

# 22 Bed Senior Assisted Living Facility

COLUMBUS, GA



A PROPOSAL FOR COMMERCIAL SERVICES

**KW COMMERCIAL**

6053 Veterans Parkway,  
Suite 200  
Columbus, GA 31909

*PRESENTED BY:*

**MELINDA TOLBERT**

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COLUMBUS, GA

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22 BED SENIOR ASSISTED LIVING FACILITY

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

ADDITIONAL PHOTOS



## Executive Summary



<b>SALE PRICE:</b>	\$750,000
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<b>LOT SIZE:</b>	1.3 Acres
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<b>BUILDING SIZE:</b>	7,000 SF
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<b>RENOVATED:</b>	2016
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<b>CROSS STREETS:</b>	Forrest Road
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### PROPERTY OVERVIEW

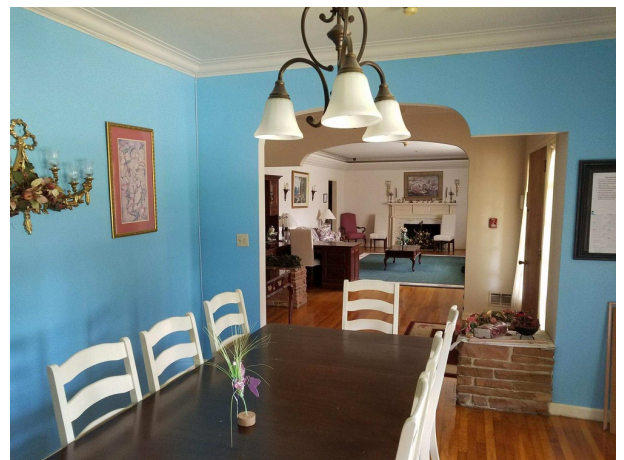
This 7,000 sq/ft property is currently setup for an Assisted Senior Care facility or group home usage. The story property sits on 1.3 acres, it has 11 bedrooms, 6.5 bathrooms, a formal living room, formal dining room, 2 dens, 2 office suites, 3 storage rooms, all hardwood flooring upstairs. Upgrades throughout the property, to include a new metal roof that's less than a year old. This property has a monitored fire alarm system, fire sprinkler system, and a fire suppressant system.

### PROPERTY FEATURES

- 11 bedrooms
- 6.5 bathrooms
- 2 Dens
- 2 Office Suites
- Hardwood Flooring
- Monitored Fire Alarm System
- Fire Sprinkler System



