

Big Nerd Ranch

200 ARIZONA AVE NE, ATLANTA, GA 30307

CLOSED

\$6,750,000



Closing Details

- Closed: April 20, 2020
- Purchase Price: \$6,750,000
- Financing: 52% LTV with life company
- \$266 per square foot
- 7.0% cap rate
- Jeff Miller represented out of state Buyer
- Mark Hinkins represented Buyer in multi property 1031X
- Creative Office Space in Edgewood/Kirkwood
- 24,416 Square Feet on 2.05 acres
- Tenant-Big Nerd Ranch-on Modified Gross lease
- 120 Parking Spaces, 4.7:1,000 SF
- Strong demographics with 15,510 population and an average HH income of \$123K in a 1-mile radius
- Popular location near Pullman Yard, Arizona Ave Soccer Complex, and Ration + Dram Bar
- Adjacent property under redevelopment as Townhomes



Jeff Miller, CCIM, MAI
MANAGING BROKER
404.354.2331
jeff.miller@sperrycga.com
GA #175551



Mark D. Hinkins CCIM
PRESIDENT / MANAGING BROKER
925.627.6027
mark.hinkins@sperrycga.com
CaDRE #01320849

Each office independently owned and operated.

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