SALE LEASEBACK OPPORTUNITY

1947 Wynnton Rd Columbus, GA 31906





OFFERING SUMMARY

Sale Price:	\$545,000
Building Size:	3,395 SF
Lot Size:	0.4 Acres
Number of Units:	1
Price / SF:	\$160.53
Cap Rate:	9.97%
NOI:	\$54,320
Year Built:	1960
Renovated:	2022

Haley Lyman Frank Walden (706) 615-6292 (706) 256-1000

PROPERTY OVERVIEW

Midtown Provisions and Spirits at 1947 Wynnton Road in Columbus, GA presents an opportunity for both investors and potential owner-users. The property is offered via a sale-leaseback at \$16/SF NNN, providing near-term income to an investor while maintaining long-term flexibility for alternative use. Drive-through expansion already approved, creating future upside for investors or owner-users in one of Columbus's most desirable corridors.

PROPERTY HIGHLIGHTS

- Beautifully renovated with upgraded retail buildout including all new electrical, paint, flooring, new storefront, added driveway and elevated finishes.
- · Approved for a drive through addition with 15 on site parking spaces
- Adaptable for a variety of retail or boutique services uses
- · Highly visible location along Wynnton Road Corridor across from Aflac headquarters



MIDTOWN PROVISIONS & SPIRITS

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LOCATION DESCRIPTION

Located in the heart of Midtown Columbus, Georgia directly across from the renowned Fortune 500 company Aflac, this property is situated along the well traveled Wynnton Road corridor with ADT counts of 12,900. This central Midtown location offers unmatched convenience and connectivity, just minutes from Uptown Columbus, the Columbus Museum, Interstate 185, and key neighborhoods.



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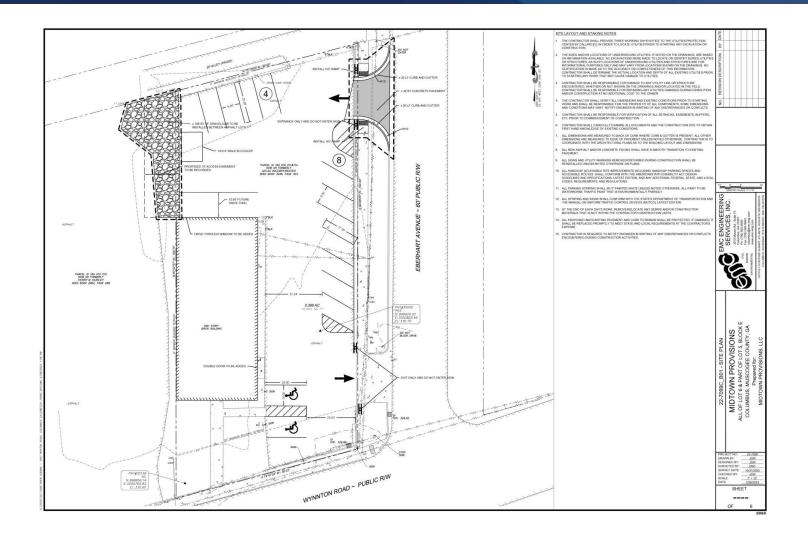


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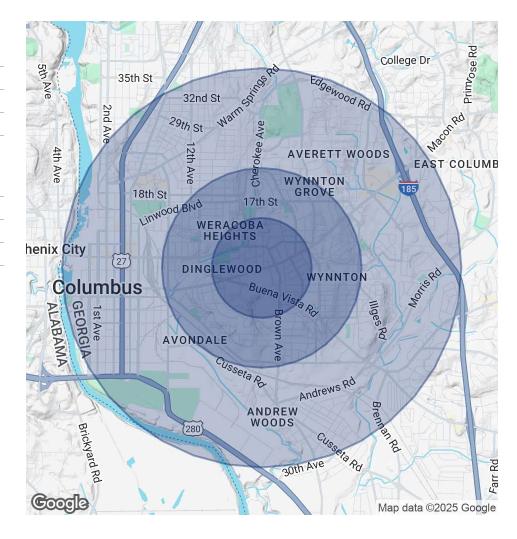


SALE

1947 Wynnton Rd Columbus, GA 31906

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,052	10,618	32,542
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	0.5 MILES 1,514	1 MILE 4,978	2 MILES 14,504
	0.0		
Total Households	1,514	4,978	14,504

Demographics data derived from AlphaMap



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