

# Property For Sale in Columbus, GA

Property	Information	Location																																																																																																										
	<p>30,601 SF Rentable 4 story mid-rise Class A office Building and Land <u>For Sale</u> on 6.838 acres +/- with prestigious Veterans Parkway address, Pylon &amp; Bldg. Signage available, awesome visibility, and parking: 6.4 parking spaces per 1,000 with 197 parks; building renovated in 2011; high speed fiber optic data &amp; Telecom; whole building natural gas back-up generator; Water Fountain, Beautiful Landscaping &amp; Fish Pond; Elevator; High ceilings; Call or email for price and more information</p>	<p>6003 Veterans Pkwy, Columbus, GA 31909 Class A office building in mixed use project; adjacent to Dunkin' Donuts, Keller Williams Residential, Shrimp Basket, Childcare Network corporate office, 1 block S of Hughston &amp; Piedmont Hospital, 2 blocks S of 2 million sf in Columbus Park Crossing</p>																																																																																																										
																																																																																																												
																																																																																																												
<p>Columbus is home to some of the region's most successful businesses including Aflac, Blue Cross Blue Shield of Georgia, Exide Technologies, FedEx Ground, Kia, Kellogg, Kodak, MDV, NCR, Pratt &amp; Whitney, Synovus, TSYS, The Waggoners Trucking and W.C. Bradley Co. It is also home to Fort Benning, a self-sustaining military community, which supports more than 120,000 active-duty military, family members, reserve component soldiers, retirees, and civilian employees on a daily basis as well as Columbus State University, a part of the University System of Georgia, enrolling more than 8,300 students in a wide variety of undergraduate and graduate degree programs and is ranked in the top three cities in Georgia.</p>	<table border="1"> <thead> <tr> <th>POPULATION:</th> <th>5 Mile</th> <th>10 Mile</th> <th>15 Mile</th> </tr> </thead> <tbody> <tr> <td>2022 Projection</td> <td>112,542</td> <td>276,640</td> <td>329,099</td> </tr> <tr> <td>2017 Estimate</td> <td>108,530</td> <td>266,074</td> <td>315,691</td> </tr> <tr> <td>Growth 2017-2022</td> <td>3.70%</td> <td>3.97%</td> <td>4.25%</td> </tr> <tr> <td>Growth 2010-2017</td> <td>6.47%</td> <td>7.23%</td> <td>7.91%</td> </tr> <tr> <th>HOUSEHOLDS:</th> <td></td> <td></td> <td></td> </tr> <tr> <td>2022 Projection</td> <td>47,089</td> <td>109,334</td> <td>126,754</td> </tr> <tr> <td>2017 Estimate</td> <td>45,197</td> <td>104,853</td> <td>121,299</td> </tr> <tr> <th>AVERAGE HH INCOME:</th> <td></td> <td></td> <td></td> </tr> <tr> <td>2017 Estimated</td> <td>\$73,024</td> <td>\$63,002</td> <td>\$64,217</td> </tr> </tbody> </table>	POPULATION:	5 Mile	10 Mile	15 Mile	2022 Projection	112,542	276,640	329,099	2017 Estimate	108,530	266,074	315,691	Growth 2017-2022	3.70%	3.97%	4.25%	Growth 2010-2017	6.47%	7.23%	7.91%	HOUSEHOLDS:				2022 Projection	47,089	109,334	126,754	2017 Estimate	45,197	104,853	121,299	AVERAGE HH INCOME:				2017 Estimated	\$73,024	\$63,002	\$64,217	<table border="1"> <thead> <tr> <th colspan="2">EMPLOYMENT</th> </tr> </thead> <tbody> <tr><td>Fort Benning</td><td>41,462</td></tr> <tr><td>Muscogee County School District</td><td>6,200</td></tr> <tr><td>TSYS</td><td>4,650</td></tr> <tr><td>Aflac</td><td>4,100</td></tr> <tr><td>Columbus Regional Healthcare System, Inc.</td><td>3,180</td></tr> <tr><td>Columbus Consolidated Government</td><td>3,130</td></tr> <tr><td>KIA Motors Manufacturing Georgia Inc.</td><td>3,000</td></tr> <tr><td>St. Francis Hospital Inc.</td><td>3,000</td></tr> <tr><td>Blue Cross BlueShield of Georgia</td><td>1,650</td></tr> <tr><td>Columbus State University</td><td>1,360</td></tr> <tr><td>Pratt &amp; Whitney</td><td>1,000</td></tr> <tr><td>Synovus Financial Corp.</td><td>950</td></tr> <tr><td>Johnson Controls Inc.</td><td>925</td></tr> <tr><td>Calloway Gardens</td><td>900</td></tr> <tr><td>Glovis</td><td>900</td></tr> <tr><td>MeadWestvaco Mohrt Operations</td><td>900</td></tr> <tr><td>NCR Corporation</td><td>725</td></tr> <tr><td>Hughston Clinic, P.C.</td><td>700</td></tr> <tr><td>West Central Georgia Regional Hospital</td><td>665</td></tr> <tr><td>Interface</td><td>650</td></tr> <tr><td>Heatcraft North America (Kysar-Warren)</td><td>625</td></tr> <tr><td>Columbus Bank and Trust Company</td><td>620</td></tr> <tr><td>Snyder's Lance Inc.</td><td>600</td></tr> <tr><td>Chassis (DMI Columbus, LLC)</td><td>550</td></tr> <tr><td>AT&amp;T GA</td><td>500</td></tr> <tr><td>Columbus Technical College</td><td>390</td></tr> <tr><td>Goodwill Industries of the Southern Rivers, Inc.</td><td>355</td></tr> <tr><td>Road America</td><td>350</td></tr> <tr><td>Hastec</td><td>320</td></tr> <tr><td>Kellogg's Southe</td><td>320</td></tr> <tr><td>Boston-Cook Company</td><td>300</td></tr> <tr><td>Swift Spinning, Inc.</td><td>300</td></tr> </tbody> </table>	EMPLOYMENT		Fort Benning	41,462	Muscogee County School District	6,200	TSYS	4,650	Aflac	4,100	Columbus Regional Healthcare System, Inc.	3,180	Columbus Consolidated Government	3,130	KIA Motors Manufacturing Georgia Inc.	3,000	St. Francis Hospital Inc.	3,000	Blue Cross BlueShield of Georgia	1,650	Columbus State University	1,360	Pratt & Whitney	1,000	Synovus Financial Corp.	950	Johnson Controls Inc.	925	Calloway Gardens	900	Glovis	900	MeadWestvaco Mohrt Operations	900	NCR Corporation	725	Hughston Clinic, P.C.	700	West Central Georgia Regional Hospital	665	Interface	650	Heatcraft North America (Kysar-Warren)	625	Columbus Bank and Trust Company	620	Snyder's Lance Inc.	600	Chassis (DMI Columbus, LLC)	550	AT&T GA	500	Columbus Technical College	390	Goodwill Industries of the Southern Rivers, Inc.	355	Road America	350	Hastec	320	Kellogg's Southe	320	Boston-Cook Company	300	Swift Spinning, Inc.	300
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The Information contained herein is subject to change, errors, omissions, prior Lease/Sale, withdrawal or modification without notice Wesley Lewis Sole Proprietorship, CRX, Commercial Real Estate Executive, GA & FL Qualifying Broker 7000 Mountain Laurel Court, Columbus, GA 31904; 407-383-9674 (M) [WesLewisRPS@gmail.com](mailto:WesLewisRPS@gmail.com)

## Where is Columbus, Georgia?



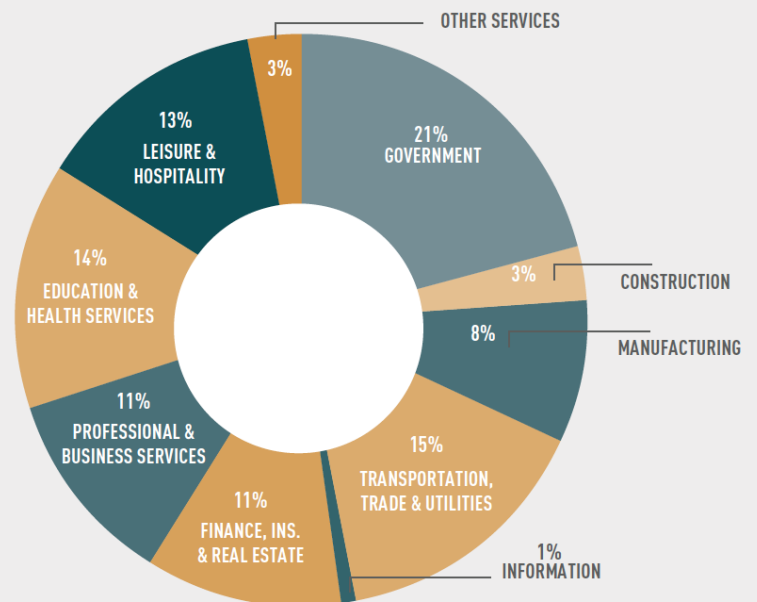
### ● COLUMBUS, GA

#### INTRODUCTION

Columbus, Georgia, the second largest city in Georgia, is located approximately 100 miles southwest of Atlanta along Interstate 185 on the Georgia/Alabama state line. The city's proximity to Atlanta (the Southeast city with the largest economy) is a major advantage providing easy access to the following: the large number of corporations headquartered or with regional offices in the metro area; the state capital; regional offices of the federal government; cultural and entertainment attractions; and Hartsfield-Jackson Atlanta International Airport, the world's busiest airport. Recently Columbus was ranked by *Livability* as one of the top 100 U.S. cities under 350,000 in population to live. *Livability* ranks each city based on its amenities, demographics, economics, education, healthcare, housing, and social and civic capital. Characteristics that contributed to the Columbus *Livability* ranking include: the area's high quality of life; numerous recreational and cultural attractions; its moderate climate; beautiful surroundings; excellent transportation network; communication infrastructure; and low cost of living.

Located along the Chattahoochee River, the city has a rich history that continues to influence it today. Its roots in textile manufacturing date to the early 18th century where its geography and location along the navigable portion of the Chattahoochee River made it a strategic location for textile mills eventually becoming one of the most important industrial centers of the South. Its military importance began during the Civil War, with Columbus being a tactical location for supply manufacturers to the Confederate army. In the early 19th

century during the Spanish-American War, the area became a training camp for soldiers under Columbus native General Henry L. Benning. Now known as Fort Benning, the military base is the largest U.S. Army training facility for infantry and armor training for as many as 120,000 active-duty military personnel annually.



