
Off Market Property Columbus, GA

PREPARED BY:



DC Hospitality

7080 Brandon Mill Rd
Atlanta, GA 30328

Neil Collins

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Property Summary Report

Days Inn Columbus North Fort Benning

3452 Macon Rd
Columbus, GA 31907 - Columbus/Lagrange Submarket

Economy
Class



HOSPITALITY

Brand	Days Inn
Hotel Opened	Jun 1981
Operation Type	Franchise
Operation Status	Open

BUILDING

Type	Hotel
Year Built	1981
Rooms	119
Location	Suburban
Stories	5
Primary Corridors	Exterior

LAND

Land Acres	0.96 AC
Zoning	C3
Parcels	067-020-004

EXPENSES

Taxes	\$391.84/Room (2021)
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PARKING

Spaces	95 Surface
Ratio	0.80/Room

BUILDING AMENITIES

- Business Center
- Restaurant
- Pool

TRANSPORTATION

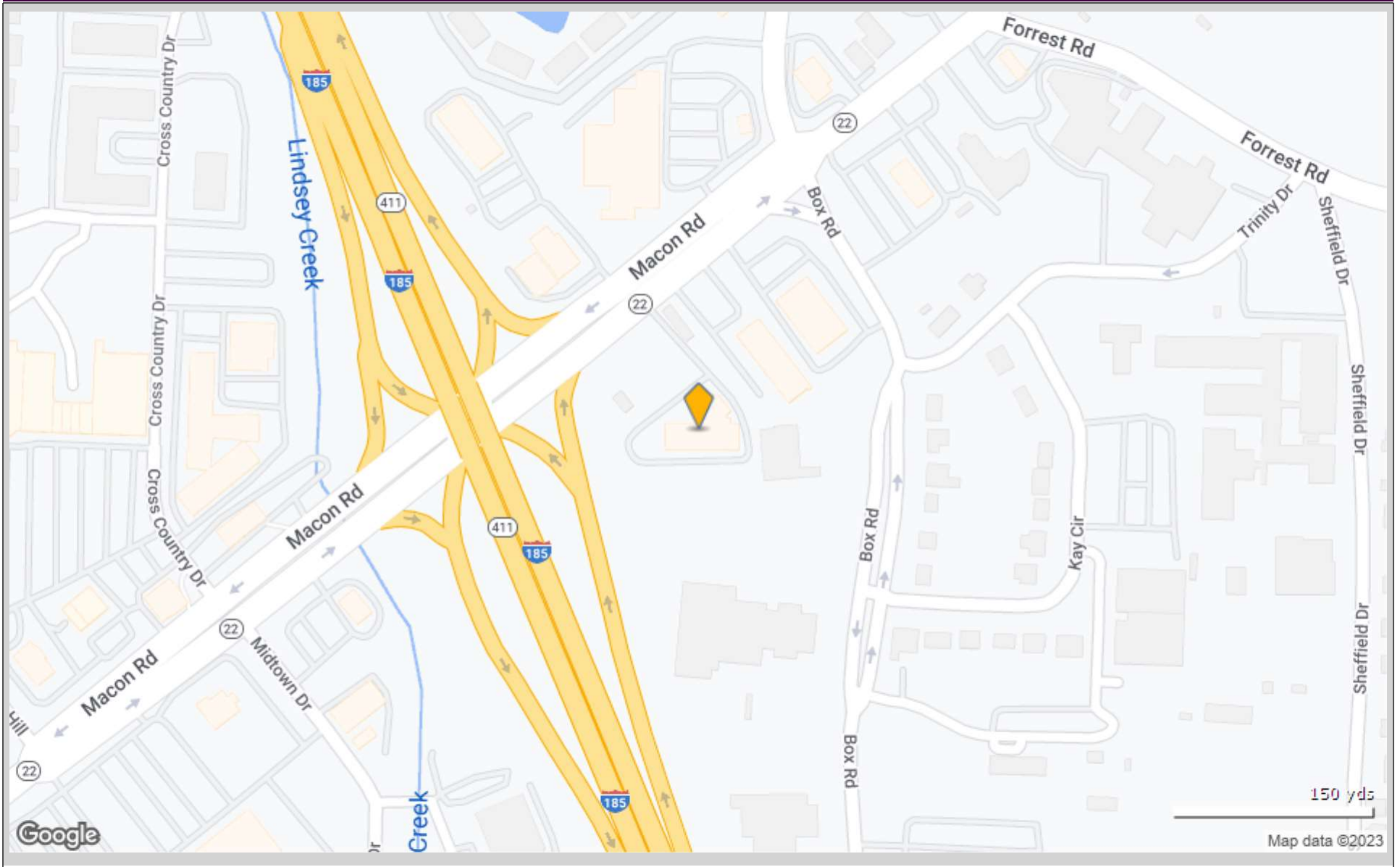
Parking	95 available (Surface);Ratio of 0.80/Room
Airport	8 min drive to Columbus Metropolitan Airport
Walk Score	Car-Dependent (44)

