

RETAIL
PROPERTY
FOR LEASE

HIGHSIDE MARKET - 211 BUILDING

211 13TH STREET COLUMBUS, GA 31901



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WOODRUFF  **BROKERAGE
COMPANY**

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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Introducing the prime leasing opportunity at 211 13th Street in Uptown Columbus, GA. This meticulously crafted property offers an ideal space for businesses seeking a prominent and adaptable location. Boasting modern architecture, abundant natural light, and versatile floor plans, the property provides an inviting environment for Retail / Restaurant / Creative Office tenants to showcase their offerings. With high foot traffic and excellent visibility, the space presents a captivating opportunity for retailers looking to expand their presence in Columbus. Elevate your business in this sought-after property, designed to support the success and growth of your retail venture.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,545	59,368	109,476
Total Population	5,558	142,770	275,643
Average HH Income	\$48,074	\$65,809	\$77,049

PROPERTY HIGHLIGHTS

- Premier location in Uptown Columbus, GA
- Mixed-Use Building with Curated Mix of Tenants
- Over 25,000 cars per day
- 340,000+ visitors in 2024
- Programmed Events Calendar for Activation
- On-Site Parking

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Number of Units:	17
Available SF:	360 -2,900 SF
Lot Size:	1.8 Acres
Building Size:	29,000 SF

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AVAILABLE SUITES - 1ST FLOOR



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	360 - 2,900 SF	Lease Rate:	\$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Highside 211 Building Suite 103	Available	1,743 SF	NNN	\$35.00 SF/yr
■ Highside 211 Building- Suite 113	Available	750 SF	NNN	\$35.00 SF/yr
■ Highside 211 Building Suite 114	Available	360 SF	NNN	\$35.00 SF/yr

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THEN VS....



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AVAILABLE SUITS - 2ND FLOOR



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,450- 2,900 SF	Lease Rate:	\$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Highside 211 Building Suite 200	Available	1,450 SF	NNN	\$35.00 SF/yr
■ Highside 211 Building Suite 201	Available	2,900 SF	NNN	\$35.00 SF/yr

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NOW! HIGHSIDE MARKET- 211 BUILDING



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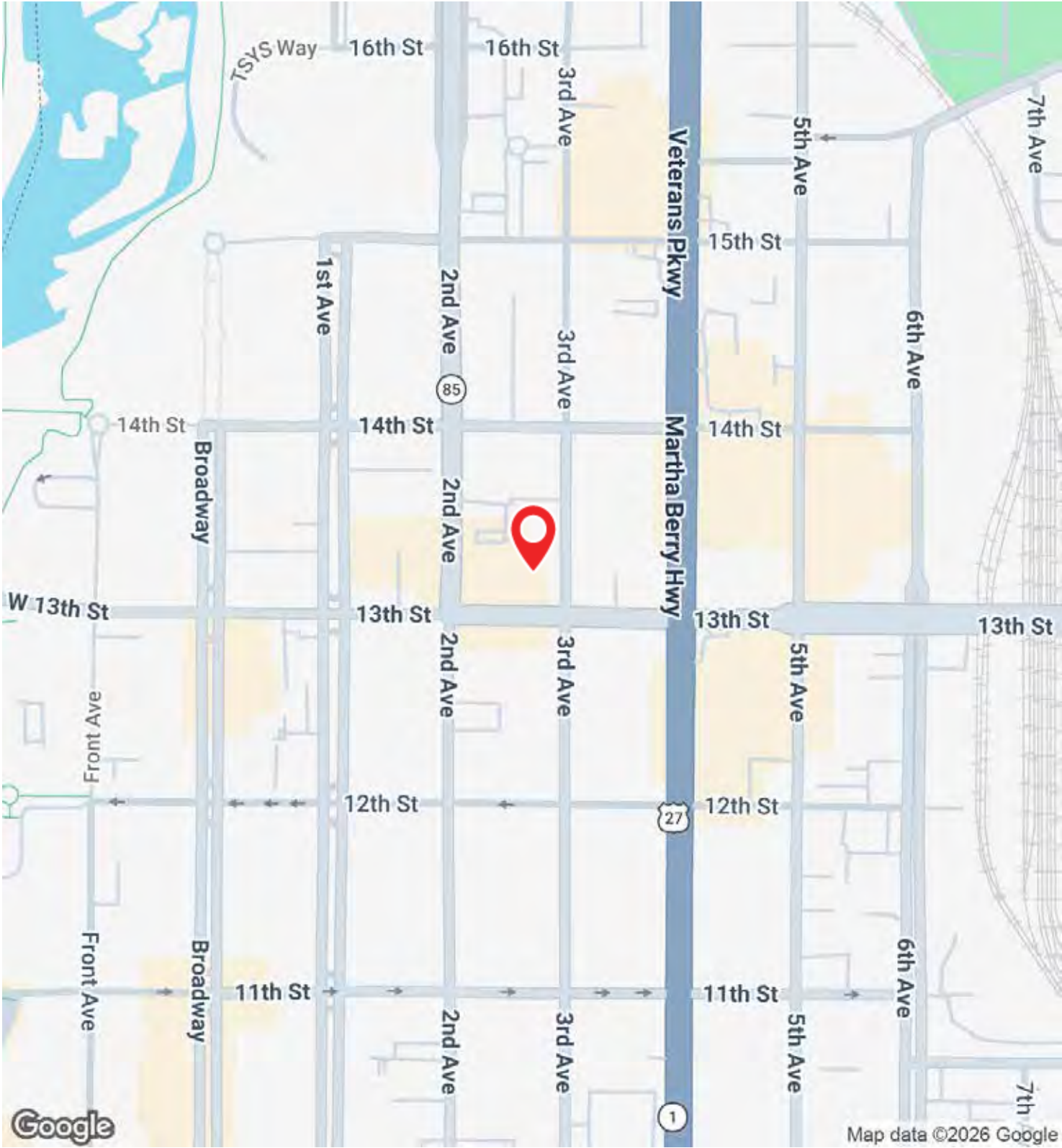
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MAP