## ● COLUMBUS, GA

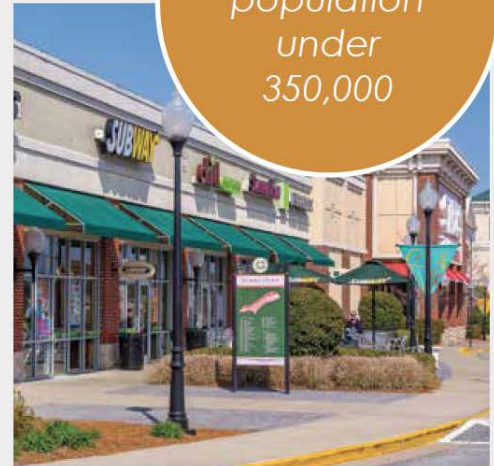
### POPULATION

According to the most recent U.S. Census estimates (2012), Columbus has surpassed the city of Augusta to become Georgia's second largest city with a population of 198,413. The larger Columbus-Phenix City Metropolitan Statistical Area (MSA) which includes four counties in Georgia (Chattahoochee, Harris, Marion, and Muscogee) and Russell County in Alabama had an estimated 2012 population of 301,361. It joins with the nearby Alabama cities of Auburn and Opelika to form the Columbus Auburn-Opelika Combined Statistical Area (CSA), which had a 2012 population of 469,153. Between 2012 and 2030, the Columbus MSA is projected to grow by 15% adding more than 82,000 persons to become part of the Atlanta CSA.

PROJECTED POPULATION GAINS COLUMBUS-AUBURN-OPELIKA CSA (2010-2030)							
COUNTY	2010	2015	2020	2025	2030	% CHG.	CHANGE
CHATTAHOOCHEE CO.	11,267	11,874	12,404	12,898	13,377	12.7%	1,503
HARRIS CO.	31,178	35,888	41,001	46,656	52,606	46.6%	16,718
MARION CO.	7,088	7,480	7,782	8,035	8,250	10.3%	770
MUSCOGEE CO.	191,259	204,495	218,254	232,645	247,474	21.0%	42,979
LEE CO. - AL	141,303	152,419	164,387	175,727	186,221	22.2%	33,802
MACON CO.-AL	29,919	20,641	19,967	19,347	18,771	-9.1%	(1,870)
RUSSELL CO. - AL	52,947	55,201	57,321	59,269	61,114	10.7%	5,913
<b>COLUMBUS CSA</b>	<b>464,961</b>	<b>487,998</b>	<b>521,116</b>	<b>554,577</b>	<b>587,813</b>	<b>20.5%</b>	<b>99,815</b>

Source: U.S. Census Bureau, Georgia Office of Planning and Budget, University of Alabama, Lee & Associates.

Top 100 U.S.  
cities with a  
population  
under  
350,000



## ● COLUMBUS, GA

### ECONOMY

Today the Columbus economy is broadly diversified across several economic sectors with no one sector being dominant. Although textile manufacturing was once the city's major industry, today the economy is largely service-oriented accounting for approximately 68% of total employment. Government employment (primarily local government associated with the consolidated Columbus Muscogee County government and the public school system) accounts for approximately 21% with goods-producing jobs comprising only 11%. Healthcare is one of the area's largest single industry sectors with employment from the four hospitals in the area totaling more than 11,000 or approximately 13%. Hotels, lodging, and food service account for another 11.5% of employment, while retail trade (11%) and finance, insurance, and real estate (10.7%) are the other major service sectors. Between December 2012 and December 2013, the Columbus MSA added approximately 600 new jobs. The unemployment rate fell from 8.9% to 7.6%, slightly above the 7.4% rate for Georgia.

### MAJOR EMPLOYERS

Today Columbus is home to a number of prominent companies including the **headquarters for Aflac (Fortune #118 – NYSE), TSYS (Fortune #982-NASDAQ), Synovus, Carmike Cinemas, Realtree, and W.C. Bradley.** Highlighted below are four of the major employers that drive the Columbus economy.

### COLUMBUS LARGEST EMPLOYERS

NO.	COMPANY	INDUSTRY	EMPLOYMENT
1	Fort Benning	U.S. Military Base	42,000
2	Muscogee County School District	Education	6,000
3	TSYS	Technology	4,300
4	Columbus Regional Healthcare	Healthcare	3,883
5	AFLAC	Insurance	3,700
6	Kia Motors Manufacturing	Auto Manufacturing	3,000
7	Columbus Consolidated Government	Government	2,943
8	Pezold Management	Restaurants	2,200
9	BlueCross BlueShield of Georgia	Health Insurance	1,650
10	St. Francis Hospital	Healthcare	1,445
11	Synovus Financial Corporation	Financial Services	1,400
12	Callaway Gardens	Resort-Entertainment	1,200
13	Columbus State University	Education	1,010
14	MeadWestvaco	Packaging	950
15	Johnson Controls, Inc.	Industrial Controls	924

## ● COLUMBUS, GA

### FORT BENNING, U.S. ARMY MANEUVER CENTER OF EXCELLENCE

Located south of Columbus in Chattahoochee County, **Fort Benning was established in 1918 and is the nation's training base for all armor and infantry soldiers who join the Army.** The base encompasses 183,000 acres in Georgia and 12,000 acres in Alabama including 14.6 million SF of owned facilities. **It is the second largest military installation in the eastern U.S. and the fourth largest in the country.** Approximately 42,000 active-duty personnel, civilians, and contractors are employed with an estimated annual economic impact of \$1.65 billion between 2013 and 2015. Today, Fort Benning is the U.S. Army Maneuver Center of Excellence, and home of the Armor and Infantry schools and their subordinate brigades. It is estimated that more than 120,000 soldiers, family members, military retirees, civilians and contractors live, work and use services on Fort Benning daily. All Armor and Infantry soldiers—from the rank of private to colonel—start their Army journey at Fort Benning.



## ● COLUMBUS, GA

as offers alternative financial services to underbanked consumers in the U.S.; and transaction processing, disaster recovery, and other services for banks and bankcard issuers in China. Total System Services, Inc. provides its services through online accounting and electronic payment processing systems.



### AFLAC (NYSE: AFL)

**Headquartered in Columbus,** the company was founded in 1955 and is publicly traded on the NYSE. The company employs approximately 9,600 employees worldwide with about 3,700 in the Columbus area. **In 2013 it was ranked number 118 on the list of Fortune 500 companies.** Through its subsidiary, American Family Life Assurance Company of Columbus, the company provides supplemental health and life insurance products. It operates through two segments, Aflac Japan and Aflac U.S. The company offers various voluntary supplemental insurance products, including cancer plans, general medical indemnity plans, medical/sickness riders, care plans, living benefit life plans, ordinary life insurance plans, and annuities in Japan. It also provides products designed to protect individuals from depletion of assets, which comprise accident, cancer, critical illness/critical care, hospital intensive care, hospital indemnity, fixed-benefit dental, and vision care plans; and loss-of-income products, such as life and short-term disability plans in the U.S. The company sells its products through sales associates and brokers, independent corporate agencies, individual agencies, and affiliated corporate agencies.



### TSYS (NYSE: TSS)

**Founded in 1982 and headquartered in Columbus, Total System Services, Inc. (TSYS) is listed on the NYSE and ranked number 982 on the list of Fortune 1000 companies** in 2013 with revenues of \$1.87 billion. The company provides electronic payment processing services to banks and other financial institutions in the U.S. and internationally. It operates through four segments: North America Services; Merchant Services; International Services; and NetSpend. The company offers issuer account and card solutions, including processing the card application, initiating service for the cardholder, processing each card transaction for the issuing retailer or financial institution, and accumulating the accounts transactions; fraud management services for monitoring the unauthorized use of accounts; fraud detection systems for identifying fraudulent transactions; and other services, such as customized communications to cardholders, information verification associated with granting credit, debt collection, and customer service. It also provides processing services, acquiring solutions, related systems, and integrated support services, which include processing various payment forms comprising credit, debit, prepaid, electronic benefit transfer, and electronic check; authorization and capture of transactions; clearing and settlement of transactions; information reporting services related to transactions; merchant billing services; and point-of-sale equipment sales and service. In addition, the company issues general purpose reloadable and payroll cards, as well



### KIA MOTORS MANUFACTURING GEORGIA

**In 2010 KIA held the grand opening of its first North American manufacturing facility in West Point, Ga, approximately 40 miles north of Columbus along Interstate 85.** The 2,200-acre site houses the plants which builds three vehicles: the Kia Optima sedan; the Kia Sorento SUV; and the Hyundai Santa Fe SUV. **The plant and equipment represent a \$2.9 billion dollar investment with the capability of producing up to 360,000 vehicles annually and employs more than 3,000.** A \$100 million expansion in 2012 created an additional 1,000 jobs. Hyundai, the sister company, opened the Hyundai Motor Manufacturing Alabama plant in Montgomery, AL in 2005, approximately 90 miles west of Columbus. The plant is situated on a 1,744-acre site along Interstate 85 and represents a \$1.4 billion investment. The plant produces the Hyundai Elantra and Sonata sedans and has a capacity of 350,000 vehicles a year. **Combined, Hyundai has a total investment of over \$4.3 billion in the southwest Georgia/southeast Alabama region.** In addition dozens of Tier 1, 2, and 3 suppliers have located in close proximity to the plants to provide parts and supplies creating thousands of additional jobs and increasing the need for housing, shopping, and other community services.

### COLUMBUS HEALTHCARE

Columbus is a regional healthcare center with four leading hospitals providing a variety of in- and out-patient services. These include:

## ● COLUMBUS, GA

Columbus Regional Healthcare System with a 525-bed Medical Center, the John B. Amos Cancer Center, and the Breast Care Center; St. Francis Hospital, a 292-bed acute care hospital; Doctors Hospital, a 219-bed, full-service facility; and Hughston Orthopedic Hospital a 100-bed, nationally recognized specialty hospital designed specifically to treat patients with musculoskeletal injuries or disorders and provide orthopedic care and rehabilitation services.

### TRANSPORTATION

Columbus enjoys an excellent transportation network, providing convenient access to and from the area. Interstate 185 provides highway access to Interstate 85 near LaGrange connecting the area to Montgomery, AL to the west, and Atlanta, Charlotte, and Richmond, VA to the north. In addition, four U.S. highways traverse the city—U.S. Route 27, 80, 280, and 431—providing access to surrounding regional cities including Montgomery, AL, Birmingham, AL, and Macon, GA. Columbus Metropolitan Airport is the area's primary airport and the fourth busiest in Georgia providing daily flights to Atlanta. Larson Army Airfield is the airport located on Fort Benning accommodating military traffic.

