



DAVITA DIALYSIS AVAILABLE FOR SALE

1216 Stark Avenue
Columbus, GA 31904
OFFERING MEMORANDUM

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EXCLUSIVELY PRESENTED BY:



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INVESTMENT SUMMARY

Artha Associates is pleased to present DaVita West Georiga, a 8,676 SF office building in Columbus, GA. Situated on approximately 0.93 acres. Built in 1978 with a roof replacement in 2018, the Property features ample parking ratio of \pm 6.21 per 1,000 SF. The single tenant building is currently 100% occupied by DaVita. Additionally, this property features a billboard on the premises currently generating \$2,000 annually in rent. The Property is ideally-located just south of Columbus Airport, with quick access to Interstate 185 and numerous nearby amenities.



PROPERTY SUMMARY

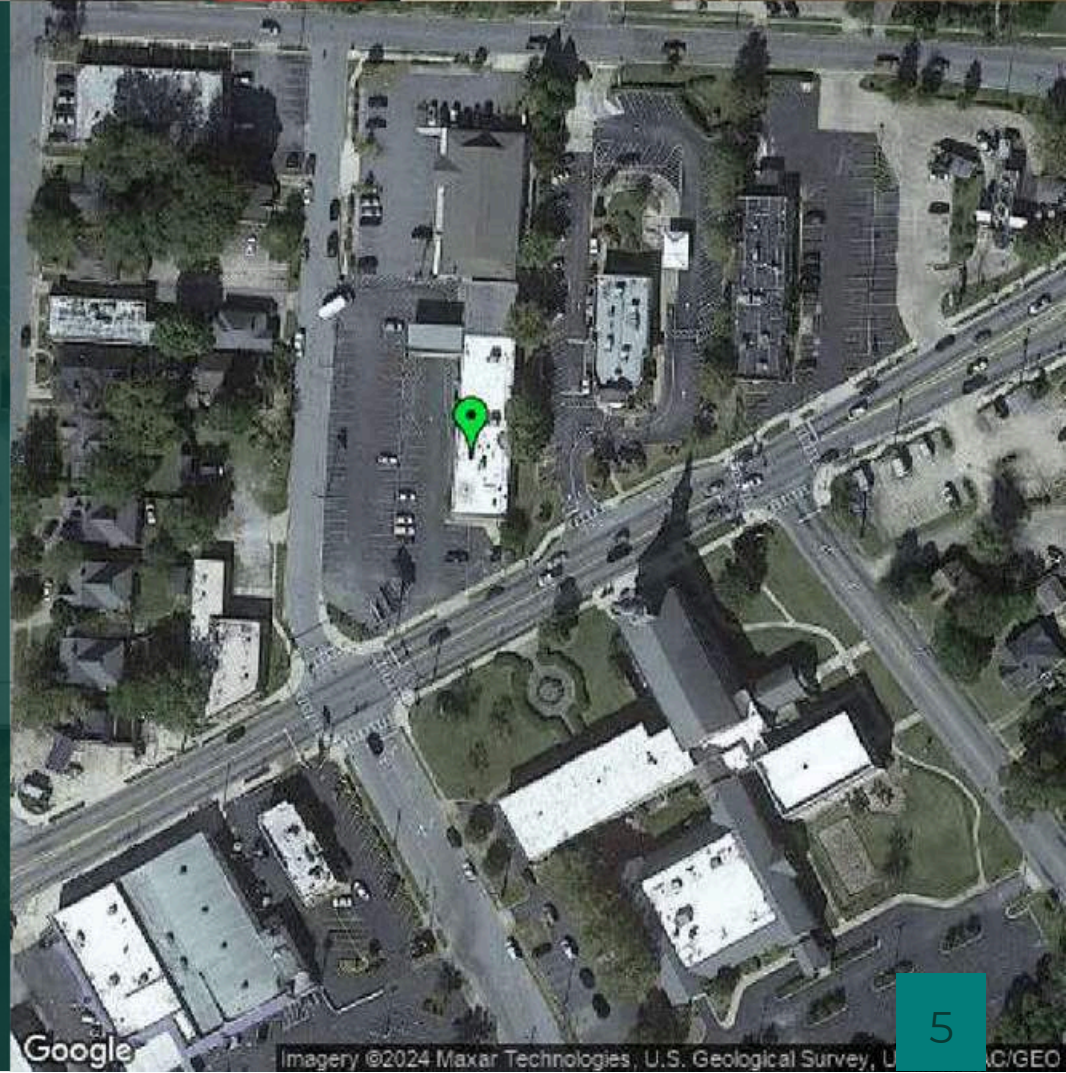
Offering Price	\$1,876,500.00
NOI *8/22/24	\$131,355
CAP Rate	7%
Annual Increases	2%
Next Increase	8/22/24
Lease Expiration	8/21/29
Building SqFt	8,676 SqFt
Year Built	1978
Lot Size (SF)	40,511.00 SqFt
Parcel ID	184 010 001
County	Muscogee





