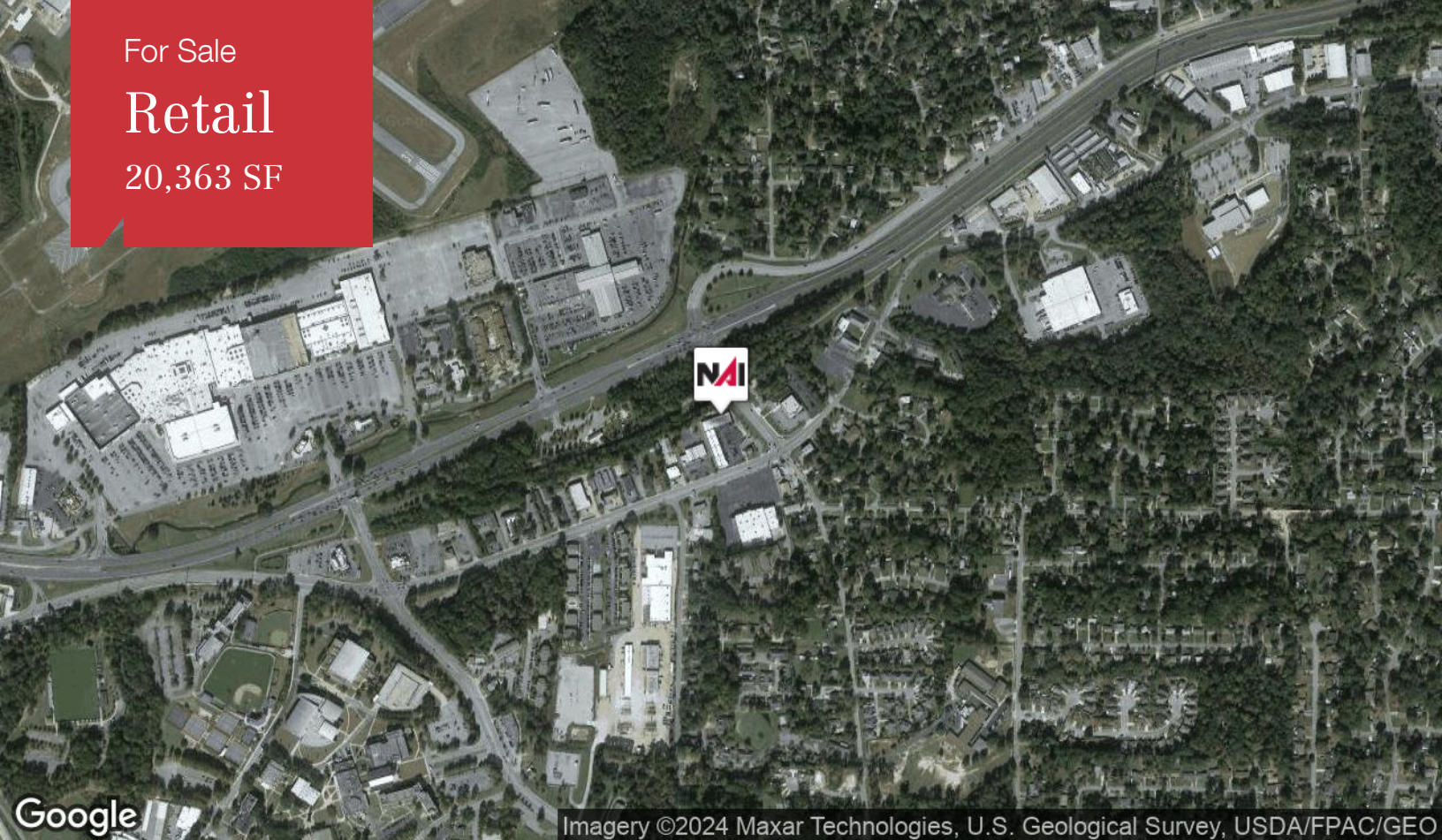
20,363 SF



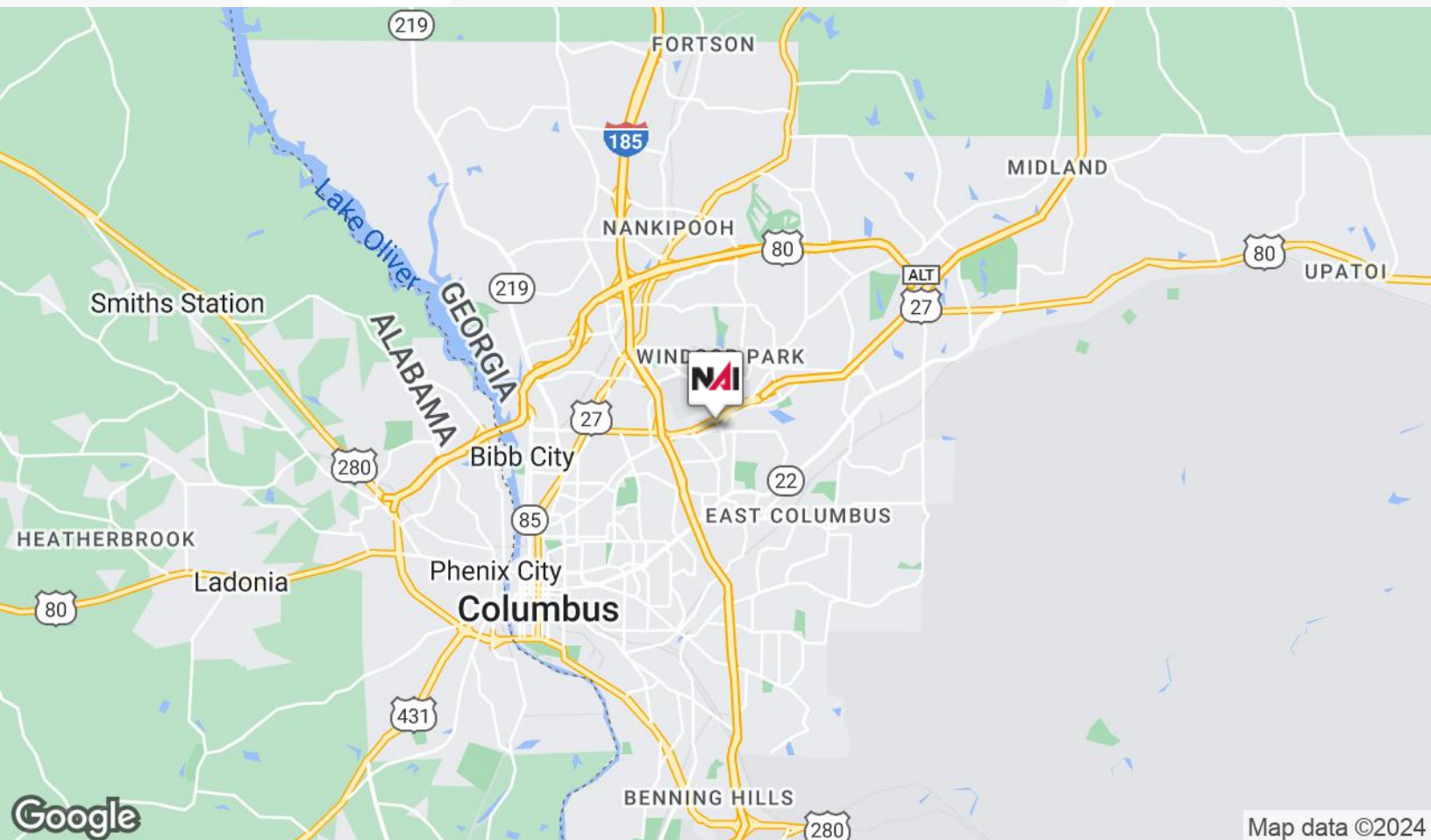
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**NAI**G2 Commercial