### CULTURAL AND EDUCATION CENTER

Columbus residents enjoy a broad range of cultural, educational, and recreational facilities. Cultural activities available to residents and visitors include: performances and exhibits at the RiverCenter for the Performing Arts, a 2,000-seat modern performance theatre which houses Columbus State University's music department; Columbus Civic Center, a 10,000-seat multi-purpose arena

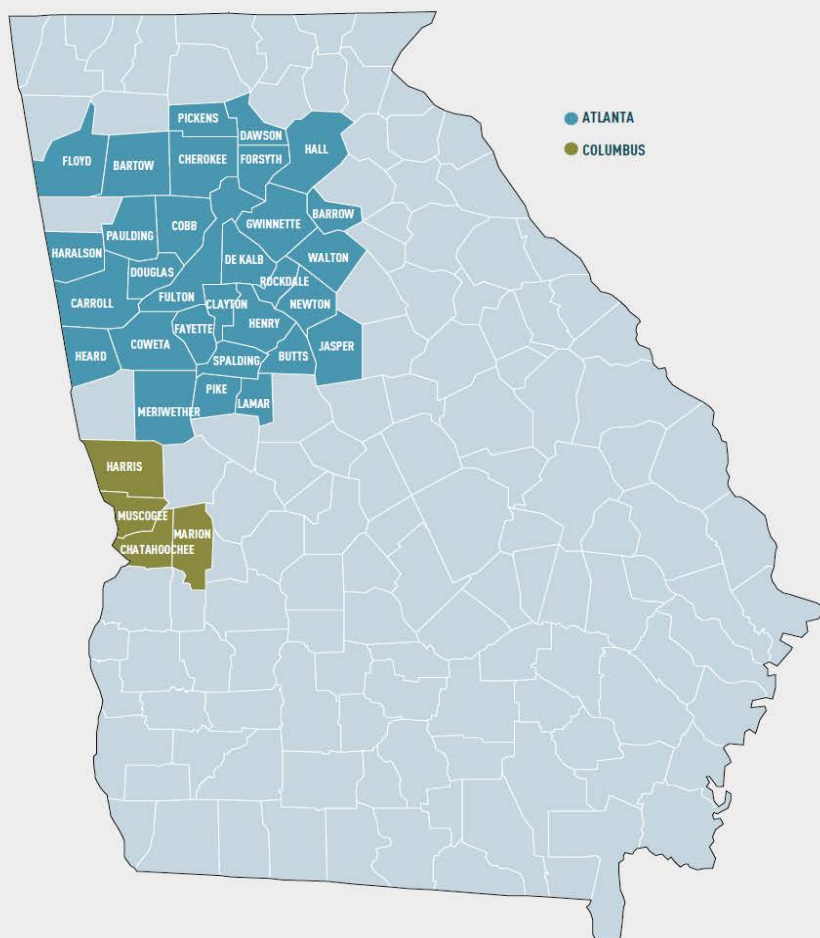
used for concert events; Springer Opera House, a historic live performance theater located in downtown that opened in early 1871 and is the official State Theatre of Georgia; the Columbus Museum; the National Civil War Naval Museum; the Coca Cola Space Science Center and Planetarium; and the National Infantry Museum and Soldier Center. Outdoor recreational attractions include: the Chattahoochee RiverWalk, a 15-mile long bike trail that connects users from downtown to south Columbus and the northern section of Fort Benning; the Columbus Fall Line Trace, a fitness trail that runs from downtown to the northeastern section of the city; and the Black Heritage Trail, a Certified National Recreation Trail for walking and biking that connects 30 African American heritage points of interest. In addition, there are numerous area golf courses as well as fishing and hunting opportunities in the area. For the shopping and entertainment enthusiast, Columbus Park with 1.3 million SF of shops, restaurants and entertainment offers a 15-screen Carmike Cinema with an IMAX auditorium, the largest in the Columbus area. Peachtree Mall, an older 821,000 SF enclosed mall, features Macy's, Dillard's, and J.C. Penney.

Columbus boasts an excellent higher education system with Columbus State University, the only four-year institution in the region. Columbus Technical College and the Columbus campuses of Georgia Military College and Troy State University also offer students college courses, technical skill training and certifications.

*Source: Wikipedia, Columbus Chamber of Commerce, Georgia Department of Economic Development, Lee & Associates*

## ● ATLANTA & COLUMBUS

The ties between Columbus and Atlanta are substantial, not only due to the cities' close proximity to one another, but also their strong historical, political, and business connections. Today the Columbus MSA abuts the Atlanta MSA and is poised to become part of the consolidated Atlanta area by 2020, further cementing those connections. With a population of almost 500,000, the six-county Columbus-Auburn-Opelika CSA has become a powerful economic force within the region, benefiting from its close proximity to Atlanta and Hartsfield-Jackson Atlanta International Airport. For additional information about Atlanta, Georgia, and Southeast regional growth see the Appendix.



# AERIAL VIEW - SOUTH



The Subject Property is 2 blocks south of Columbus Park Crossing. Two million + SF of Retail, Restaurant, Medical, Multi-Family, Car Dealers, Hotels, and Anchor Tenants; No Office buildings are currently in Columbus Park Crossing due to certain Restrictive Easement Agreement documents, therefore this property is well suited to benefit accordingly.



6003 Veterans Parkway



Subject Property directly below red arrow, showing subject property 2 blocks south of Lowe's and Winn-Dixie, and 1 block south of Aldi, Harbor Freight Tools, CarMax, and 1/2 block south of Hughston Medical Clinic and Piedmont Columbus Regional Hospital and Emergency Center.

## 6003 Veterans Parkway



Red Arrow showing Subject property 2 blocks south of Columbus Park Crossing a 2 million SF mixed use retail, restaurant, multi-family, car dealerships, hotels, anchor stores and out parcel users. In Columbus Park Crossing is AMC Theaters, Super Wal-mart, Sam's, Lowe's, Winn-Dixie, Dick's, Academy Sports, Ross, TJMaxx, Kirkland's, Staples, Ashley Furniture, Hobby-Lobby, Gap, Kohl's, Olive Garden, Longhorn, Red Lobster, Chili's, Chick-fil-a, Verizon, AT&T, Aspen Dental, Bonefish, Vision work's, Wendy's, KFC, Sonic, Wells Fargo, Regions Bank, Synovus Bank, BMW, Acura, Kia, Mercedes Benz, Honda, VW, Hyundai, Jeep, Dodge, Hyatt Place, Holiday Inn Express, etc.



## ● ATLANTA, GEORGIA HIGHLIGHTS

### INTRODUCTION

Atlanta is the capital of Georgia and the largest metropolitan area in the southeastern U.S., the country's fastest growing region. Its global image, world class talent, competitive business climate, and superior quality of life make metro Atlanta the business capital of the Southeast. The city serves as the regional center for finance, commerce, technology, communications, transportation, education, and cultural activity, leading in employment and investment in trade, transportation, and service industries. Its strategic importance is demonstrated by the large number of corporations that maintain either their headquarters or regional offices in the city. **Twenty-six (26) Fortune 1000 companies are headquartered in the Atlanta metropolitan area, fourteen (14) of which are Fortune 500 companies.**

Over the past decade, Atlanta has emerged as one of the country's largest and most rapidly growing commercial centers, fueled by strong demographics, reputation for a high quality of life, and substantial corporate relocations. In addition, its prominence as an international business center has grown due to the increase in direct flights to international destinations from Hartsfield-Jackson Atlanta International Airport, one of the largest, most modern, and efficient transportation hubs in the world. As host city for the 1996 Olympic Games, Atlanta gained much international exposure and recognition, which has helped the city to continue to attract international businesses. In preparation for the games, more than \$2 billion was spent in beautification, infrastructure, or private projects in and around the city.

The city's strategic location in the geographic center of the southeastern U. S. provides convenient accessibility to more than 68 million people who live in the region (22% of the nation's total). In addition, its state-of-the-art transportation facilities, communications, infrastructure, availability of highly trained and educated work force, low comparative cost of doing business, and high quality of life have been reasons Atlanta has emerged as a preferred headquarters location.

Cities With the Most Fortune 500 Headquarters		
NO.	CITY	# HQ
1.	New York, NY	43
2.	Houston, TX	24
3.	<b>Atlanta</b>	<b>11</b>
4.	Dallas, TX/Minneapolis, MN	8
5.	St. Louis, MO/San Francisco, CA Chicago, IL/Cincinnati, OH	7

Source: Metro Atlanta Chamber of Commerce

## ● ATLANTA, GEORGIA HIGHLIGHTS

### POPULATION

Since 1990, the Atlanta-Sandy Springs-Marietta Metropolitan Statistical Area ("Atlanta MSA") population has grown more than 78%, adding 2.4 million residents, behind New York, Dallas, and Houston. Today Atlanta is the ninth (9th) largest MSA in the U.S. with an estimated 2012 population of 5,457,831, a 3.59% increase over 2010. Today, the Atlanta MSA encompasses twenty-nine (29) counties. The core ten (10) county Atlanta region, which contains more than 77% of metropolitan Atlanta's population, had an estimated 2012 population of 4,219,600. During this period the majority of the growth has been in outlying suburban areas with the strongest growth in the northern suburbs. According to the Atlanta Regional Commission, approximately 70% of the growth occurred in suburban areas north of the city. This expanding population base will continue to fuel Atlanta's long-term economic prosperity.



Metro Atlanta Headquartered Fortune 500 Firms - 14		
COMPANY	REVENUE	RANKING
THE HOME DEPOT	\$ 74,754.0	34
UPS	\$ 54,127.0	53
THE COCA-COLA COMPANY	\$ 48,017.0	57
DELTA AIR LINES	\$ 36,670.0	83
SOUTHERN COMPANY	\$ 16,537.0	171
GENUINE PARTS	\$ 13,031.9	214
SUNTRUST BANKS	\$ 11,240.0	239
FIRST DATA	\$ 10,680.3	254
AGCO	\$ 9,962.2	272
ROCK-TENN	\$ 9,207.6	291
HD SUPPLY	\$ 7,994.0	330
COCA-COLA ENTERPRISES	\$ 7,562.0	339
NEWELL RUBBERMAID	\$ 5,902.7	433
NCR	\$ 5,792.0	441

\*Metro Atlanta Chamber analysis of 2013 FORTUNE magazine, May 20, 2013 issue date

## ● ATLANTA, GEORGIA HIGHLIGHTS

### TEN LARGEST MSAs Population Change 1990-2012 (000s Omitted)

NO.	METROPOLITAN STATISTICAL AREA	1990	2012	CHANGE	% CHG.
1	New York-No.N.J.-Long Island, NY-NJ-PA	16,846	19,832	2,986	17.73%
2	Los Angeles-Long Beach-Santa Ana, CA	11,274	13,053	1,779	15.78%
3	Chicago-Joliet-Naperville-Joliet, IL-IN-WI	8,182	9,522	1,340	16.38%
4	Dallas-Ft. Worth-Arlington, TX	3,989	6,701	2,712	67.99%
5	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5,436	6,019	583	10.72%
6	Houston-Sugar Land-Baytown, TX	3,767	6,177	2,410	63.98%
7	Washington-Arlington-Alexandria, DC-VA-MD-WV	4,122	5,860	1,738	42.16%
8	Miami-Ft. Lauderdale-Pompano Beach, FL	4,056	5,763	1,707	42.09%
<b>9</b>	<b>Atlanta-Sandy Springs-Marietta, GA</b>	<b>3,069</b>	<b>5,458</b>	<b>2,389</b>	<b>77.84%</b>
10	Boston-Cambridge-Quincy, MA-NH	4,134	4,641	507	12.26%

### EMPLOYMENT

Atlanta led the country in terms of employment growth during the 1990s adding almost 415,000 new jobs, an average of approximately 60,000 per year. Employment growth slowed in the 2000s averaging only 28,000 new jobs a year between 2000 and 2007. During the Great Recession (2007-2009), metro Atlanta lost 184,000 jobs largely related to the residential and commercial real estate slowdown. As the local and national economy has stabilized, Atlanta's economy has begun to recover adding 139,000 jobs or approximately 46,300 jobs annually between 2011 and 2013. The resurgence of Atlanta's economic fortunes is shown by its rise among competitive large metropolitan areas. **In 2013, Atlanta was third in the year-over-year percentage change in employment behind only Houston and Dallas.**

**Wells Fargo Securities ("WFS") is forecasting Atlanta to add 70,000 new jobs in 2014 and 80,000 in 2015.** The area's broadly diversified economic base, coupled with its low cost of doing business and excellent transportation network, continues to attract corporate relocations and regional offices. Below is a summary of major corporation employment announcements with at least 500 new jobs each in 2012 and 2013. A major contributor to Atlanta's turnaround is the technology sector, which after lying dormant for more than a decade, has been reinvigorated with impressive job growth. Atlanta has become a significant player in a number of key rapidly growing products and services in the technology sector, including payments processing, mobile devices,

## ● ATLANTA, GEORGIA HIGHLIGHTS

Internet security, and health information systems. Atlanta will continue to attract high-tech businesses due to the city's state-of-the-art fiber-optic network, the presence of existing technology-based businesses already firmly established in the metro area, and the pool of tech talent generated from such highly respected universities such as Georgia Institute of Technology, University of Georgia, Georgia State University, and Emory University.