PROPERTY CONTACTS

True Owner	Bharat C. Patel 232 Hawks Ridge Ct Columbus, GA 31904 (706) 576-4993 (p)	Recorded Owner	Sbj Kumar Inc 3452 Macon Rd Columbus, GA 31907
Parent Company	Wyndham Hotels & Resorts		

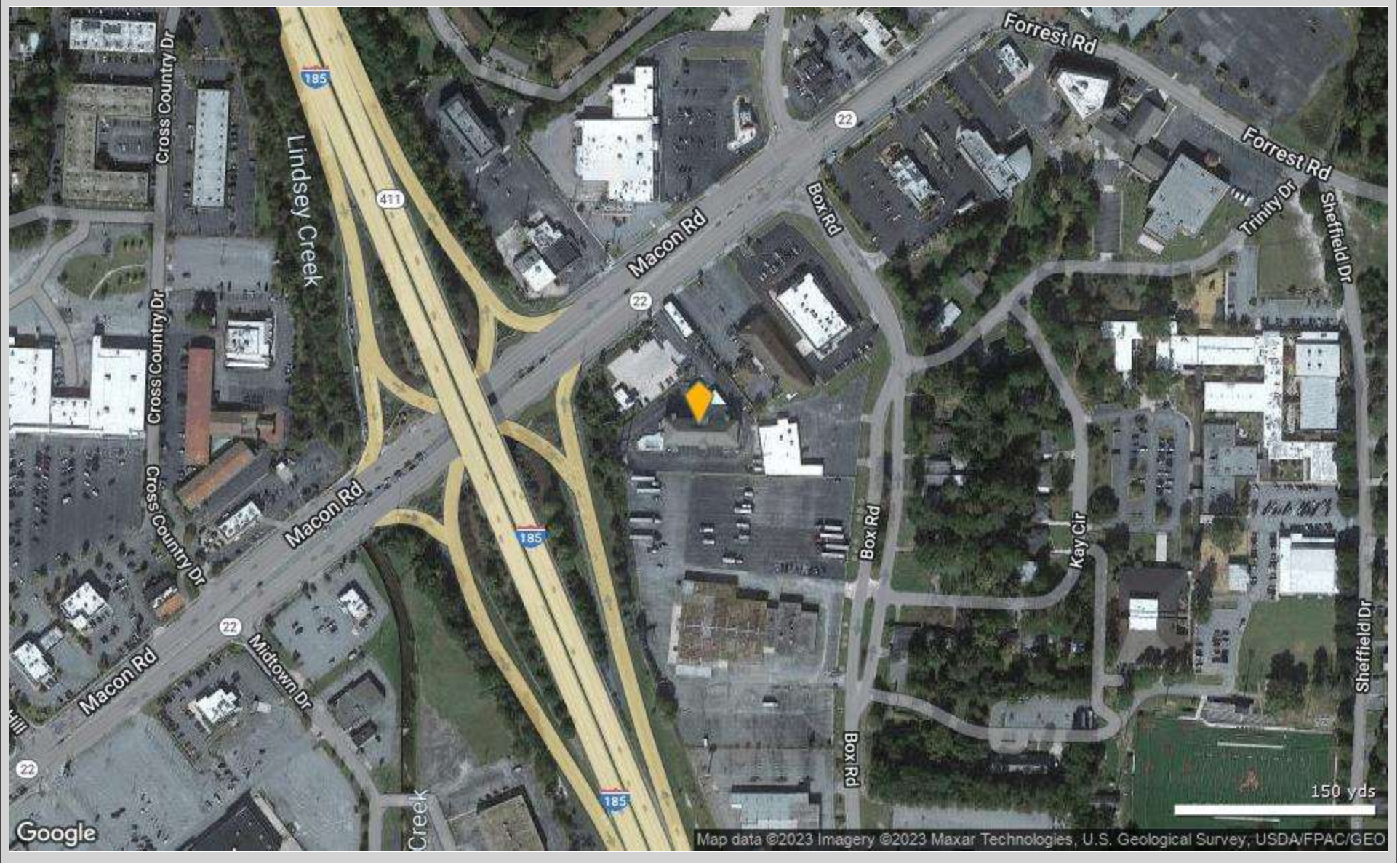