## Additional Photos



22 BED SENIOR ASSISTED LIVING FACILITY

# LOCATION INFORMATION

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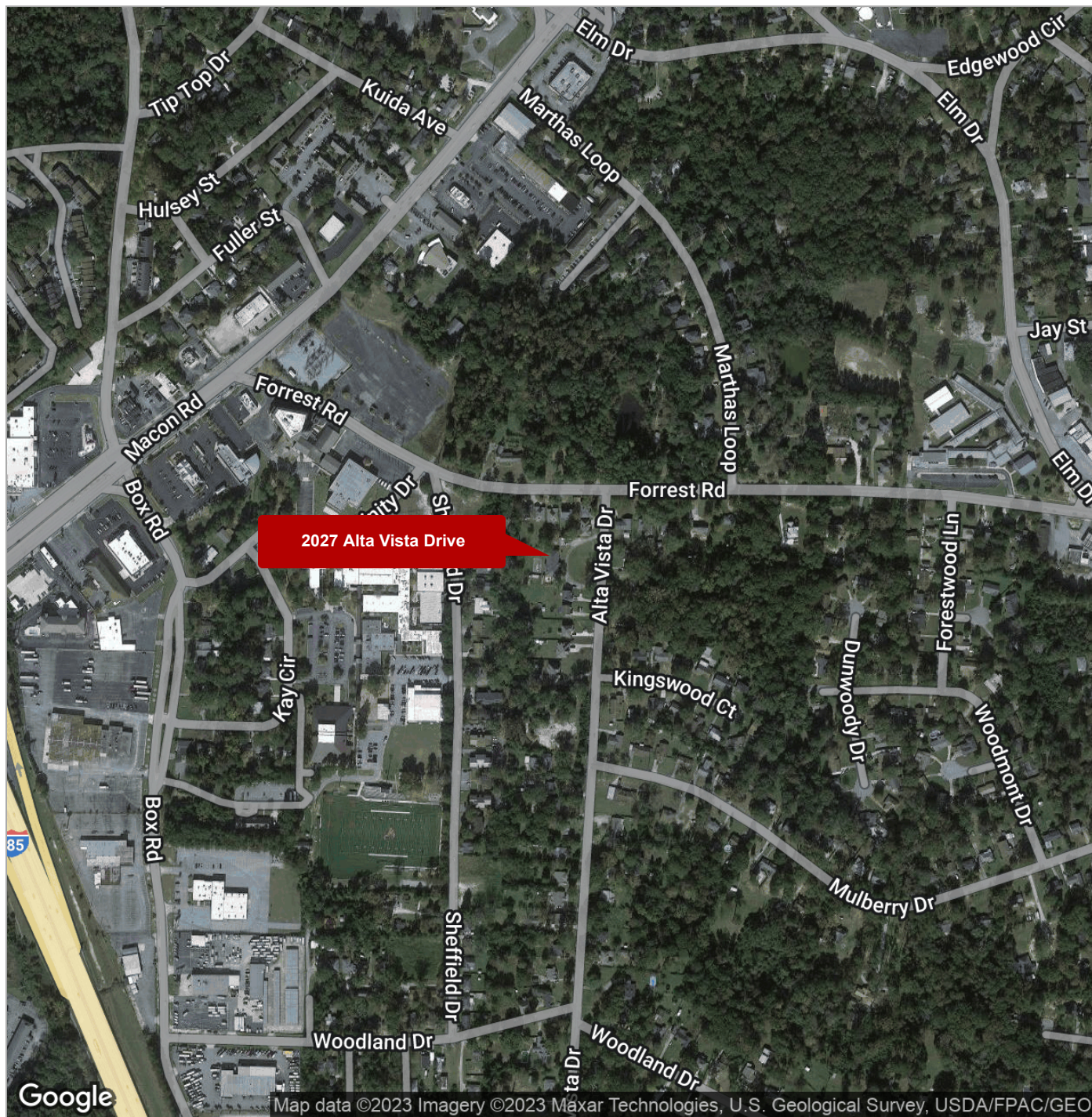
REGIONAL MAP