Another rapidly expanding part of Atlanta's economy is the media and entertainment industry which has brought investment and jobs and has garnered considerable national attention to the region. The expansion within this industry sector is due in large part to the State of Georgia's favorable film tax credit incentives.

Finally, the construction industry within the area will receive a considerable boost due to the planned construction of a new \$1.2 billion Atlanta Falcons football stadium and a new Braves stadium/entertainment complex estimated to cost close to \$1.0 billion. Both of these projects have been approved and are underway and should be completed prior to their respective 2017 seasons. While metropolitan Atlanta has lagged behind other large cities in terms of the recovery between 2010 and 2012, that is quickly changing due to the number of large corporate expansions as shown below. In 2013, Atlanta was the third fastest growing MSA in terms of job growth behind Houston and Dallas, adding some 59,400 jobs. While employment growth between 2011 and 2013 averaged 2% annually, WFS forecasts an increase of 3.06% annual growth between 2014 and 2015, adding approximately 75,000 jobs per year.

### SELECT RECENT MAJOR CORPORATE DECISIONS (2012 - 2013)

COMPANY	FACILITY TYPE	BUSINESS TYPE	PROJECTED # OF JOBS	YEAR ANNOUNCED
AT&T	Regional Offices	Telecommunications	1,300	2013
Airwatch	Corporate HQ	Mobile Device Mgt.	1,000	2013
General Motors	IT Innovation Center	Automotive	1,000	2013
Medient	Film Studio	Film Production	867	2013
State Farm	Operations Center	Insurance Services	800	2013
Toyo Tire	Manufacturing & R&D	Tire Manufacturing	650	2013
athenahealth	Branch Office	Health IT	500	2013
Shaw Industries	Manufacturing	Carpet Manufacturing	500	2013
ColibrumDirect	Shared Services Center	Health Plan Sales	500	2013
Baxter International	Manufacturing & R&D	Global Healthcare	1,500	2012
Carter's	Distribution Center	Children's Apparel	600	2012

## ● ATLANTA, GEORGIA HIGHLIGHTS

### ECONOMIC BASE

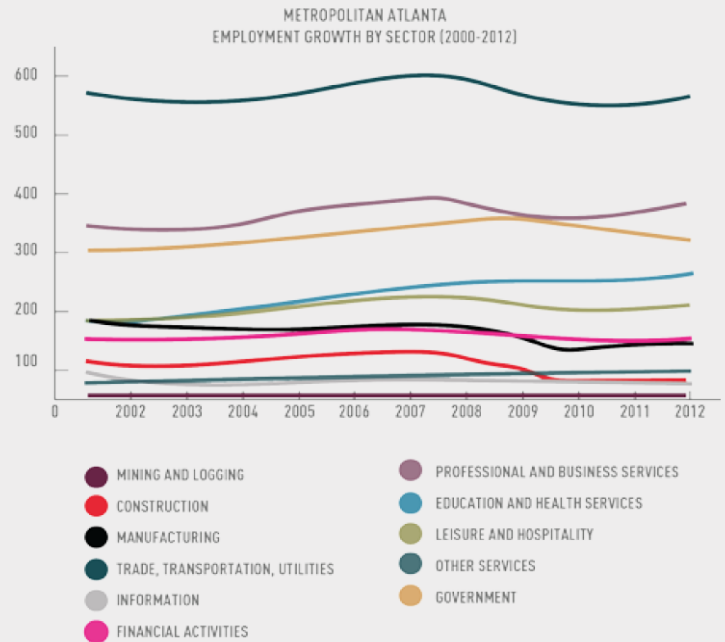
The Atlanta MSA's economy is distinguished by its high concentration of trade and employment services and relatively low percentage of manufacturing employment. The service sector has consistently grown at a much faster pace than the goods producing sector. No single industry dominates the employment base providing a resilience from economic downturns relating to an over dependence on any one industry sector. As a result of this diversity coupled with the strong trade, services, and government sectors, the Atlanta region has been largely insulated from the effects of national recessions and other cyclical downturns.

### CORPORATE HEADQUARTERS

The importance of Atlanta's strategic location within the Southeast is demonstrated by the large number of major corporations, either headquartered or maintaining significant regional or district offices.

**Over 700 of the Fortune 1000 companies have a substantial presence in the city.** An impressive roster of major industrial and diversified service corporations have their headquarters in the city, including such international giants as UPS, Holiday Inn Worldwide, The Coca Cola Company, The Home Depot, Delta Air Lines, AT&T, The Southern Company, and Georgia Pacific, SunTrust Banks. The diversity of Atlanta's largest corporations and their respective industries highlight the strength of the area's economic base. Surveys of corporate chief executives have consistently placed the Atlanta MSA at the top of the list of desirable cities in which to locate and conduct business. The Atlanta MSA actively courts both domestic and international corporate relocations to the area, and has

developed a national reputation as a regional city which cooperates well with the private sector. The MSA offers low costs, a high quality of life, a temperate climate, a good transportation network, an excellent communication infrastructure, and a diversified economy, which make the prospect of doing business in the area attractive to companies considering establishing operations in the Southeast.



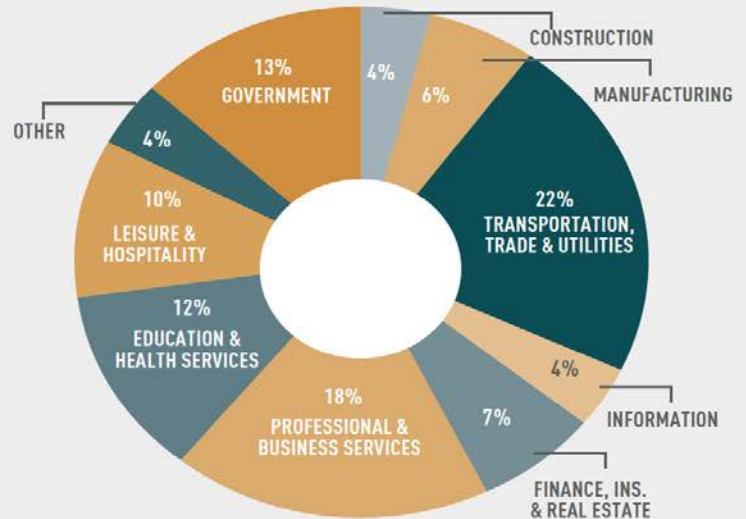
## ● ATLANTA, GEORGIA HIGHLIGHTS

### TRADE

According to Cvent, a technology company in the event planning industry, Atlanta was the fourth busiest destination in the U.S. between July 2012 and June 2013 for bookings of meetings and corporate events behind Orlando, Chicago, and Las Vegas. The Georgia World Congress Center, the fifth largest in the country, is located adjacent to the CNN Center, the Georgia Dome stadium, and Phillips Arena (the Atlanta Hawks basketball arena). The new \$1.2 billion Falcons stadium is under construction in downtown Atlanta, just minutes away from the Georgia World Congress Center. In addition, downtown has added a number of new tourist venues over the years such as the Georgia Aquarium, the World of Coca Cola, College Football Hall of Fame, Centennial Olympic Park, and Martin Luther King Jr. National Historic Site.

### FINANCE

Atlanta is the undisputed finance capital of the Southeast and is increasing in stature as a major international financial center. Due to consolidation in the banking industry, SunTrust Banks is the regional bank and bank holding company that has its headquarters here, SunTrust Banks. Bank of America and Wells Fargo both maintain a major presence in Atlanta as well, and along with the other private banking corporations comprise an impressive financial network. In addition to the multitude of private banking and finance companies, several major public financial institutions are headquartered in Atlanta, including the headquarters of the Sixth Federal Reserve District, the Fourth District of the Federal Home Loan Bank, and the southeastern District Office of the Comptroller of the Currency.



## ● ATLANTA, GEORGIA HIGHLIGHTS

### INTERNATIONAL BUSINESS

In an ever expanding world economy, Atlanta is a leading center for international trade and investment. **The metropolitan area now boasts more than 1,200 international companies, with over 300 of them choosing Atlanta as the site for their U. S. headquarters.** Fifty-five (55) countries have official representation through consulates, trade and tourism offices, and chambers of commerce. The city's growing international presence has helped attract more than \$9 billion in direct investment in and around the metropolitan Atlanta area.

### HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

Strategically located between Interstates 75, 85, and the southern-most loop of I-285 (10 miles south of downtown), **Hartsfield-Jackson Atlanta International Airport ("Airport") serving more than 94 million passengers annually. Since 1998, the Airport has been the world's busiest passenger airport and since 2005 the busiest operations airport in the world.** On average, there are almost 2,500 arrivals and departures daily with more than 250,000 passengers. Non-stop service is available to 160 U.S. destinations and nearly 70 international destinations in more than 45 countries. More than 80% of the U.S. population lives within a two-hour flight.

The Airport encompasses some 4,700 acres with five runways of 9,000 linear feet or longer. A MARTA station within the airport at the southern end of the North/South line provides convenient rapid rail service to and from the airport for many of the 58,000 airline, ground transportation, concessionaire, security, federal government, City

of Atlanta, and Airport tenant employees. **As the largest employer in the State of Georgia, the Airport has a direct economic impact of more than \$32.5 billion on the metropolitan Atlanta area.**

The Airport is a frequent recipient of awards of excellence for concessions, operations, architectural engineering and construction including the 2013 Global Efficiency Excellence Award from the AirTransportResearchSociety and the 2012 Best Airport in North America, Business Travel Award from the *Business Traveler Magazine*. The Airport is undergoing more than \$6 billion worth of capital improvements including a new, energy efficient rental car center, a gold LEED certified international terminal (which opened to the public in May 2012), and aesthetic and functional upgrades to its concourses, people movers, and parking spaces.

