

REECE CROSSING ENTERTAINMENT CENTER

3716 Gentian Blvd | Columbus, GA



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\$4,150,000
PRICE



8.08%
CAP RATE



8+ YEARS
WALT



41,163 SF
GLA



\$100.82
PRICE/SF



Prime Investment Opportunity | 100% Occupied Entertainment Center Anchored by Sky Zone in Columbus, GA | Co-Tenants Include Escapology & Doobies Barber Shop



Brand-New 10-Year Sky Zone Term | Sky Zone Executed a Brand-New 10-Year Lease Extension Effective Through March 31, 2036 | One Five-Year Renewal Option | 3.0% Annual Rent Escalations | Strong Guaranty



Strong Multi-Party Franchisee Guaranty | Five Individual Personal Guarantors with a Combined Net Worth of \$5.4 Million and Combined Annual Income of \$5.1 Million | Strong Operator with Nine Total Locations



Nationally Franchised Entertainment Anchor | Sky Zone is the Original & Largest Indoor Trampoline Park Brand in the World | Owned by CircusTrix with 320+ Locations Across the U.S. and Internationally



High-Traffic Retail Corridor & Strong Consumer Demographics | Stable Local Economy | Fort Benning & Major Corporate Employers Drive Consistent Year-Round Family Entertainment Demand



Strategic Location within Established Military Market | Columbus is Home to Fort Benning, One of the Largest Army Installations in the U.S. | Less than 0.7 Miles from Columbus State University (8,100+ Students)



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