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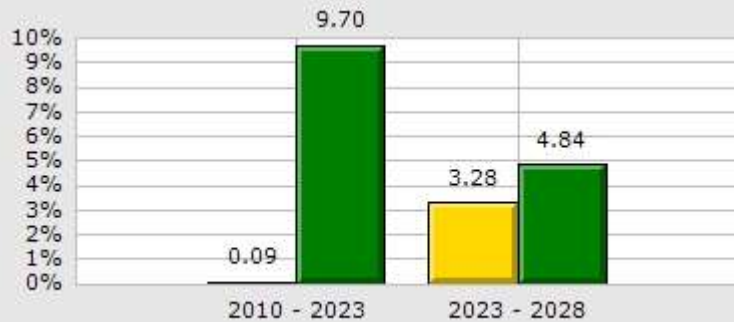
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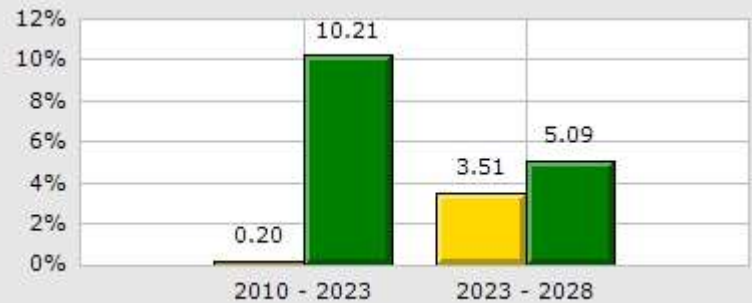
Type: **Hospitality/Hotel**
 County: **Muscogee**

