

# FOR SALE

## 1200 BROOKSTONE CENTRE

1200 Brookstone Centre Parkway Columbus, GA 31904



**SALE PRICE**

**\$5,000,000**

**Carson Cummings**

706 289 2468

**Ed Adams**

706 256 1500

**Tripp Crawford**

706 984 1251

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### PROPERTY DESCRIPTION

1200 Brookstone Centre is a Class A office Complex located in one of Columbus' Premier Office Locations, Brookstone Centre. This is a distinctive two-story building office complex offering a total of 36,578 SF. with one two-story building 22,464 and one single-story building, 14,114 SF.

### PROPERTY HIGHLIGHTS

- Class A office complex in prime Brookstone Centre location
- Two-story building with total of 36,578 SF
- Convenient access to major shopping, dining, and schools
- Close proximity to Interstate Hwy 185 and Columbus Airport
- Well-maintained and professionally managed property
- Covered walkways with ample parking
- Brookstone Center features beautiful landscaping, walking trails and sidewalks throughout

### OFFERING SUMMARY

Sale Price:	\$5,000,000
Number of Units:	9
Building Size:	36,578 SF
NOI:	\$352,226.00
Cap Rate:	7.04%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	331	1,368
Total Population	162	852	3,477
Average HH Income	\$126,488	\$132,845	\$123,692

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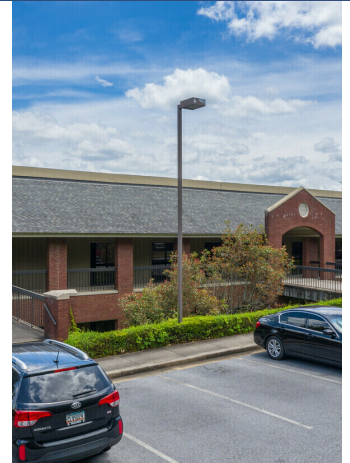


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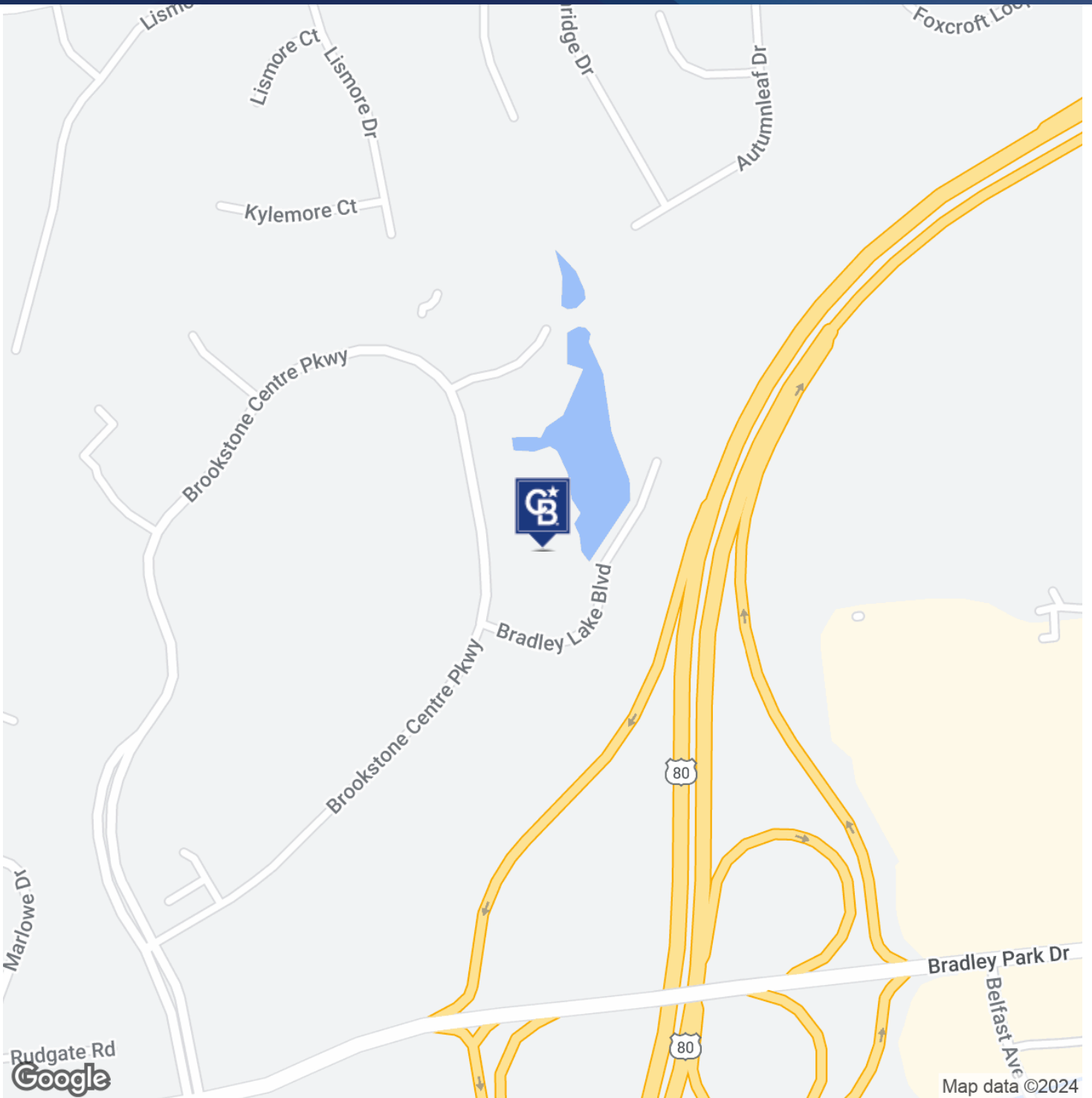