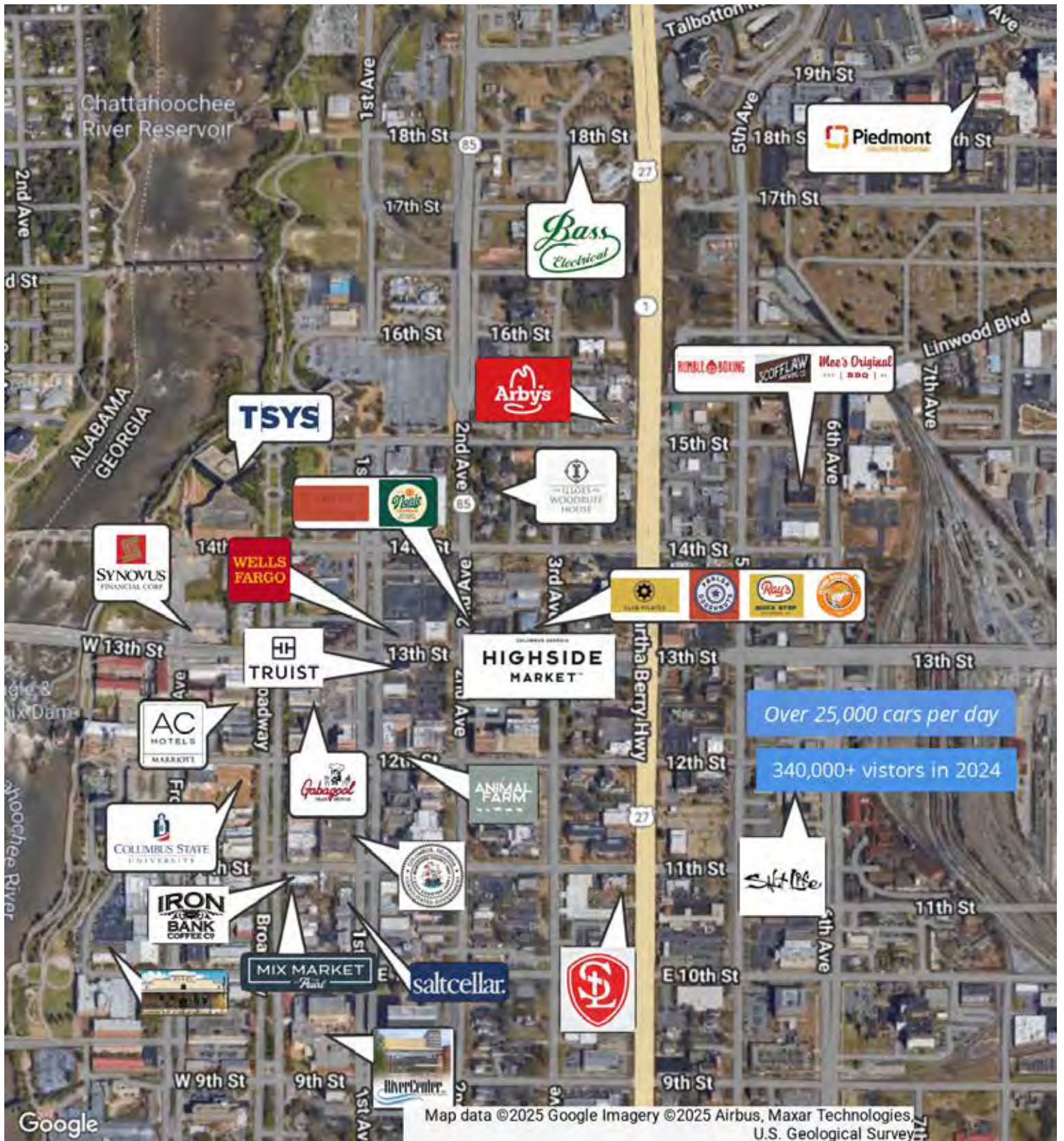
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RETAILER MAP