2013 World's Busiest Airports (By Passenger Traffic)

GLOBAL RANK	AIRPORT	IATA CODE	2013 PASSENGERS (MILLIONS)
1.	Hartsfield-Jackson International	ATL	94.4
2.	Beijing Capital International	PEK	83.7
3.	London Heathrow	LHR	72.3
4.	Tokyo Haneda	HND	69.0
5.	Chicago O'Hare	ORD	66.9
6.	Los Angeles International	LAX	66.6
7.	Dubai International	DXB	66.4
8.	Jakarta Soekarno-Hatta	CGK	62.1
9.	Paris Charles de Gaulle	CDG	62.0
10.	Dallas/Ft. Worth	DFW	60.4

## ● ATLANTA, GEORGIA HIGHLIGHTS

In May 2012, the Airport opened the new 12-gate concourse expansion and upgrade of its international terminal, connecting with the existing international to create a world class 40 gate travel complex. The FAA estimates that by 2015 that Atlanta will handle more than 13 million international passengers.

Atlanta-based Delta Air Lines is the largest carrier operating out of the Airport, but due to its strategic importance, all major airlines have flights into and out of Atlanta. Mainline domestic airlines servicing Atlanta include Alaska Airlines, American Airlines, Delta Air Lines, Frontier Airlines, Southwest Airlines, Spirit Airlines, United Airlines, and US Airways. International carriers include Air Canada, Air France, British Airways, KLM Royal Dutch Airlines, Korean Air, and Lufthansa German Airlines.

### TRANSPORTATION AND COMMUNICATION NETWORKS

Ground transportation within the city is available via three interstate highways, and MARTA, the Metropolitan Atlanta Rapid Transit Authority rapid rail and bus system. Interstates 20, 75, and 85 converge in the center of Atlanta while Interstate 285 is a circumferential highway around the city. Georgia 400 is another important highway to the metro area connecting downtown to the northern suburbs. The MARTA rail system provides efficient and convenient public transportation to core areas mainly inside of I-285. The system covers approximately 50 miles with 38 stations in key locations, including the Airport and Central Business District. MARTA has become an increasingly convenient and popular means of transportation for people who commute within metropolitan Atlanta. With the increasing trend

toward urbanization, MARTA stations have become the focus for the most intensive real estate projects.

Increasingly important factors in attracting businesses today are communications systems and infrastructure. Atlanta boasts one of the best communication networks in the world. Currently over 170,000 miles of fiber optic cables are located in the metro area, the largest such capability of any city in the U.S. Atlanta's cellular network is also one of the largest in the world. Communication giants AT&T, Verizon, Sprint, and T-Mobile all have a substantial presence in the city and have played large roles in its advanced communication infrastructure.

### POLITICAL CLIMATE

Atlanta has greatly benefited from the "pro-business" state and local political climate. Business and government have formed coalitions to attract and generate new initiatives which have fueled Atlanta's growth. This atmosphere, coupled with the outstanding quality of life, have been instrumental in attracting major corporate headquarters relocations, such as Georgia Pacific, United Parcel Service, and Holiday Inn Worldwide.



## ● ATLANTA, GEORGIA HIGHLIGHTS

### QUALITY OF LIFE

Residents of Atlanta enjoy a broad range of cultural, educational, and recreational facilities. The city is routinely recognized for its high quality of life by national organizations such as Fortune and Rand McNally. The cost of living remains 20% to 40% less than New York, Washington, D.C., Boston, Philadelphia, and Los Angeles. Atlanta fields teams in most major professional sports, and hosted the 1996 Summer Olympic Games. Over \$2 billion worth of infrastructure improvements, construction of venue facilities, and beautification were completed prior to the Games which continue to benefit the city well into the 21st century. Cultural activities available to residents and visitors include performances and exhibits at the High Museum of Art, the Atlanta Symphony Orchestra, the Alliance Theatre Company, and the Atlanta College of Art. Other tourist attractions include: the Jimmy Carter Library & Museum; the Martin Luther King, Jr. Center; the Georgia Aquarium; the CNN Center; the Atlanta Botanical Gardens in Piedmont Park; and the Fernbank Planetarium and Observatory near the Emory University campus.

Atlanta boasts an excellent higher education system with renowned institutions such as Georgia Institute of Technology, Emory University, Georgia State University, and the University of Georgia. The city also provides the finest medical care at general and specialty hospitals such as Emory University, Egleston, Scottish Rite, Northside, Piedmont, and St. Joseph's.

## ● GEORGIA & SOUTHEAST

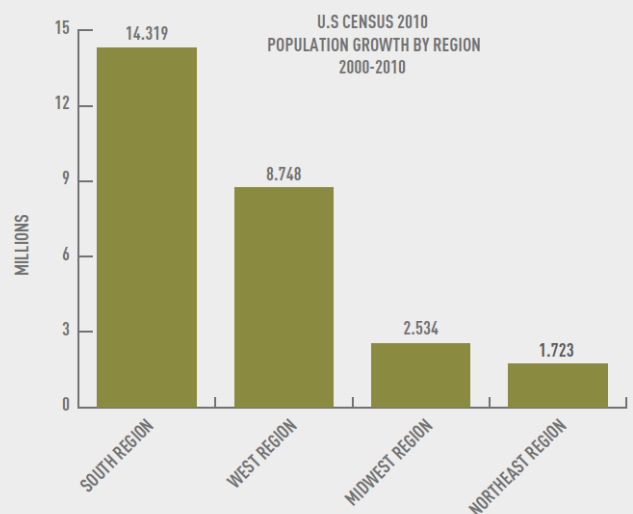
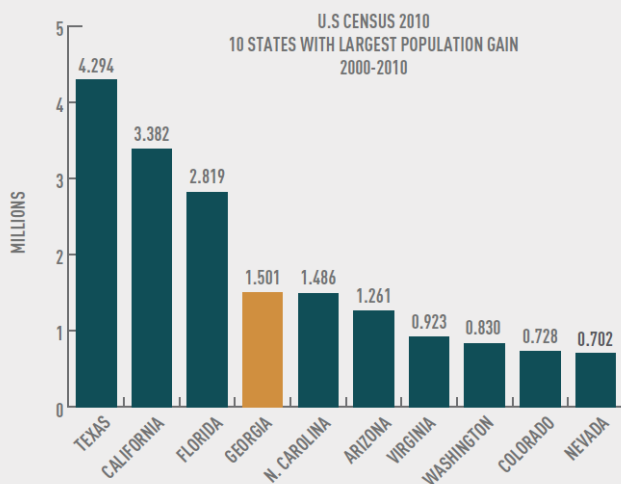
Starting in the 1970s the South region of the U.S., spanning from Texas east up to Virginia, has seen the fastest population growth led by Texas, Florida, Georgia, and North Carolina. The growth within the region is attributed to the moderate climate, lower cost of living, excellent interstate highway system, and business friendly environment which contributed to a number of major corporations locating corporate and regional offices as well as manufacturing plants within the region. According to the U.S. Census Bureau, the South region of the U.S. accounted for over 52% of the total U.S. population growth between 2000 and 2010. Four of those states--Texas, Florida,

### CONCLUSION

Atlanta is and will continue to be the dominant economic center of the Southeast. Its rapid population growth, employment gains, highly skilled work force and quality of life should continue to attract new business. The city is a prominent international trade center due to the ease of access to the area via Hartsfield-Jackson Atlanta International Airport. The modern and efficient transportation and communication systems and a pro-business environment will continue to be positive factors propelling Atlanta forward.



Georgia, and North Carolina--accounted for 70% of the South region's population growth. **Georgia was the fourth fastest growing state adding just over 1.5 million new residents.** The metropolitan Atlanta area accounted for approximately 55% of the total. State population projections indicate continued strong population growth. **Between 2010 and 2030, Georgia and the five contiguous states are projected to add 12.9 million residents with Florida (37.2%) and Georgia (26.9%) accounting for approximately 65%.** Net migration is estimated to account for approximately 60% of Georgia's population gains.



## ● GEORGIA & SOUTHEAST

### SOUTHERN AUTOMOTIVE CORRIDOR

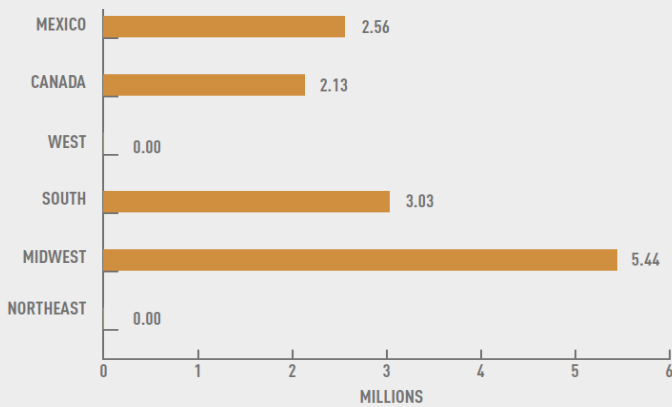
Georgia is located in the heart of the rapidly growing Southern Automotive Corridor comprised of foreign automotive and light truck manufacturing plants and associated suppliers. Beginning in the late 1980s, foreign automotive manufacturers began concentrating their North American plants in the South due to the substantial population growth, high quality of life, lower cost of doing business, and excellent transportation network of highways, railroads, and ports.

**Georgia and four contiguous states account for 14 automotive and light truck manufacturing plants** including: Kia (West Point, GA); Hyundai (Montgomery, AL); Mercedes-Benz (Birmingham, AL); Honda (Lincoln, AL); Volkswagen (Chattanooga, TN); GM (Spring Hill, TN); Nissan (Smyrna, TN); BMW (Greenville, SC); Chrysler-Daimler (Ladson,

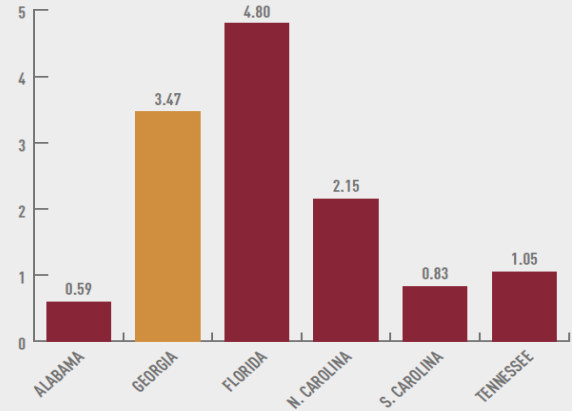
SC); Daimler Trucks (Gastonia, NC); Daimler Buses (Greensboro, NC); and Thomas Built Buses-Daimler (Highpoint, NC). In addition to the billions of dollars of investment and thousands of jobs created by these automotive plant operations, hundreds of suppliers have located in close proximity creating thousands of additional jobs.