AERIAL MAP

RETAILER MAP

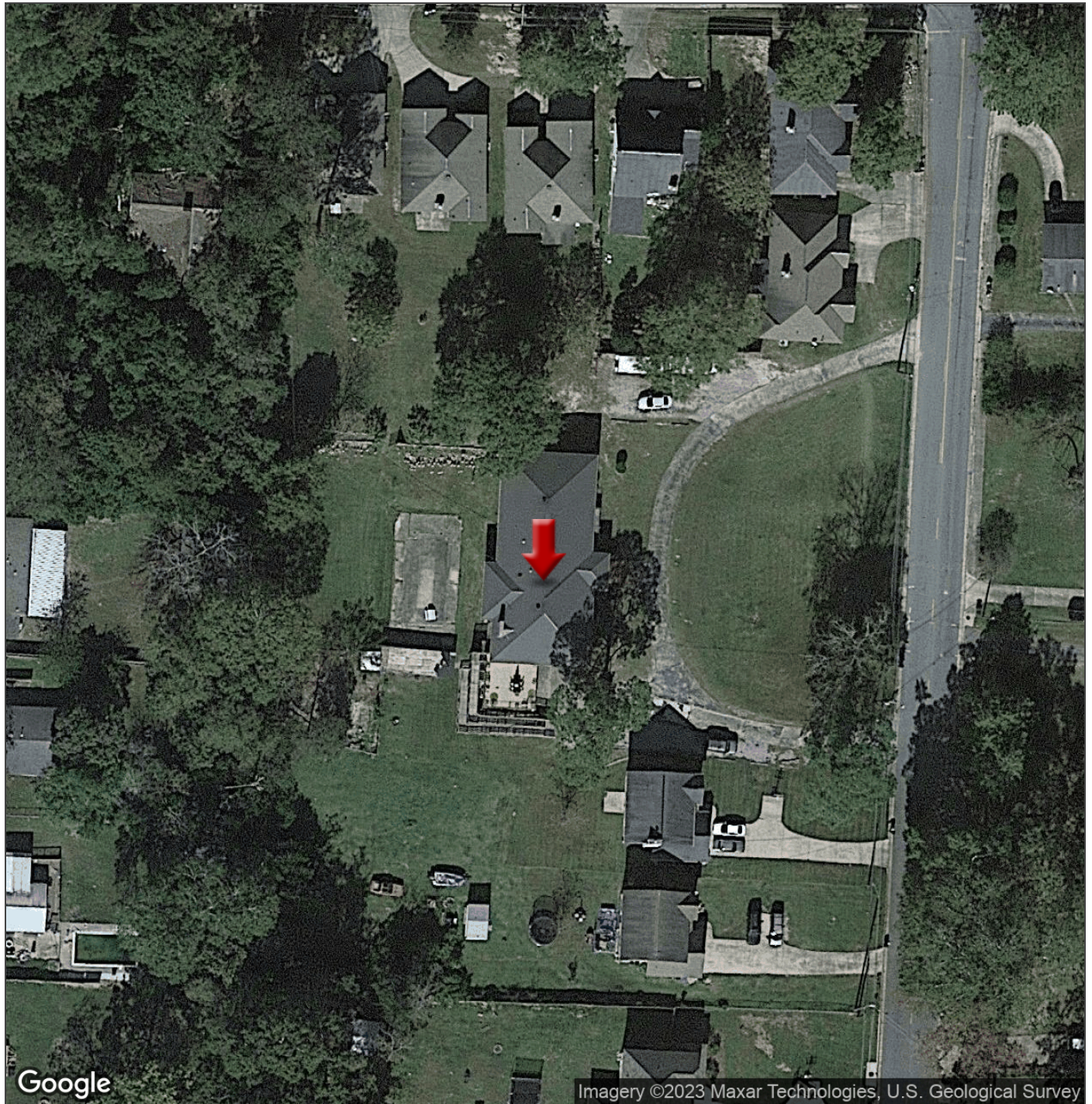


## Regional Map



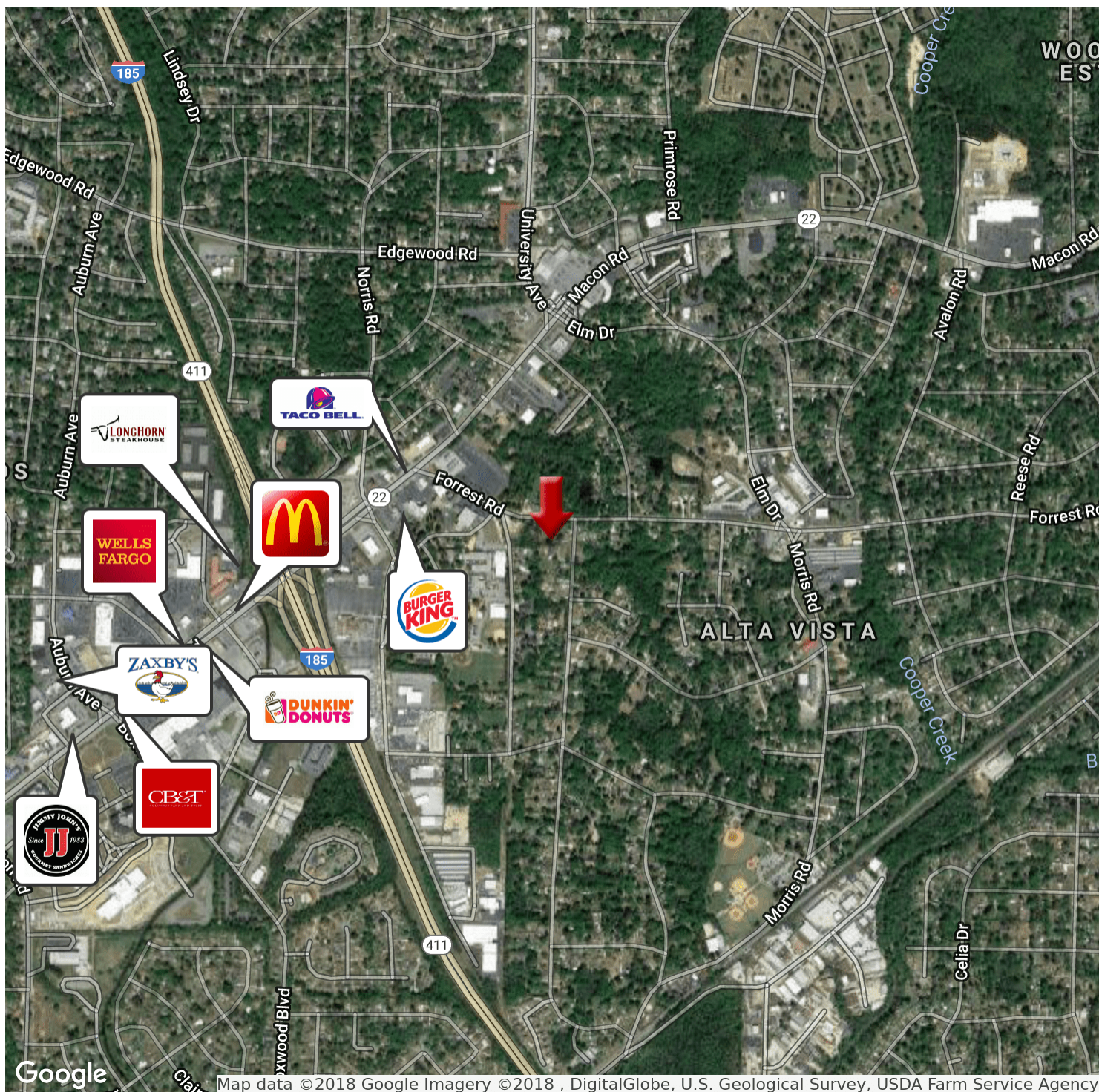


## Aerial Map





## Retailer Map



22 BED SENIOR ASSISTED LIVING FACILITY

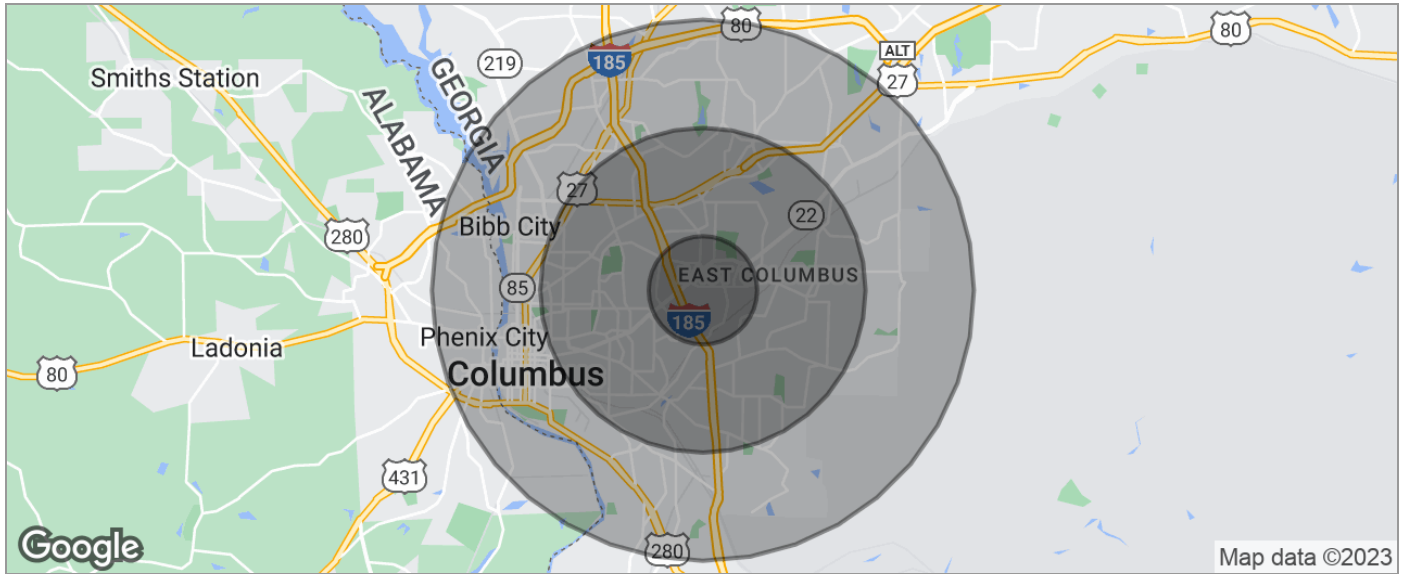
# DEMOGRAPHICS

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DEMOGRAPHICS MAP



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,384	70,448	165,826
MEDIAN AGE	33.4	35.9	35.6
MEDIAN AGE (MALE)	32.0	33.6	33.6
MEDIAN AGE (FEMALE)	33.5	37.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,966	29,903	67,556
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$52,646	\$52,507	\$48,704
AVERAGE HOUSE VALUE	\$172,847	\$153,087	\$142,137
RACE	1 MILE	3 MILES	5 MILES
% WHITE	50.3%	38.9%	39.9%
% BLACK	44.6%	55.7%	54.3%
% ASIAN	2.1%	1.1%	1.3%
% HAWAIIAN	0.7%	0.4%	0.2%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.7%	1.9%	2.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.9%	4.2%	4.8%

\* Demographic data derived from 2020 ACS - US Census

22 BED SENIOR ASSISTED LIVING FACILITY

# BROKER BIO

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BROKER BIO & CONTACT INFO