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Google

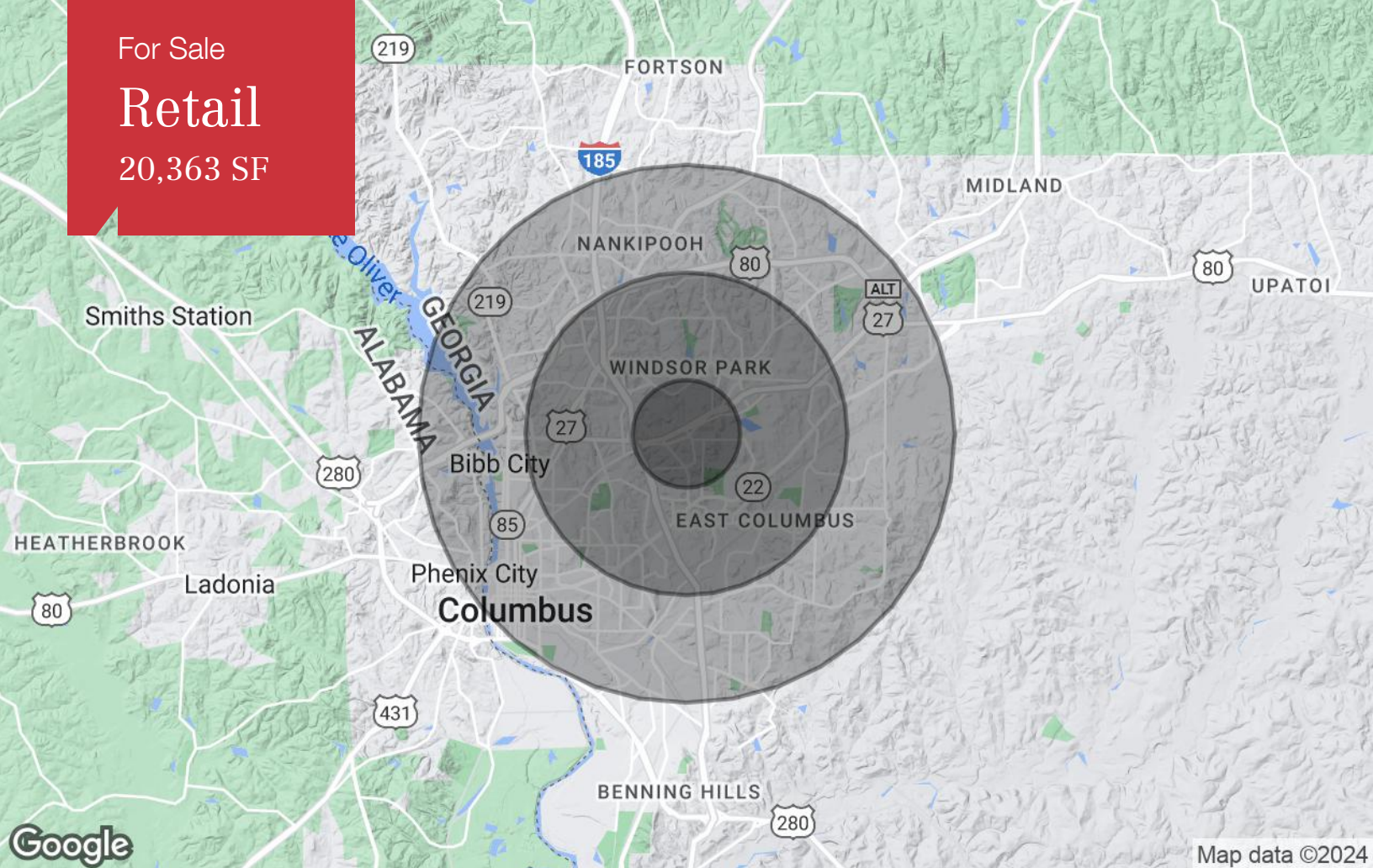
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**Population**

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,037	61,168	156,004
MEDIAN AGE	29.3	36.9	36.1
MEDIAN AGE (MALE)	30.4	35.6	34.4
MEDIAN AGE (FEMALE)	29.2	37.7	37.9

**Households & Income**

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,344	25,977	64,683
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$55,450	\$59,346	\$53,499
AVERAGE HOUSE VALUE	\$144,768	\$165,645	\$144,368

**Race**

	1 Mile	3 Miles	5 Miles
% WHITE	68.4%	61.4%	47.7%
% BLACK	26.0%	34.0%	48.3%
% ASIAN	3.7%	2.0%	1.7%
% HAWAIIAN	0.0%	0.4%	0.2%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	1.8%	2.4%	2.0%

**Ethnicity**

	1 Mile	3 Miles	5 Miles
% HISPANIC	7.0%	5.2%	4.8%

\* Demographic data derived from 2020 ACS - US Census

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# Jack Hayes, SIOR, CCIM, MICP

Principal | Commercial Advisor

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## Memberships & Affiliations

Locally Jack has served as the Chair of the Columbus Georgia Community Development Advisory Board and presently serves on the Muscogee County Board of Equalization. Jack has been actively involved in the community serving nonprofits that include Bridges Academy, Columbus Area Habitat for Humanity, Columbus Technical College Foundation, the Alzheimer's Association, and a member of St. Luke United Methodist Church.

Jack has served in leadership roles with the Columbus Board of Realtors Board of Directors as a Local Director and as the Commercial Committee Chair. At the State level, Jack graduated from the GAR Leadership Academy and served on the Professional Development Committee at the Georgia Association of REALTORS (GAR).

## Education

Jack has been working in real estate development since 1999 & received his bachelor's degree in Landscape Architecture, with a focus on land planning from the University of Georgia.

## Professional Background

Jack is a Director & Managing Member of NAI G2 Commercial. Jack is a member of the Society of Industrial and Office Realtors (SIOR), the leading commercial real estate association, representing the world's top-producing brokers and a Certified Commercial Investment Member (CCIM) recognized as an expert in the disciplines of commercial and investment real estate.

Recognized by CoStar as a Power Broker, Jack's expertise is diverse, and is a product expert in Multifamily, Industrial Warehouse and Distribution Centers, and Professional & Medical Office. In addition to these asset types, Jack is versed in retail leasing and land sales due to his experience in development work. Together with his partner David Johnson, Jack has sold/leased over 25.0 million square feet of space in the last decade and is recognized as the region's foremost authority when it comes to commercial real estate.

Jack has successfully served Southern States Bank, Wells Fargo, Synovus Trust, Piedmont Columbus Regional Healthcare, St. Francis Hospital, LifePoint Health, Physicians Realty Trust, Healthcare Realty, West Georgia Eye Care, and the Hughston Clinic.