

SALE

SHOPPES OF BRADLEY PARK

6301 Whitesville Road Columbus, GA 31904



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Greater Columbus, GA area! This exceptional property, strategically located at 6301 Whitesville Road, Columbus, GA, 31904, boasts a 13,077 SF building with 4 units, offering ample space for retail and lifestyle center endeavors. Built in 2004 and zoned GC, the property showcases a contemporary design and excellent amenities to suit a variety of retail businesses. With 100% occupancy, this lucrative investment promises immediate returns and sustained growth potential.

PROPERTY HIGHLIGHTS

- 13,077 SF building, 12,577 rentable space
- 4 units mixed with National and Regional businesses
- Built in 2004, Heavy traffic with over 32,000 ADT
- Zoned GC for flexible business usage
- Prime location in Greater Columbus, GA area
- 100% occupancy for immediate returns

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | \$4,178,000 |
| Number of Units: | 4 |
| Lot Size: | 2.3 Acres |
| Building Size: | 13,077 SF |
| NOI: | \$261,108.59 |
| Cap Rate: | 6.25% |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 52 | 110 | 1,607 |
| Total Population | 120 | 264 | 3,751 |
| Average HH Income | \$85,558 | \$97,513 | \$94,048 |

Carson Cummings
706 289 2468

Ed Adams
706 256 1500

Tripp Crawford
706 984 1251



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

SALE

SHOPPES OF BRADLEY PARK

6301 Whitesville Road Columbus, GA 31904



Carson Cummings
706 289 2468

Ed Adams
706 256 1500

Tripp Crawford
706 984 1251

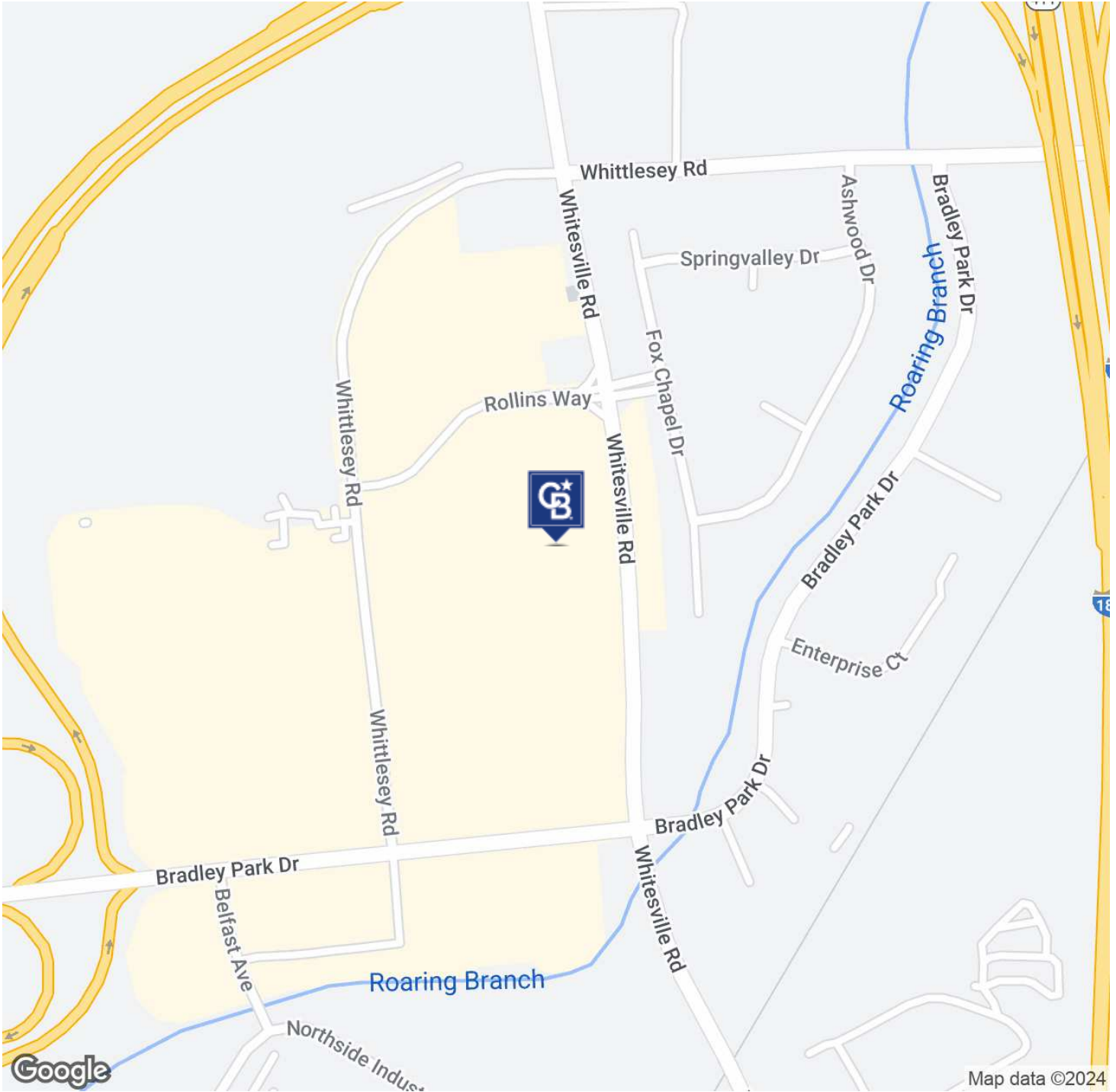