In 2011, the South accounted for just over three million vehicles or 23% of all North America auto and light truck production, second only to the established Midwest region including Michigan. With the improvement in the economy, the industry should continue to expand production as consumers increase their level of discretionary spending.

2011 NORTH AMERICAN AUTO & LIGHT TRUCK PRODUCTION BY REGION

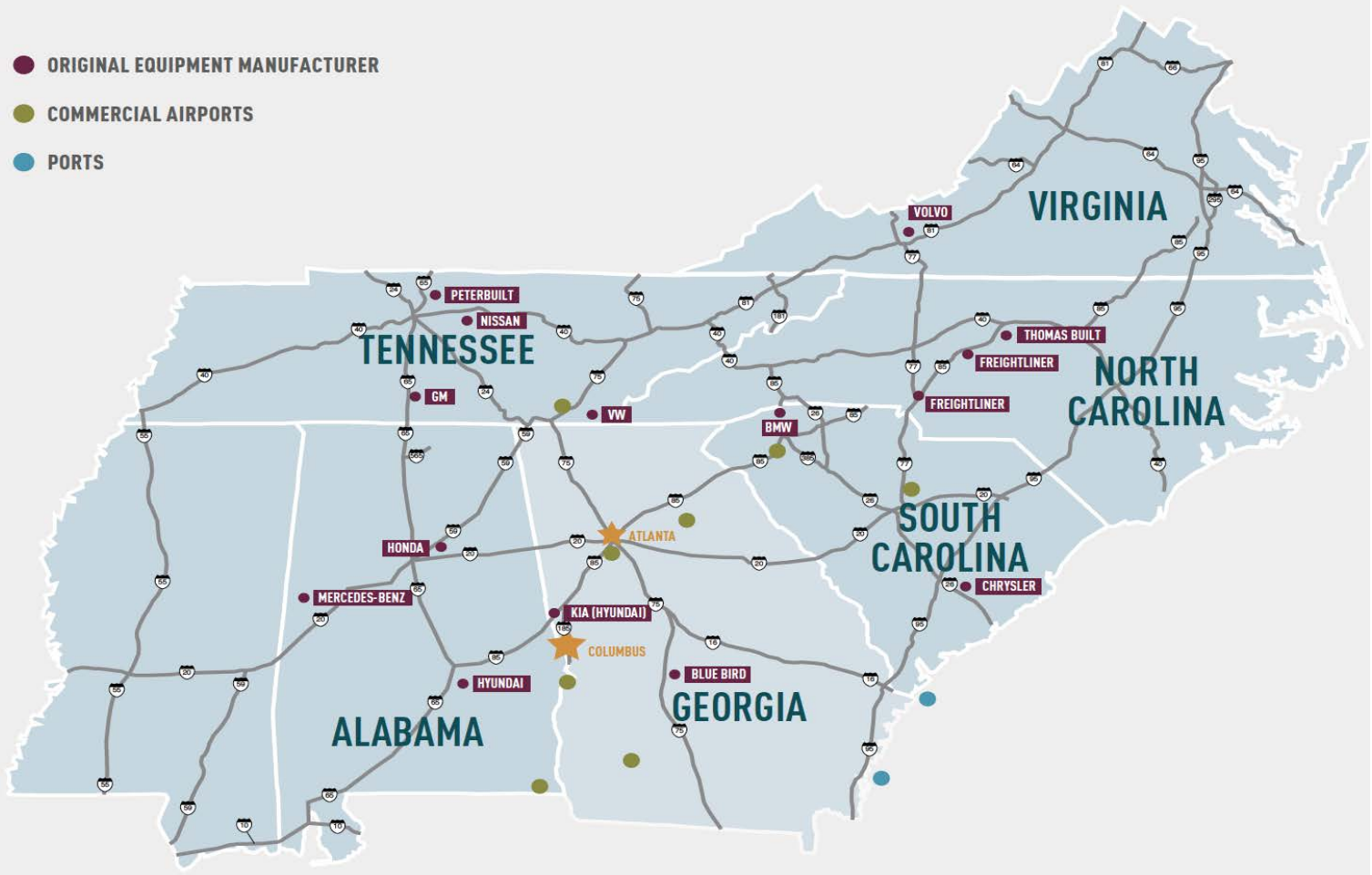


AUTO MFG FOLLOWING POP. GROWTH SOUTHEAST STATE POPULATION GROWTH 2010 - 2030 (MILLIONS)



## ● GEORGIA & SOUTHEAST

- ORIGINAL EQUIPMENT MANUFACTURER
- COMMERCIAL AIRPORTS
- PORTS



## ● GEORGIA & SOUTHEAST

### GEORGIA EMPLOYMENT GROWTH

Georgia's recent employment growth is directly tied to the state's economic recruitment efforts which have successfully landed billions of dollars of new investment and plant expansions over the last several years. These efforts, coupled with the excellent transportation network of railroads, airports (including Hartsfield-Jackson Atlanta International—the world's busiest), and two ports (Brunswick and Savannah), have made Georgia a favorite place to locate a business. The Port of Savannah is second only to the Port of Los Angeles in containerized export rankings. With the completion of the Panama Canal expansion in 2015 to allow for larger cargo ships, plans to dredge the Savannah harbor to increase its depth to 47 feet have been approved and are waiting Federal funding. **In 2013, Site Selection magazine, one of the nation's leading economic development trade publications, ranked Georgia number one as the best business climate in the nation.** In addition, the state regularly ranks within the top ten in various surveys related to business climate, operating costs, and regulatory environment. **Wells Fargo Securities (WFS) forecasts the state will add 205,000 new jobs combined for 2014 and 2015** with unemployment dipping to 7.2% and 6.4%, respectively. **Recently, Moody's Analytics forecast that Georgia would be the sixth fastest growing state** for employment in

2014, highlighting some of the impressive gains resulting from some large corporate relocations and expansions announced over the last several years. These companies include: Baxter International (Madison, GA); Caterpillar (Athens, GA); and Kia Motors Manufacturing (West Point, GA). All of these locations are located on the outskirts of the metropolitan Atlanta area demonstrating the importance of the city and Hartsfield-Jackson Atlanta International Airport.

States With Fastest Job Growth in 2014

NO.	STATE	% EMPLOYMENT GROWTH
1	North Dakota	3.57%
2	Arizona	3.08%
3	Texas	2.75%
4	Colorado	2.67%
5	Florida	2.34%
<b>6</b>	<b>Georgia</b>	<b>2.18%</b>
7	South Carolina	2.14%
8	Oregon	2.14%
9	Idaho	2.05%
10	Utah	1.98%

Source: Moody's Analytics

## ● KEY INVESTMENT CONSIDERATIONS

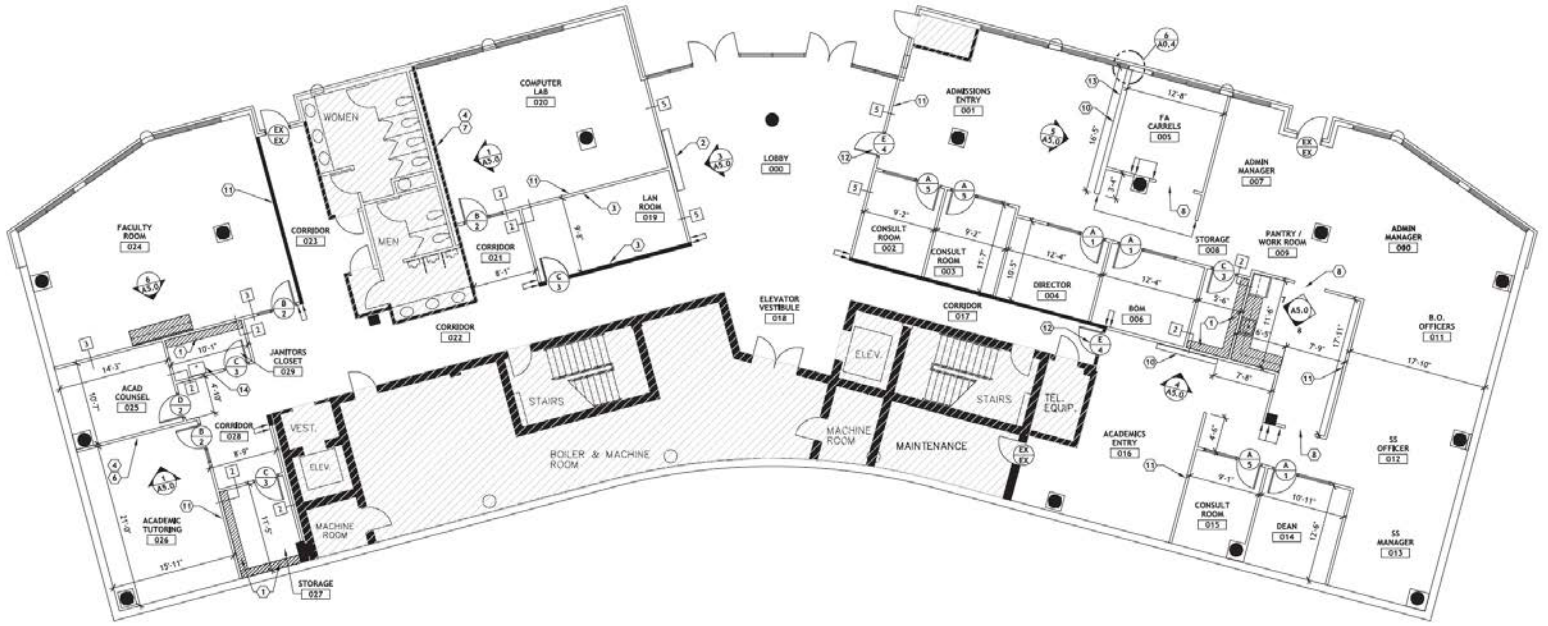
### COLUMBUS, ATLANTA, AND THE SOUTHEAST REGION ARE POISED FOR ADDITIONAL DYNAMIC POPULATION AND EMPLOYMENT GROWTH

- Columbus is conveniently located **100 miles southwest of Atlanta**, the Southeast's largest economy, on I-185.
- Columbus is the **second largest city in Georgia** and is headquarters to two Fortune 500 and 1000 companies - AFLAC (#118), TSYS (#982) - as well as several smaller corporations including Carmike Cinemas, Synovus, W.C. Bradley, and Realtree.
- Due to growth in both Columbus and Atlanta, **Columbus will likely become part of the larger Atlanta CSA** by 2020.
- **Hartsfield-Jackson Atlanta International Airport, the world's busiest airport** serving 94.4 million passengers in 2013, is a little more than a one-hour drive from Columbus providing convenient access to the numerous international companies locating to the area.
- **Fort Benning**, located on the southside of Columbus is the **Army's largest training facility** where more than 100,000 soldiers train annually. Housing the Maneuver Center of Excellence, the base provides training for all infantry and tank personnel. The annual economic impact on the Columbus region is approximately \$1.65 billion.
- Georgia is located in the heart of the **rapidly growing Southern Automotive Corridor**, the region which accounted for 23% of all North American auto and truck manufacturing in 2011. Georgia and the four contiguous states account for 14 auto and truck manufacturing plants including Kia, Hyundai, Mercedes Benz, Honda, Nissan, Volkswagen, and BMW
- Hyundai, the Korean auto manufacturer, has invested **\$4.3 billion**