## Broker Bio & Contact Info

### Melinda Tolbert

#### COMMERCIAL LEASING & SALES

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706.660.5418

404.640.9961

#### BACKGROUND

Known for her honesty, perseverance, caring spirit, and tenacity, Melinda is committed to serving her valued commercial clients by assisting them with services from site selection and investment analysis, to creating top notch commercial real estate marketing packages. She's a self-motivated strategic thinker with a proven track record of developing and implementing effective marketing plans. Her Entrepreneurial dedication keeps her constantly striving for improvement and success.

As a Certified Negotiation Expert she negotiate optimal terms for new leases, lease renewals, commercial sales and commercial development. Based on the contract that she's negotiating, she's formally trained to provide representation on behalf of the tenant, landlord, buyer or seller. By performing stringent hold or sale analyses that often include projections of cash flow and calculations of internal rate of return, she can effectively guide her clients in reaching a "go" or "no go" decision.

Prior to Real Estate, Melinda Tolbert spent eleven years as Chief Executive Officer at an award winning Tax Firm. Tolbert dedicated her life to helping others make intelligent financial decisions, and ethically minimize their tax liability.

To date, Melinda Tolbert is a Certified Commercial Investment Member (CCIM) candidate, member of the International Council of Shopping Centers (ICSC), serving on the Columbus Board of Realtors Young Professionals committee, City of Columbus Land Bank Authority Board Member, Greater Chamber of Columbus Young Professionals member, and the President of the Mary Cason Foundation, Inc., a non-profit organization established to empower and educate young women.

Demonstrating that there are no limits to success, Tolbert continues to lead by example and exude confidence into the community. She is a wife, a mother of three, and an exemplary member of society. Her love reaches far beyond her household and into the hearts of her counterparts, clients and everyone she encounters.

#### EDUCATION

Troy State University

#### MEMBERSHIPS & ASSOCIATIONS

International Council of Shopping Centers (ICSC), Certified Commercial Investment Member Candidate (CCIM), City of Columbus Land Bank Authority Board Member, Columbus Board of Realtors, Young Professionals.