■ 1 Mile
■ County

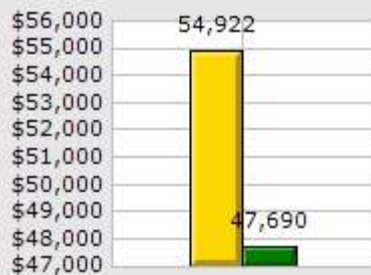
Population Growth



Household Growth



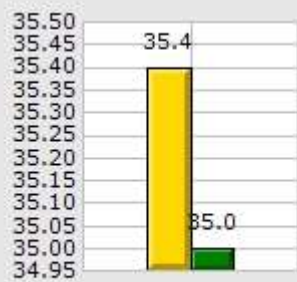
2023 Med Household Inc



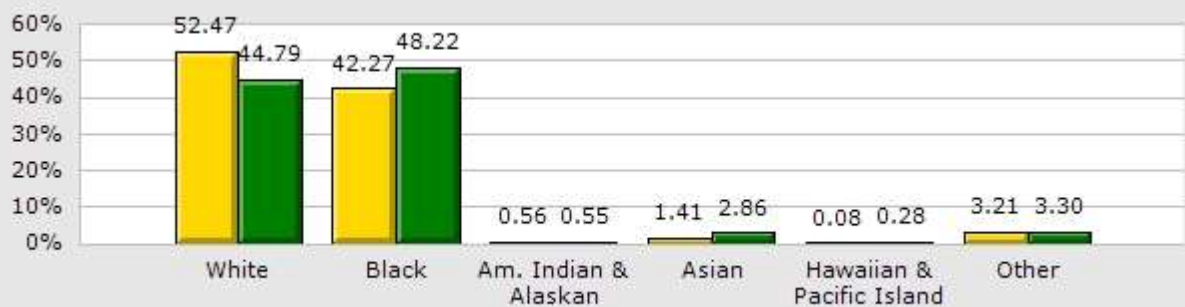
2023 Households by Household Income



2023 Median Age



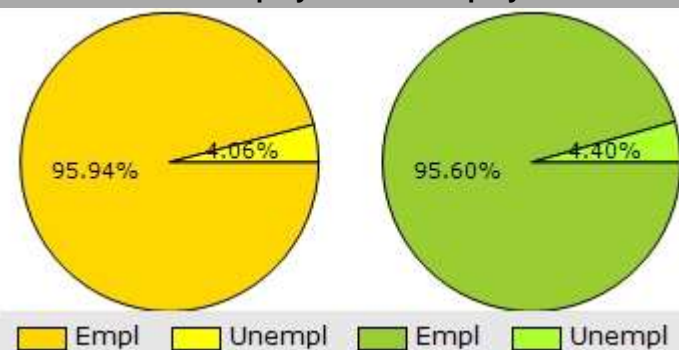
2023 Population by Race



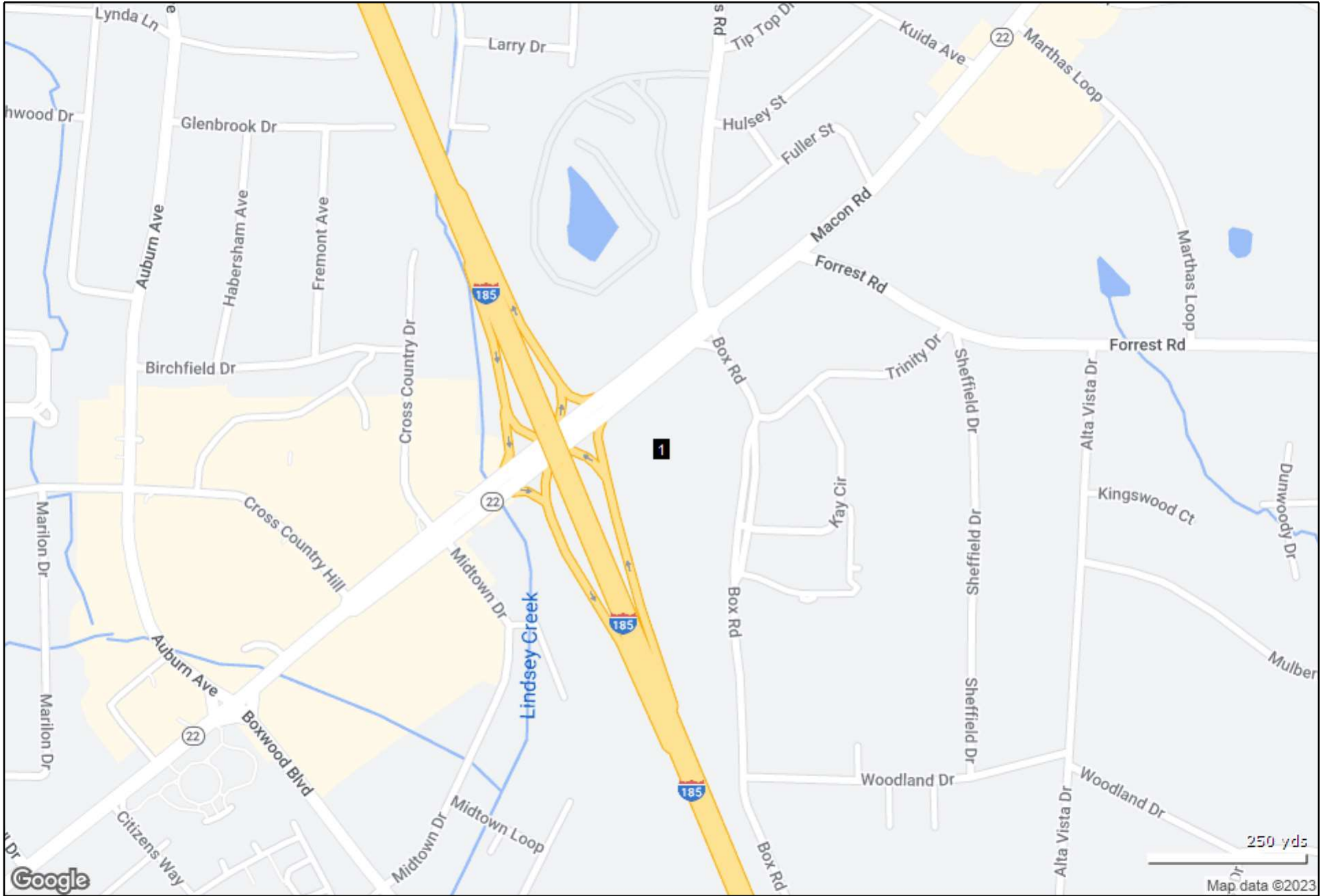
2023 Renter vs. Owner



2023 Employed vs. Unemployed



Days Inn Columbus North Fort Benning 3452 Macon Rd, COLUMBUS, GA 31907				
Type: Hospitality/Hotel County: Muscogee				
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	0.09%		9.70%	
Growth 2023 - 2028	3.28%		4.84%	
Empl	3,428	95.94%	86,251	95.60%
Unempl	145	4.06%	3,966	4.40%
2023 Population by Race				
	7,539		208,298	
White	3,956	52.47%	93,305	44.79%
Black	3,187	42.27%	100,435	48.22%
Am. Indian & Alaskan	42	0.56%	1,153	0.55%
Asian	106	1.41%	5,959	2.86%
Hawaiian & Pacific Island	6	0.08%	579	0.28%
Other	242	3.21%	6,867	3.30%
Household Growth				
Growth 2010 - 2023	0.20%		10.21%	
Growth 2023 - 2028	3.51%		5.09%	
Renter Occupied	942	32.07%	39,263	48.09%
Owner Occupied	1,995	67.93%	42,382	51.91%
2023 Households by Household Income				
	2,938		81,645	
Income <\$25K	755	25.70%	20,915	25.62%
Income \$25K - \$50K	619	21.07%	21,563	26.41%
Income \$50K - \$75K	542	18.45%	14,875	18.22%
Income \$75K - \$100K	254	8.65%	8,210	10.06%
Income \$100K - \$125K	288	9.80%	6,418	7.86%
Income \$125K - \$150K	125	4.25%	2,292	2.81%
Income \$150K - \$200K	141	4.80%	2,734	3.35%
Income \$200K+	214	7.28%	4,638	5.68%
2023 Med Household Inc	\$54,922		\$47,690	
2023 Median Age	35.40		35.00	