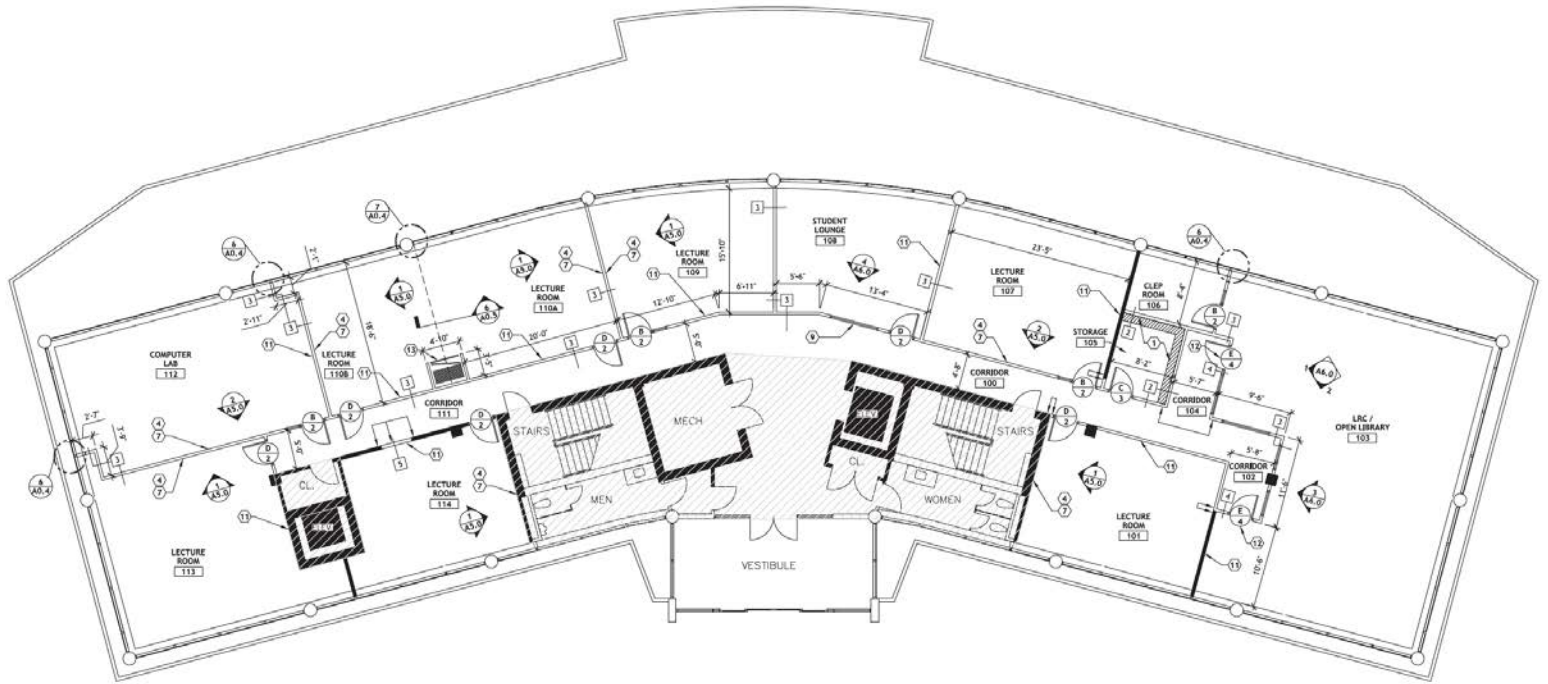
**in its two plants in West Point, GA and Montgomery, AL** and created thousands of jobs for the southwest Georgia/southeast Alabama region. Dozens of suppliers have also located to the region.

- Georgia, which had the **4th fastest growing state population** between 2000 and 2010, is projected to add another 2.6 million residents by 2030. Atlanta will account for approximately 55% of that growth.
- **The Atlanta MSA, the 9th largest in the U.S.** and the economic engine for the Southeast, is projected to add another 1.8 million residents by 2030 reaching a total population of 7.64 million.
- Job growth in Georgia and Atlanta is accelerating. Moody's Analytics ranked **Georgia as the 6th fastest growing state for employment in 2014.**
- Wells Fargo is projecting the Atlanta MSA to add 150,000 new jobs in 2014-2015, a growth rate of 3.0% annually, which will positively impact surrounding cities like Columbus.
- **Georgia's business environment was recently selected No. 1 in the nation by Site Selection magazine**, one of the nation's top economic development magazines and annually ranks within the top ten states in the country. The state has scored a number of large manufacturing wins over the last several years including Baxter International (\$1.0 billion investment), and Caterpillar (\$200 million investment) and Kia (\$1.6 billion investment).

Building Floor Plans subject to errors, omissions, and changes



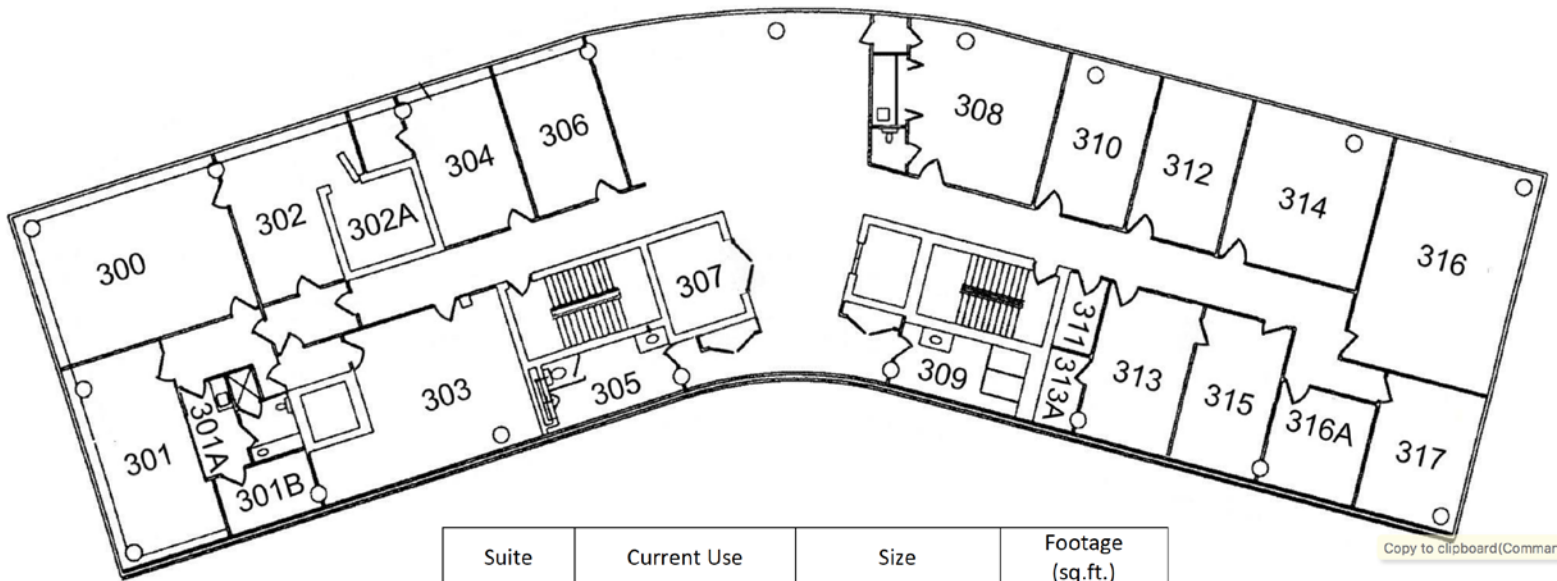
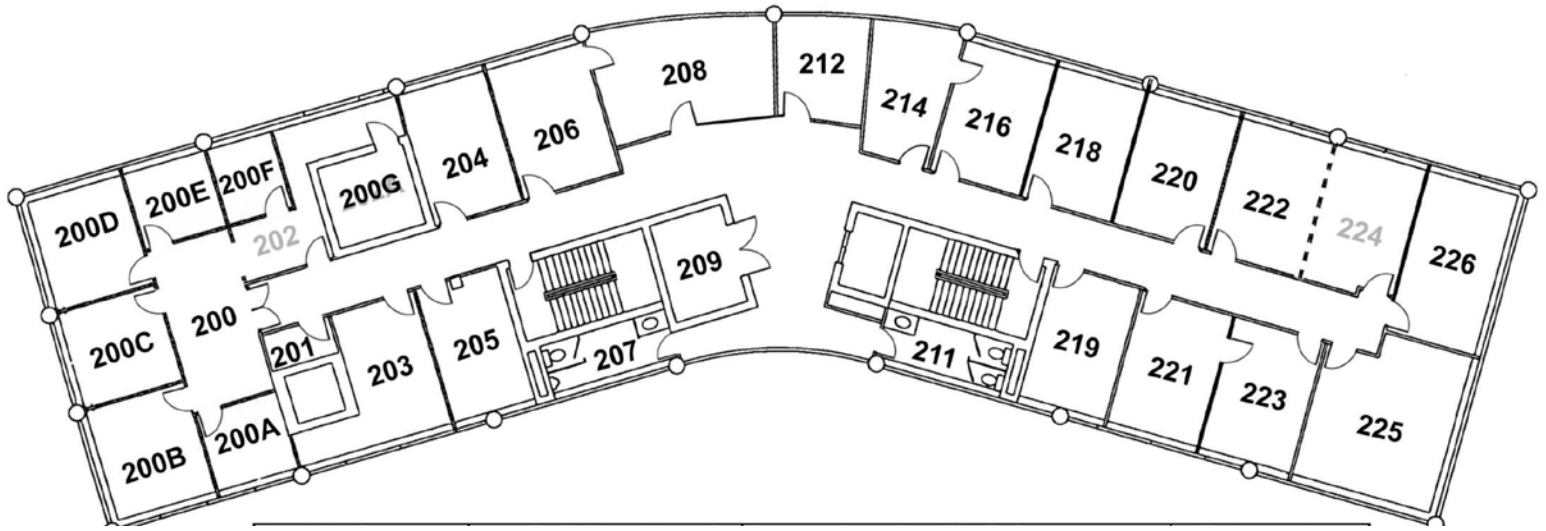
1 GROUND FLOOR PARTITION PLAN  
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PARTITION PLAN  
SCALE: 1/8" = 1'-0"