INVESTMENT HIGHLIGHTS

- State-of-the-art dialysis center with 20 stations, allowing access to an average 69 patients per week
- Roof Replacement in 2018 for \$58,000
- Limited Landlord Responsibility with repairs to roof and structure
- 5+ Years Remaining on lease term expiring 8/1/2029
- Three, 5-Year renewal options
- 2% Annual Rent Increases with next scheduled increase 8/22/2024

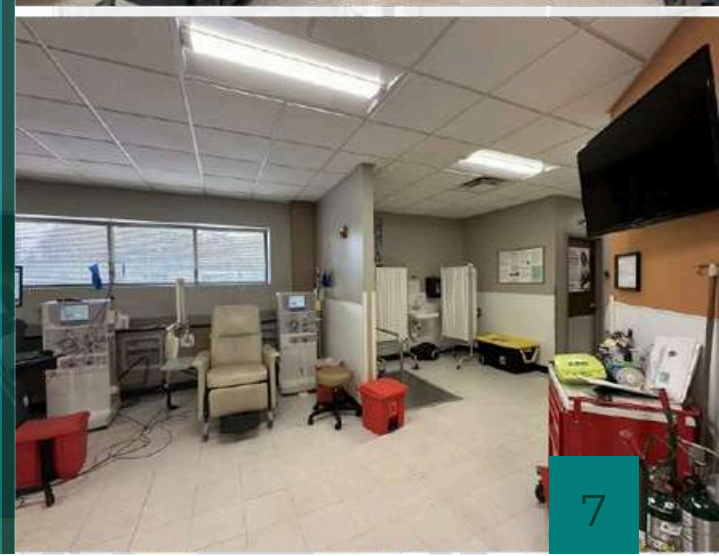
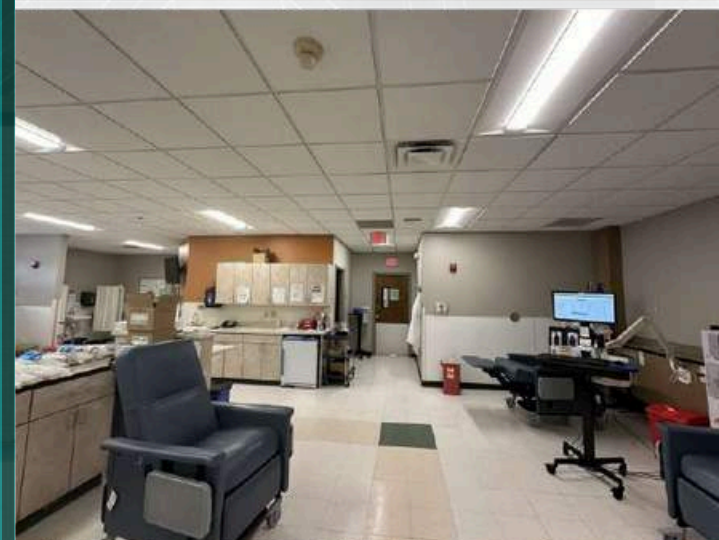




Davita

LOCATION HIGHLIGHTS

- Minutes from I-185 and less than 5 miles to the Columbus Airport
- 2 Miles from Piedmont Hospital - Serving 21 surrounding Georgia and Alabama counties, Piedmont Columbus Regional's Midtown Campus is a 583-licensed bed, acute care hospital offering a Level 2 Trauma Center and Level 3 Neonatal Intensive Care Unit, one of only six perinatal centers in Georgia and the region's only full-service Pediatric Intensive Care Unit
- 3 Miles from St Francis Hospital - With 376 beds on two campuses, more than 2,500 associates, and 300 physicians, offering a full range of inpatient, outpatient, and emergency room services, including the only open-heart surgery program in Columbus and the Chattahoochee Valley.
- Conveniently located off of Wynnton Road, a major thoroughfare in Columbus with traffic counts +/- 24,000 VPD