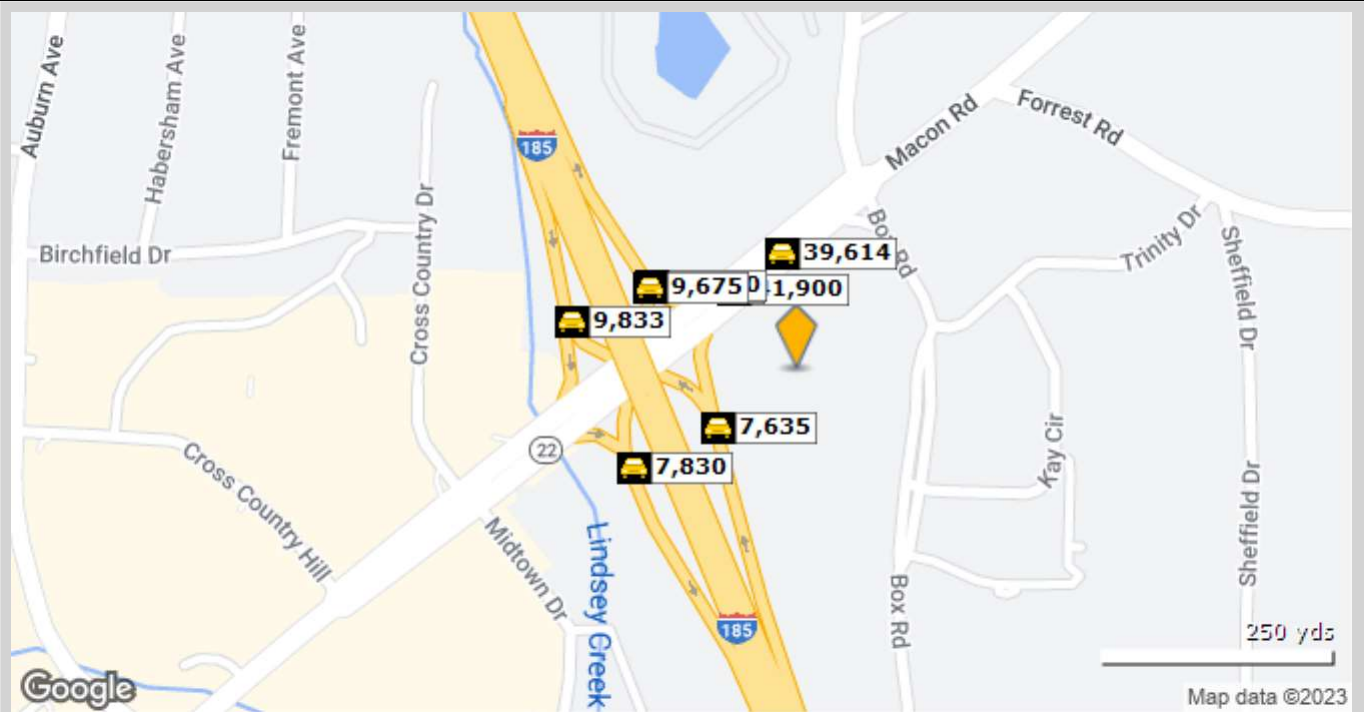


Traffic Count Report

Days Inn Columbus North Fort Benning

3452 Macon Rd, COLUMBUS, GA 31907

Building Type: **Hospitality**
 Class: -
 RBA: **54,850 SF**
 Typical Floor: **10,970 SF**
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I- 185	Macon Rd	0.06 NW	2022	7,635	MPSI	.06
2	Macon Road	Norris Rd	0.07 NE	2019	41,900	AADT	.06
3	Macon Road	Norris Rd	0.07 NE	2020	40,839	MPSI	.08
4	Macon Rd	I-185	0.11 SW	2017	37,840	MPSI	.08
5	Macon Rd	Norris Rd	0.07 NE	2022	39,614	MPSI	.08
6	I- 185	Macon Rd	0.04 S	2020	10,604	MPSI	.10
7	I- 185	Macon Rd	0.04 S	2022	10,240	MPSI	.11
8	I- 185	Macon Rd	0.04 S	2018	9,675	MPSI	.11
9	I- 185	Macon Rd	0.06 N	2022	7,830	MPSI	.12
10	Not Available	Not Available	0.00 No	2020	9,833	MPSI	.14