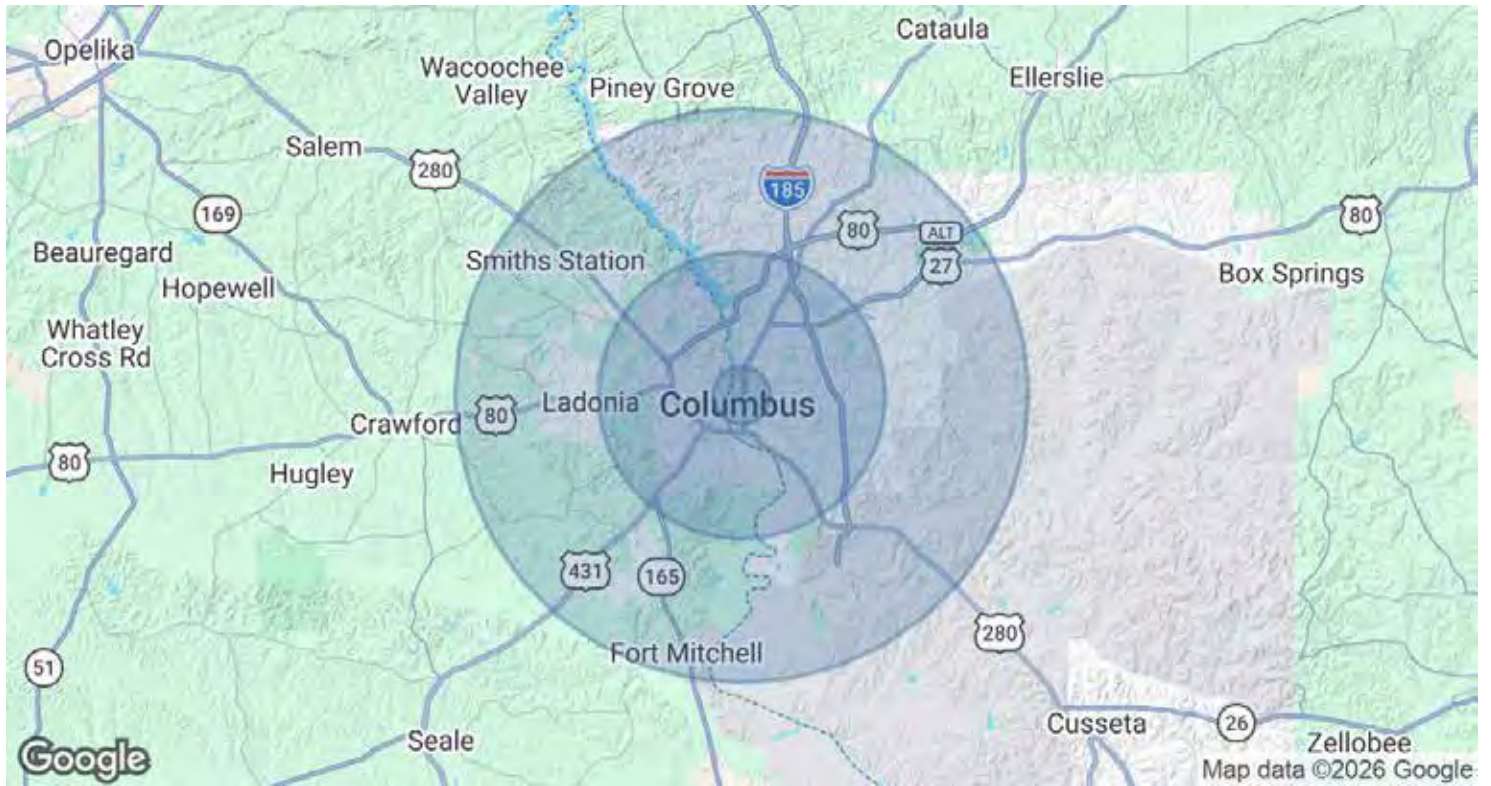


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,558	142,770	275,643
Average Age	38	39	38
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,545	59,368	109,476
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$48,074	\$65,809	\$77,049
Average House Value	\$252,310	\$208,231	\$224,532

Demographics data derived from AlphaMap

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MEET THE TEAM



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