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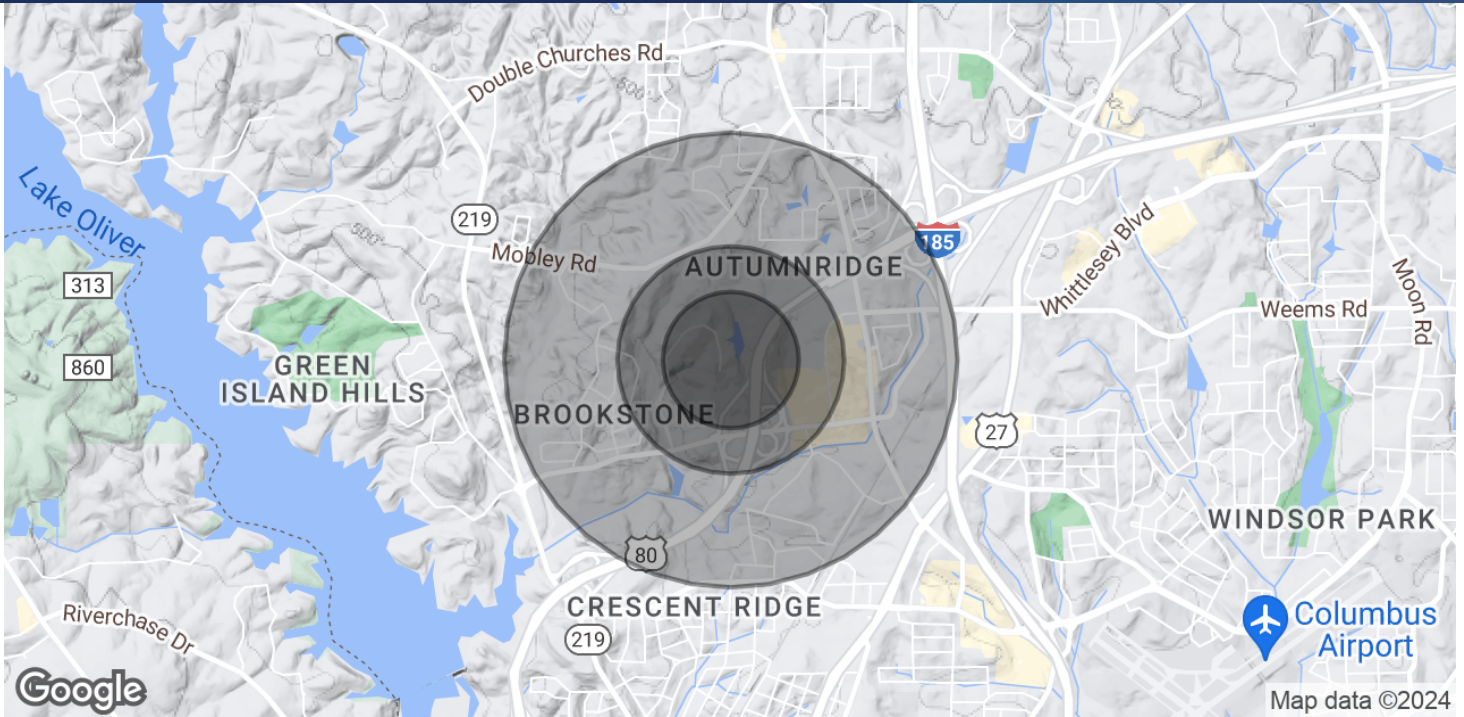


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	162	852	3,477
Average Age	41	44	43
Average Age (Male)	40	42	41
Average Age (Female)	42	45	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	331	1,368
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$126,488	\$132,845	\$123,692
Average House Value	\$336,172	\$372,524	\$345,293

Demographics data derived from AlphaMap

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