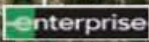
THE WING PLACE



JOHNSON ELEMENTARY SCHOOL



JORDAN VOCATIONAL HIGH SCHOOL



WARM SPRINGS RD



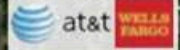
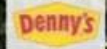
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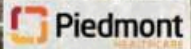
Piedmont



POD & ANKLE



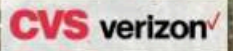
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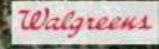
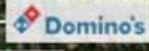
10TH AVE



23,700 VPD



11TH ST



CFJ FAMILY DENTISTRY

CHILDREN GASTROENTEROLOGY CENTER

11TH ST

E 10TH ST



ULTRACARE MEDICAL OFFICE

ATLANTA



Davita.

An aerial photograph of a city street intersection. A white rectangular box containing the Davita logo is positioned in the upper center. A green outline highlights a two-story building on the right side of the street, which is partially obscured by the logo box. The street is lined with various buildings, including a church with a steeple on the left, and a parking lot with several cars in the foreground. The background shows a dense urban area with trees and distant hills under a clear sky.

TENANT PROFILES



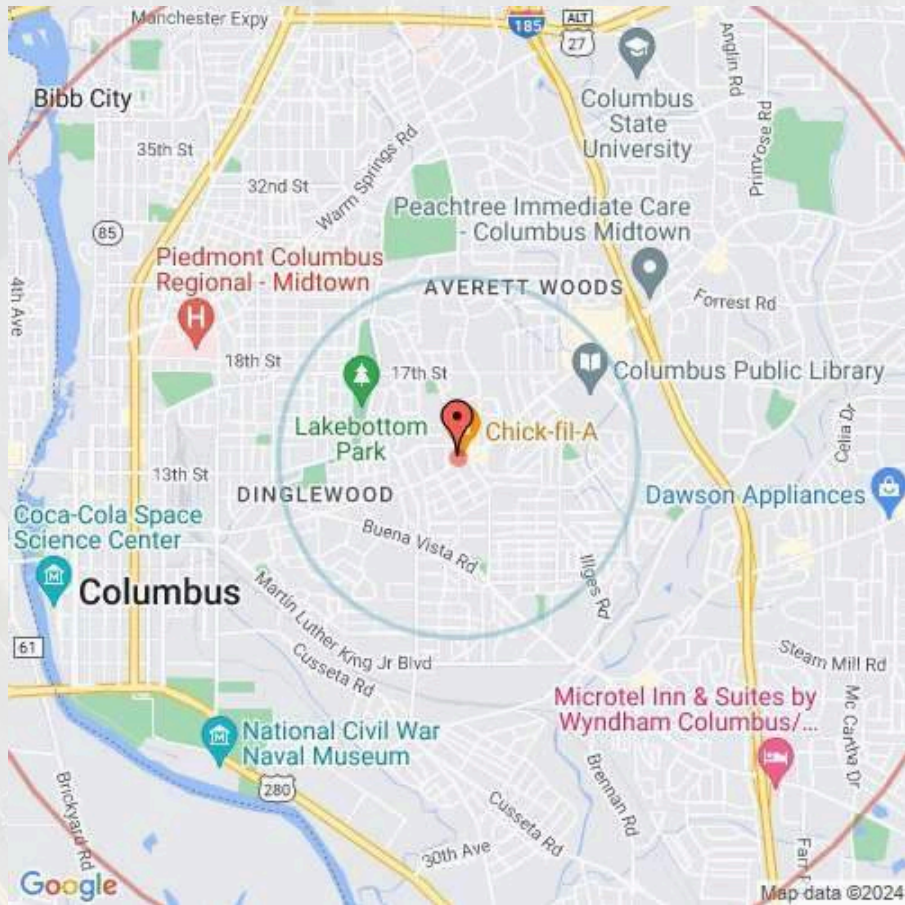
DaVita

