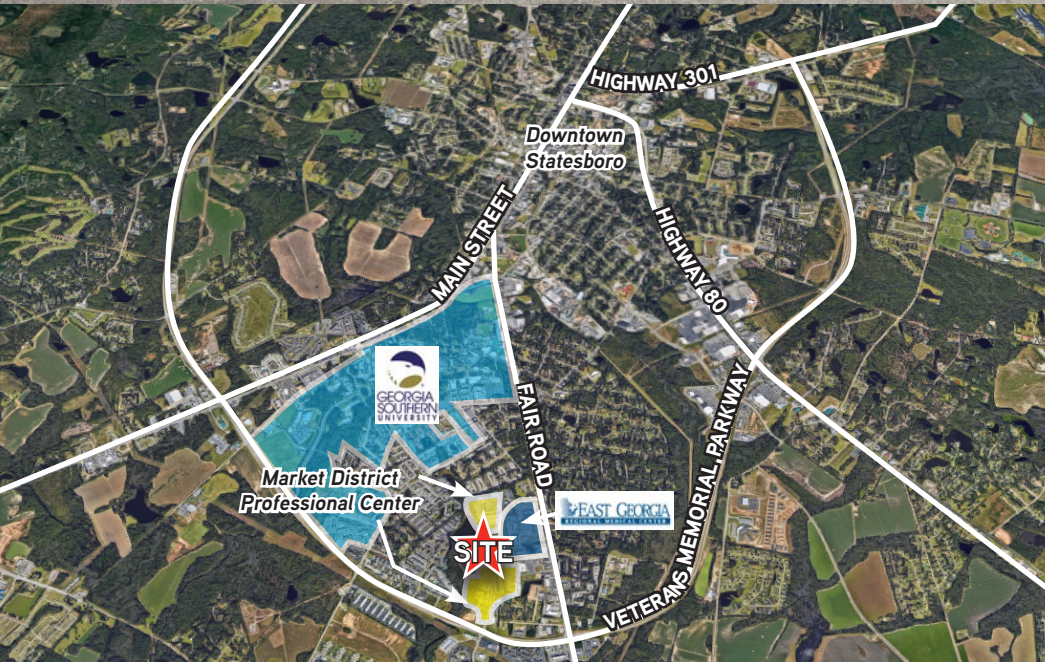


# THE MARKET DISTRICT | FOR SALE

1100 Brampton Avenue, Statesboro, GA (Georgia Southern University)



## Improved Rent Roll and Cap Rate

- Multi-tenant investment deal with **±26,644** RSF; notable tenants include McAlisters Deli, Barberitos, Shane's Rib Shack and La' Berry Frozen Yogurt
- Base Annual Rent: \$414,840
- NOI: ~~\$377,595~~ improved to **\$388,791**
- Cap Rate: ~~7.12%~~ improved to **7.34%**
- **99% Occupied**
- Historically low risk vacancy
- ±30,314 SF multi-tenant building on ±3.03 acres
- Property is adjacent to a variety of private medical and professional offices and East Georgia Medical Center, the Grove Apartments, and is **walking/biking distance from Georgia Southern University**

CLICK [HERE](#) FOR THE CONFIDENTIALITY AGREEMENT

## Pricing

Asking Price: \$5,300,000

## Contact Us

Ashley Smith, SIOR, CCIM | 912 662 8011 | [ashley.smith@colliers.com](mailto:ashley.smith@colliers.com)

Cliff Dales, SIOR | 912 662 8009 | [cliff.dales@colliers.com](mailto:cliff.dales@colliers.com)

Colliers International - Savannah | 912 233 7111 | [www.colliers.com/savannah](http://www.colliers.com/savannah)