



Sale - Leaseback

3190 U.S. Highway 80 Bloomington, GA 31302

- ±23,000 SF Warehouse building on ±1.9 AC property
- Built in 1999
- Three (3) drive in doors
- Two (2) dock doors
- 16' ceiling height
- Large showroom, mezzanine office and warehouse area
- Monument signage
- Commercial frontage on U.S. Highway 80 with a traffic count of 22,500 vehicles per day
- Close proximity to future Jimmy DeLoach Parkway connector to I-16, and easy access to I-95

Asking Price:

\$3,150,000

6.48% Cap Rate

Sebastian Findlay, SIOR

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Offering Summary



Financial Overview

Tenant	SRI Coastal
Base Annual Rent	\$204,000 (\$8.87/SF)
Lease Type	Net
Increases	2% per annum, beginning 1/1/2024
Asking Price	\$3,150,000
Cap Rate	6.48%

Lease Overview

Lease Commencement	Upon Closing
Remaining Term	5 years
Options	One 5 year option to renew (180 days notice)
Tenant Responsibilities	Taxes, insurance, internal systems, landscaping
Landlord Responsibilities	Roof, structure and parking area
Lease Gaurantee	Parent company Gaurantee

Tenant Overview



SRI COASTAL LLC, a provider of installed fiberglass and spray foam insulation, fireplaces, garage doors, gutters, and after-paint products in the Savannah Metro Area. SRI Coastal LLC is a member of a larger installation group, Southern Residential Installations LLC, which provides install services across branches in Augusta, Georgia; Savannah, Georgia; Charleston, South Carolina; and Columbia, South Carolina.

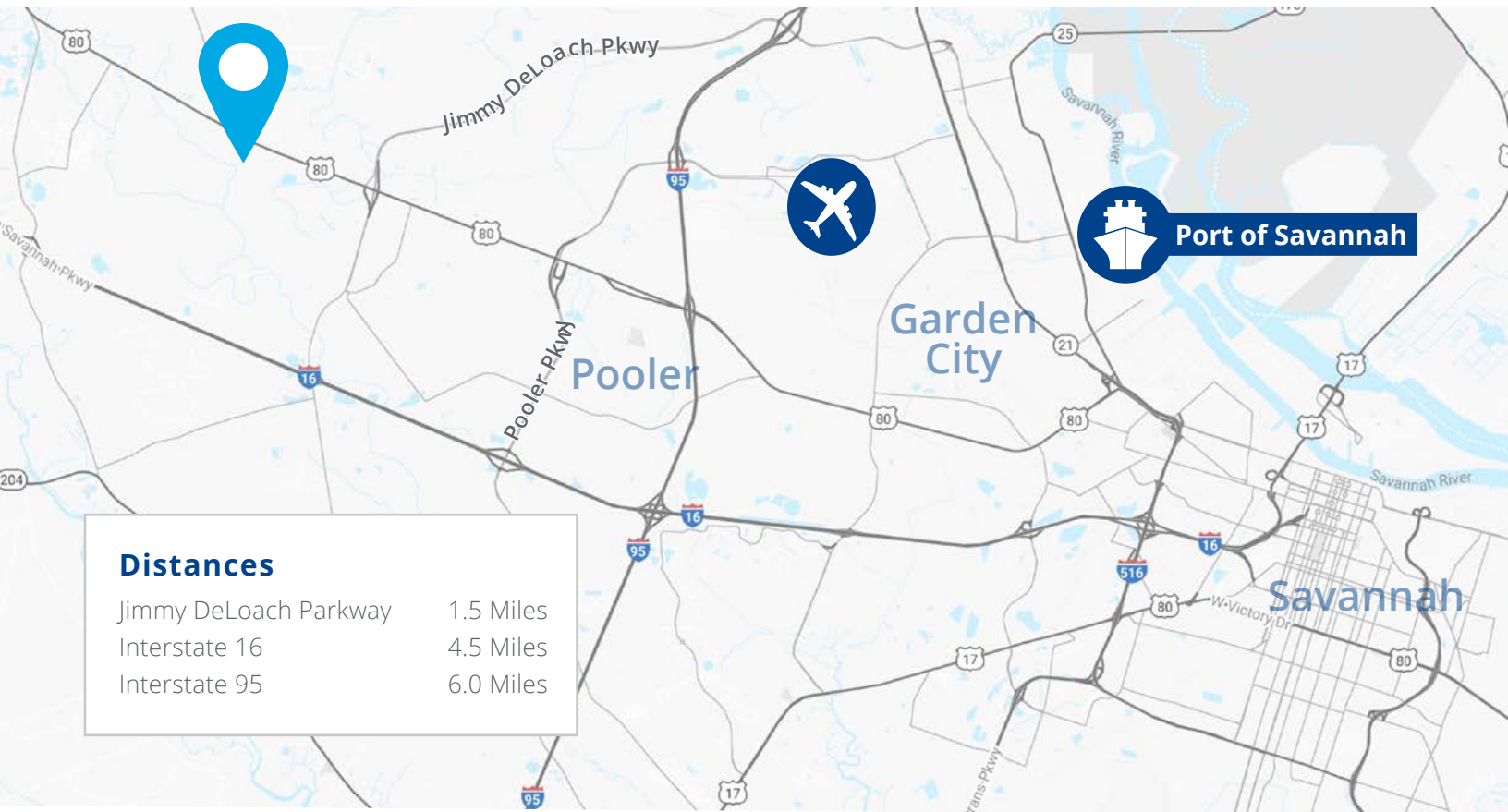
www.southernresidentialinstallations.com

Property Photos

Colliers



Property Location



Area Demographics



Population (2021)

3 Miles: 6,878
5 Miles: 26,804
10 Miles: 95,314



AVG HH Income (2021)

3 Miles: \$83,090
5 Miles: \$90,516
10 Miles: \$92,883



Projected Population (2026)

3 Miles: 7,869
5 Miles: 30,434
10 Miles: 106,677



Projected AVG HH Income (2026)

3 Miles: \$97,390
5 Miles: \$104,339
10 Miles: \$106,374

Contact

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