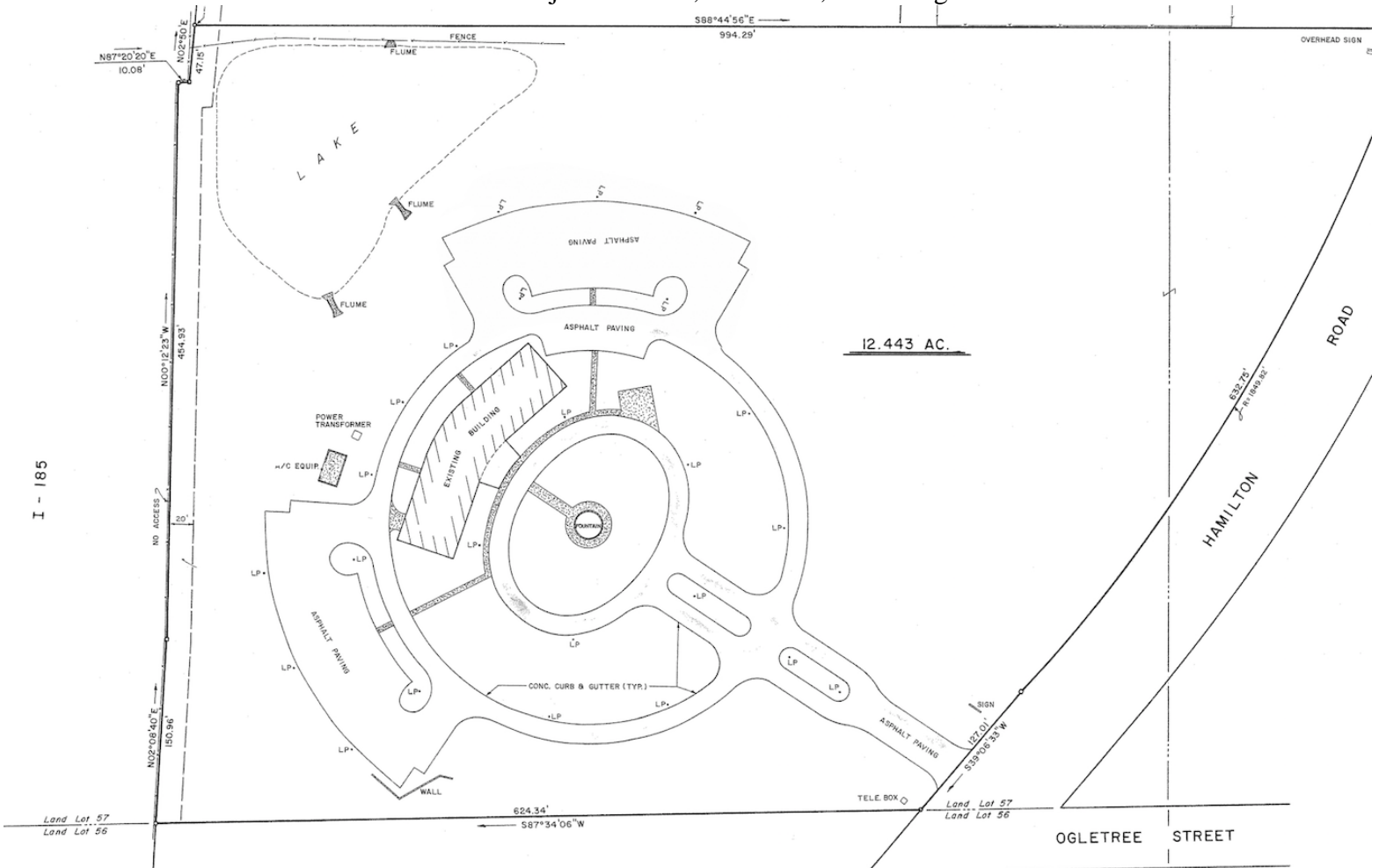
Building Floor Plans subject to errors, omissions, and changes



Suite	Current Use	Size	Footage (sq.ft.)
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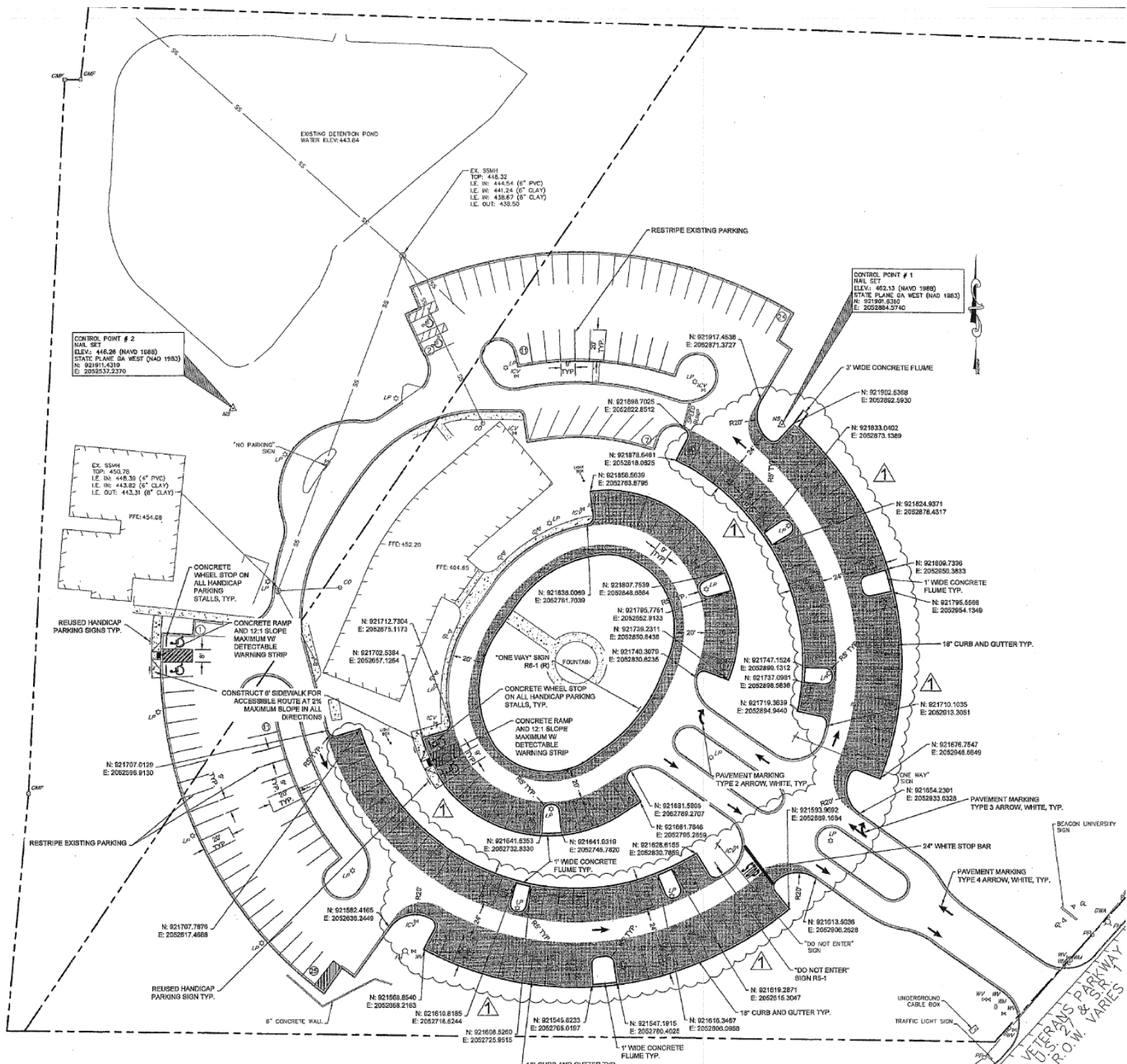
Site Plan subject to errors, omissions, and changes



I - 185

Subject property was originally 12.443 acres and has been subdivided, therefore the current property for sale is approximately 6.838 +/- acres

# Site Plan subject to errors, omissions, and changes



## Executive Summary

- Property Address: 6003 Veterans Parkway, Columbus, Georgia 31909
- Year Built: 1984; Building Renovated 2011
- Building SF: 33,781 Gross SF +/-; Rentable 30,601 SF +/-
- Site Area: 6.838 Acres +/-
- Fee Simple: 6.838 Acres +/-
- NOI: NA
- Price: Call Wes Lewis at 407-383-9674 for Price or email [WesLewisRPS@gmail.com](mailto:WesLewisRPS@gmail.com)
- Terms: Payment in US Dollars due and payable in full upon closing on the property
- Occupancy: 100% leased in 2017; 50% leased 2018
- Zoning: GC (General Commercial)
- Traffic Counts:

Veterans Parkway in front of property	28,700 CPD
Veterans Parkway/Adams Farm Rd	35,000 CPD
Interstate 185 South	55,900 CPD
Interstate 185 North	45,200 CPD
J.R. Allen Parkway/Moon Road	35,000 CPD
- Parking: 197 Spaces – 5.83/1,000 Gross SF; 6.43/1,000 Rentable SF
- Demographics: Review demographics in the appropriate section of this package
- Adjacent Property Tenants not included in the Offering are as follows:

Childcare Network Corporate Office	13,292 SF
Drive-Time Freestanding building	9,060 SF
Keller Williams Residential Office	8,173 SF
Shrimp Basket Freestanding Rest.	4,735 SF
Country Financial Office	4,200 SF
Dunkin' Donuts w/drive-thru Rest.	2,041 SF
- Offering: The Property is being offered in “AS IS, WHERE IS” condition.
- Geo-Thermal: The Lower Level of the building is heated and cooled by Geo-Thermal.
- Generator: There is a natural gas powered whole building back-up generator for the office building.
- Water Feature: Building has a beautiful water fountain in the front of the property and retention pond at the rear of the property stocked with fish and visited frequently by Geese and Ducks.
- Assumptions: Land - Property in the North Columbus Georgia market near and around the Columbus Park Crossing area zoned Commercial is currently selling for between \$380,000 - \$1,000,000 per acre; therefore the approximate land value of this property is between \$2,598,440 - \$6,838,000 just for the 6.838 acres of land.

Building – If built today a 4 story mid-rise office building, per the Owners discussions with architects and General Contractors in 2018; the approximate cost to build a brand new building would be between \$225/SF up to \$300/SF depending upon the fit and finish of the interior build-out, therefore the approximate value of the building is between \$7,600,725 - \$10,134,300 just for the building.

Current replacement value of property is between \$10,199,165.00 - \$16,972,300.00

The asking price of this property and building is below current replacement cost.

# ● OFFERING TERMS

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## **BUYER SELECTION**

Offers will be evaluated based on price, terms, and financial ability. The Owner will give preference to Buyers who:

- Demonstrate their ability to close and provide the source of equity funds
- Can complete the due diligence in the time frame specified
- Have prior experience in acquiring properties of this size
- Have a track record of successful closing and can provide references from Sellers regarding performance and experience

Buyers are encouraged to submit detailed information about their background, experience, and recent closings when submitting offers.

Please present all offers in writing to Wes Lewis, 7000 Mountain Laurel Court, Columbus, GA 31904 or By email to [WesLewisRPS@gmail.com](mailto:WesLewisRPS@gmail.com) or call 407-383-9674 Cell between 8:30 AM to 5:30 PM EST M-F