DaVita, Inc. is a publicly traded Fortune 500 company founded in 1979. Primarily operating DaVita Kidney Care, which delivers dialysis services to patients experiencing chronic kidney failure & a leading provider of kidney care in the U.S. Operating through 2,816 outpatient dialysis centers nationwide, they serve over 200,000 patients annually.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,137	77,584	165,777
2010 Population	11,466	74,389	160,231
2023 Population	11,314	75,517	171,468
2028 Population	11,124	75,482	171,087
2023-2028 Growth Rate	-0.34 %	-0.01 %	-0.04 %
2023 Daytime Population	15,329	95,480	204,612

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE		
less than \$15000	956	528	6,752	12,116	
\$15000-24999	824	657	4,075	8,010	
\$25000-34999	805	444	4,401	8,738	
\$35000-49999	293	377	4,420	9,978	
\$50000-74999	344	\$	5,643	13,376	
\$75000-99999	40,864	\$	2,621	7,599	
\$100000-149999	76,272		2,177	5,752	
\$150000-199999			1,215	3,128	
\$200000 or greater			791	1,990	\$
Median HH Income			\$ 37,107	43,625	\$
Average HH Income			\$ 58,074	64,382	



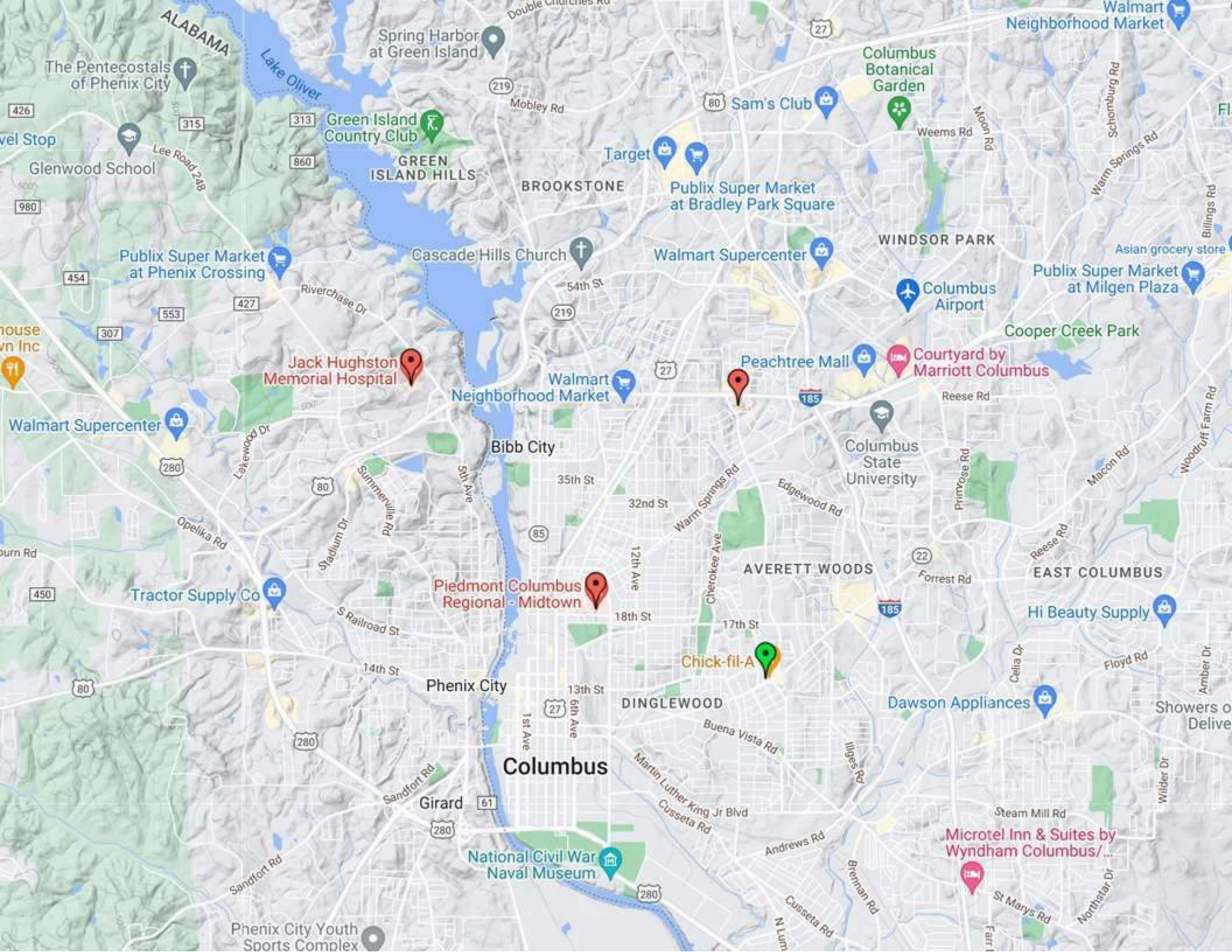
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,530	32,025	65,119
2010 Total Households	5,152	30,77	64,284
2023 Total Households	5,229	9	70,688
2028 Total Households	5,192	32,09	71,282
2023 Average Household Size	2.16	5	2.37
2023 Owner Occupied Housing	2,300	32,46	34,791
2028 Owner Occupied Housing	2,386	2 2.25	35,642
2023 Renter Occupied Housing	2,929	13,368	35,897
2028 Renter Occupied Housing	2,807	13,769	35,640
2023 Vacant Housing	863	18,727	8,013
2023 Total Housing	6,092	18,694	78,701
		4,736	
		36,831	