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

SALE

SHOPPES OF BRADLEY PARK

6301 Whitesville Road Columbus, GA 31904



Carson Cummings
706 289 2468

Ed Adams
706 256 1500

Tripp Crawford
706 984 1251

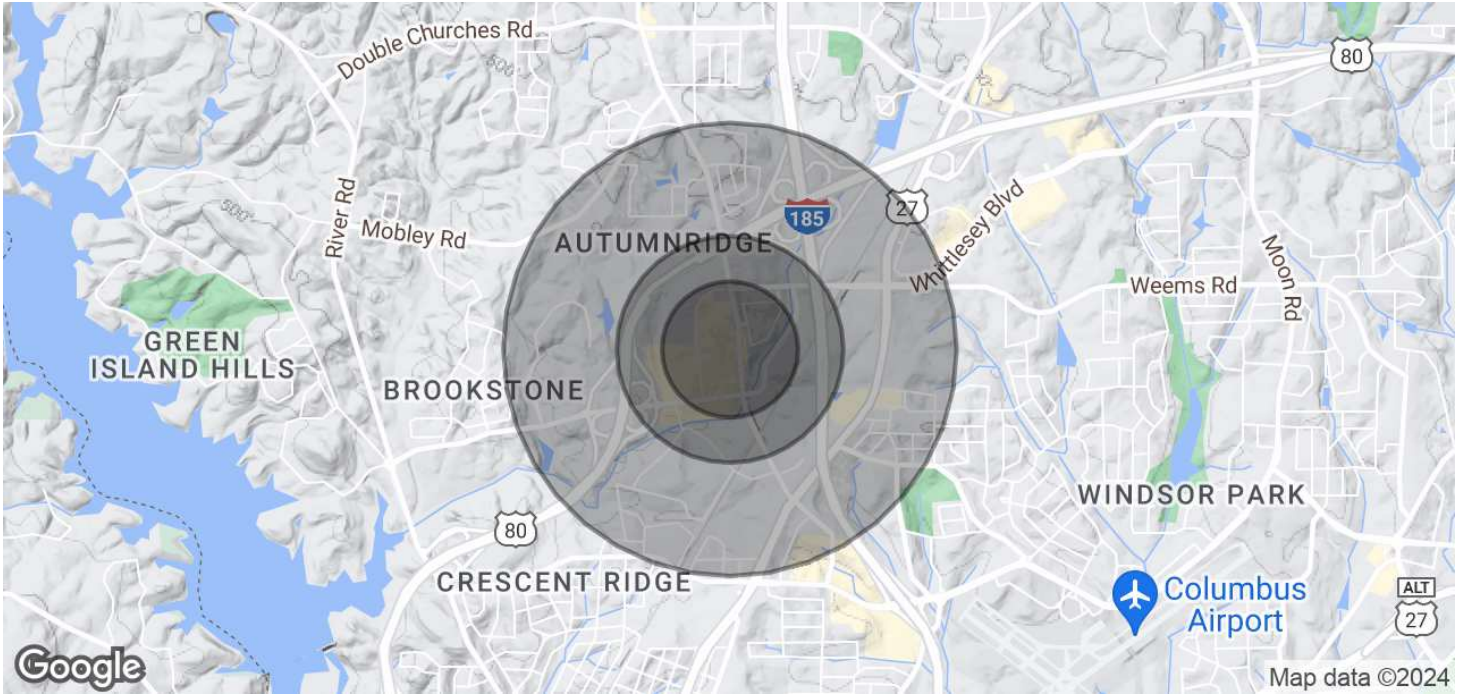


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

SALE

SHOPPES OF BRADLEY PARK

6301 Whitesville Road Columbus, GA 31904



POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 120 | 264 | 3,751 |
| Average Age | 40 | 40 | 40 |
| Average Age (Male) | 38 | 39 | 38 |
| Average Age (Female) | 41 | 41 | 41 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 52 | 110 | 1,607 |
| # of Persons per HH | 2.3 | 2.4 | 2.3 |
| Average HH Income | \$85,558 | \$97,513 | \$94,048 |
| Average House Value | \$235,799 | \$264,629 | \$243,949 |

Demographics data derived from AlphaMap

Carson Cummings
706 289 2468

Ed Adams
706 256 1500

Tripp Crawford
706 984 1251



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

SALE

SHOPPES OF BRADLEY PARK

6301 Whitesville Road Columbus, GA 31904



CARSON CUMMINGS

Sales Associate

Direct: 706.289.2468
carson@cummingscre.com



ED ADAMS

Commercial Real Estate Advisor

Direct: 706.256.1500
ed@edadamscre.com



TRIPP CRAWFORD

Commercial Sales and Leasing A

Direct: 706.984.1251
tripp@cbckpdd.com



ALISSA NEAL

Commercial Sales and Leasing

Direct: 404.782.4197
alissa@cbckpdd.com

GA #424507 // AL #152875

GA #418987

Carson Cummings
706 289 2468

Ed Adams
706 256 1500

Tripp Crawford
706 984 1251



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS