

SALE

201 PRIME POINT

201 Prime Point Peachtree City, GA 30269



SALE PRICE

\$2,100,000

Jim Fulton

O: 770 574 4167 | C: 770 652 7838
jimfulton@bellsouth.net

Michael Johnson

O: 404 408 4052 | C: 404 408 4052
mjohnson@cbcbullard.net



COLDWELL BANKER
COMMERCIAL
BULLARD

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PROPERTY DESCRIPTION

This is a sale/lease-back transaction with a NNN lease in place for up to 7 years. Tenant is a well known, established firm in the area with multiple locations.

PROPERTY HIGHLIGHTS

- All brick construction
- Prime location with highway visibility
- Well known, established tenant
- Easy access with ample parking

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	1.72 Acres
Building Size:	8,644 SF
NOI:	\$120,000.00
Cap Rate:	6.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,276	20,718	58,685
Total Population	3,354	57,915	163,843
Average HH Income	\$106,272	\$107,727	\$90,937

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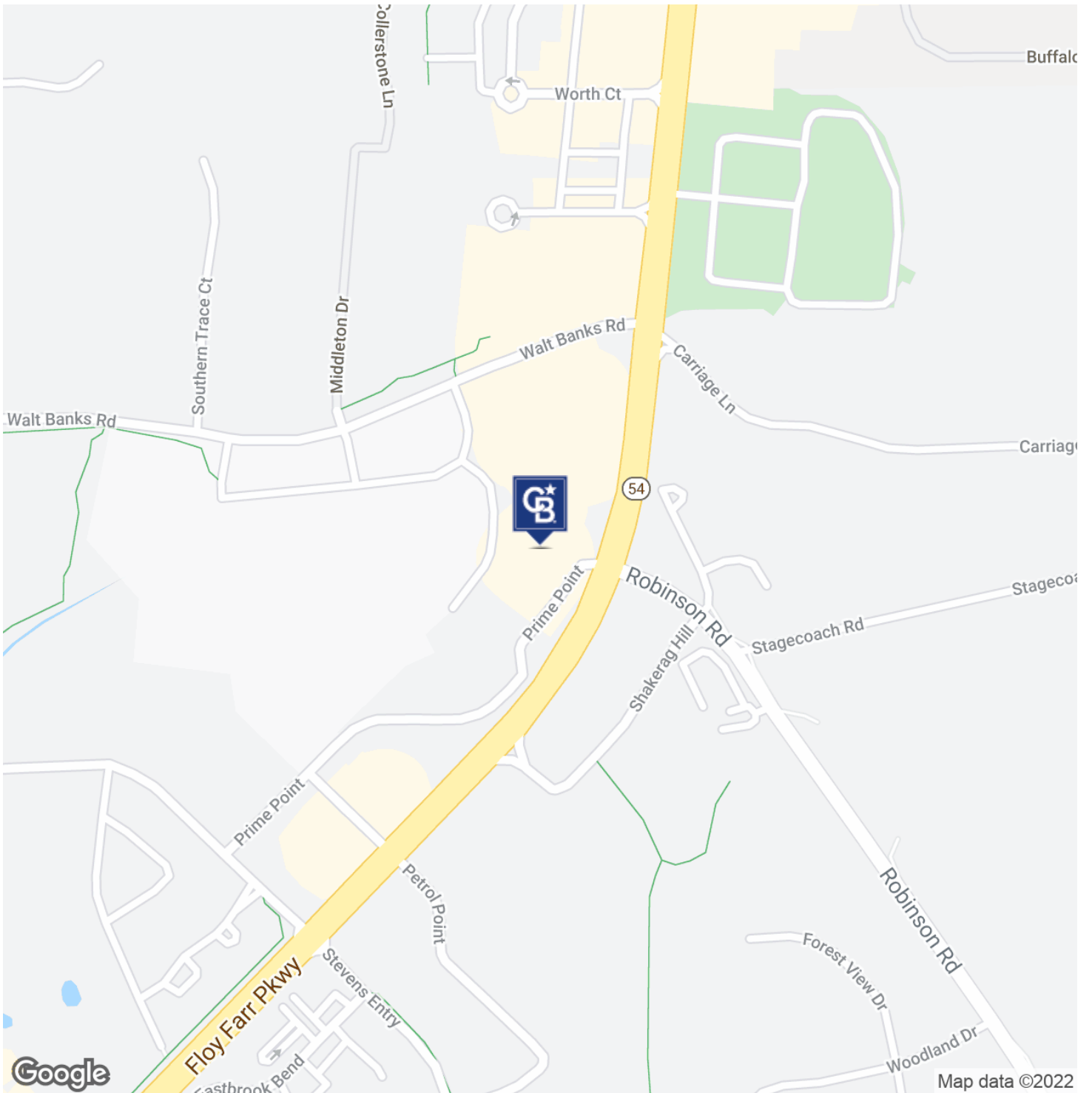


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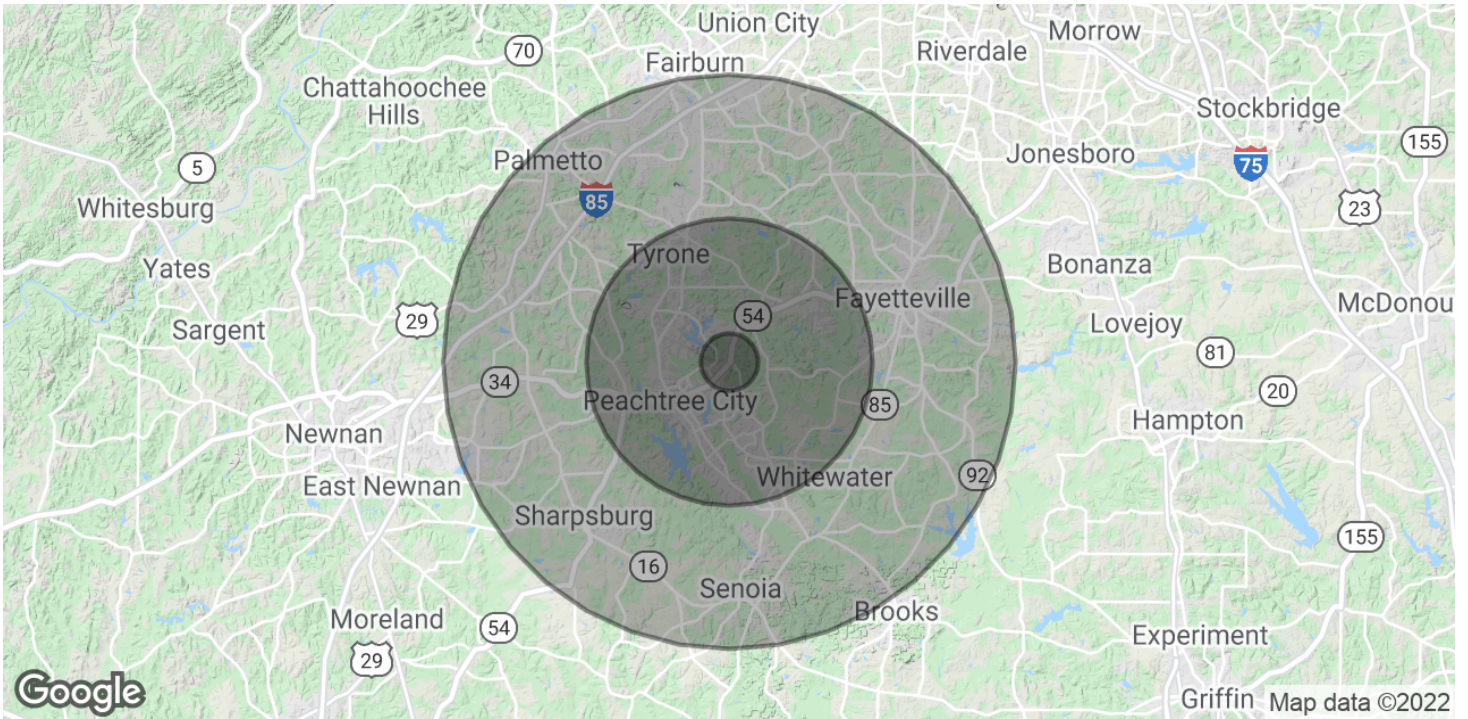


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,354	57,915	163,843
Average Age	44.1	40.8	39.5
Average Age (Male)	42.2	39.8	38.5
Average Age (Female)	44.2	41.5	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,276	20,718	58,685
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$106,272	\$107,727	\$90,937
Average House Value	\$496,171	\$350,818	\$288,199

* Demographic data derived from 2010 US Census

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