HEROES GIVING LIFE

Renal Associates, LLC
Richard Q. Alford, MD, Neph
Raj Alvaran, MD, Neph
Rajeev Chhabra, MD
Lynette Smith, MD
Vinayak Ramasath, MD

LOS ANGELES
CALIFORNIA



ALABAMA

Lake Oliver

Spring Harbor at Green Island

The Pentecostals of Phenix City

Green Island Country Club

GREEN ISLAND HILLS

BROOKSTONE

Sam's Club

Columbus Botanical Garden

Neighborhood Market

Level Stop

Glenwood School

Target

Publix Super Market at Bradley Park Square

Weems Rd

Moon Rd

Schomburg Rd

Warm Springs Rd

FI

980

Publix Super Market at Phenix Crossing

Cascade Hills Church

Walmart Supercenter

WINDSOR PARK

Publix Super Market at Milgen Plaza

Asian grocery store

House

Inc

Jack Hughston Memorial Hospital

Walmart Neighborhood Market

27

Peachtree Mall

Courtyard by Marriott Columbus

Cooper Creek Park

Walmart Supercenter

280

Bibb City

Columbus State University

450

Tractor Supply Co

Piedmont Columbus Regional - Midtown

AVERETT WOODS

EAST COLUMBUS

Hi Beauty Supply

80

Phenix City

DINGLEWOOD

Dawson Appliances

Showers o Delive

Columbus

Girard

280

National Civil War Naval Museum

13th St

18th St

17th St

32nd St

35th St

12th Ave

Chick-fil-A

Buena Vista Rd

Martin Luther King Jr Blvd

Cusseta Rd

Ilipes Rd

Andrews Rd

Brennan Rd

Cusseta Rd

N Lum

Steam Mill Rd

Microtel Inn & Suites by Wyndham Columbus/...

St Marys Rd

Farr 1

Northstar Dr

Floyd Rd

Amber Dr

Wilder Dr

Reese Rd

Woodruff Farm Rd

Billings Rd

Phenix City Youth Sports Complex

450

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CITY OF COLUMBUS

AREA

CITY	221 SQ MI
LAND	216.5 SQ MI
WATER	4.5 SQ MI
ELEVATION	243 FT

POPULATION

POPULATION	206,922
RANK	112
DENSITY	955.76 SQ MI
URBAN	267,746



ABOUT COLUMBUS

Columbus is a consolidated city-county located on the west-central border of the U.S. state of Georgia. Columbus lies on the Chattahoochee River directly across from Phenix City, Alabama.

Columbus is the second most populous city in Georgia (after Atlanta), and fields the state's fourth-largest metropolitan area. The metro area joins the nearby Alabama cities of Auburn and Opelika to form the Columbus–Auburn–Opelika combined statistical area, which had a population of 563,967 in 2020.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ARTHA ASSOCIATES ADVISOR FOR MORE DETAILS.

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