



## Tom's Depot

715 9th Avenue Columbus, Georgia 31904

### Property Highlights

- Mix Use, Adaptive Warehouse
- Office, Warehouse, Retail Spaces available
- Finish to Suit for Qualified Tenants

### Property Overview

This +/-67,925 SF historically unique building was originally constructed in the 1940's and expanded/renovated through the 1960's. Most recently renovated in 2023.

Flexible lease terms & owner can finish to suit for qualified tenants. Ceiling heights vary between 14' - 16'. The facility is fully sprinkled, well maintained and in overall good condition.

The property includes off-street auto parking, truck parking, and outside storage. Located along 9th Ave. less than 1 mile from Columbus' CBD with easy access to US 27 and US 280.

### Offering Summary

<b>Lease Rate:</b>	\$5.00 SF/yr (Full Service)
<b>Building Size:</b>	67,925 SF
<b>Zoning:</b>	LMI

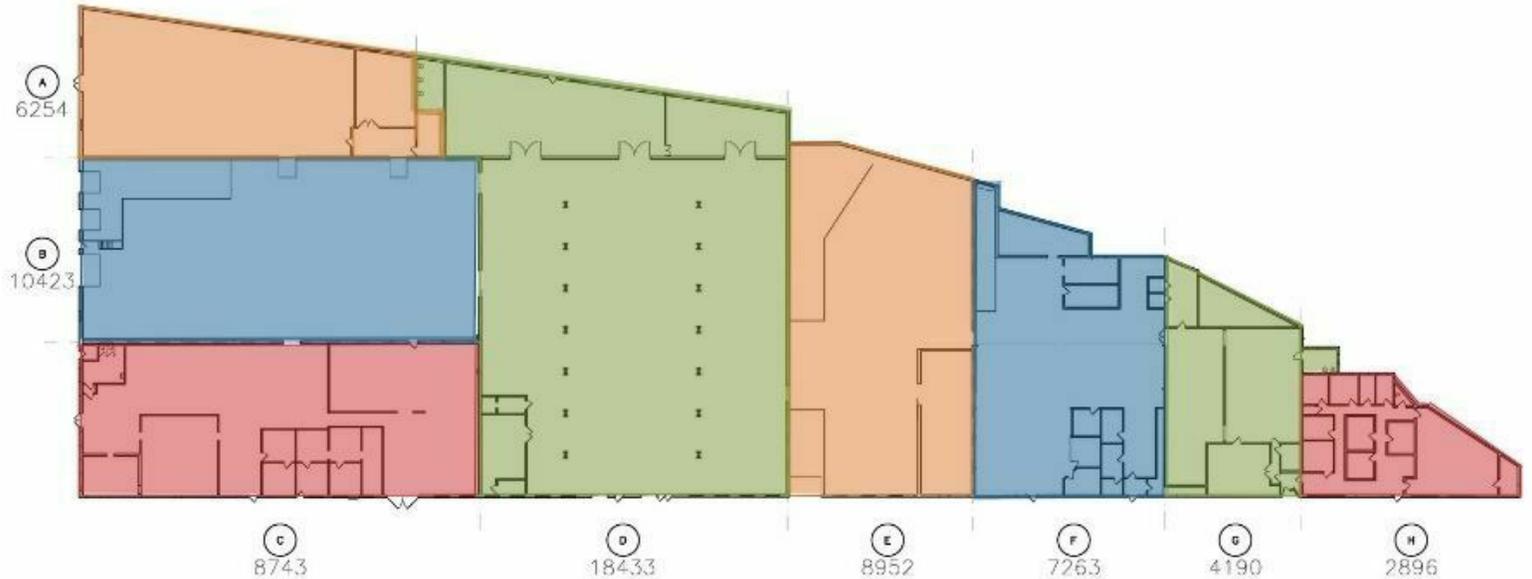
### For More Information

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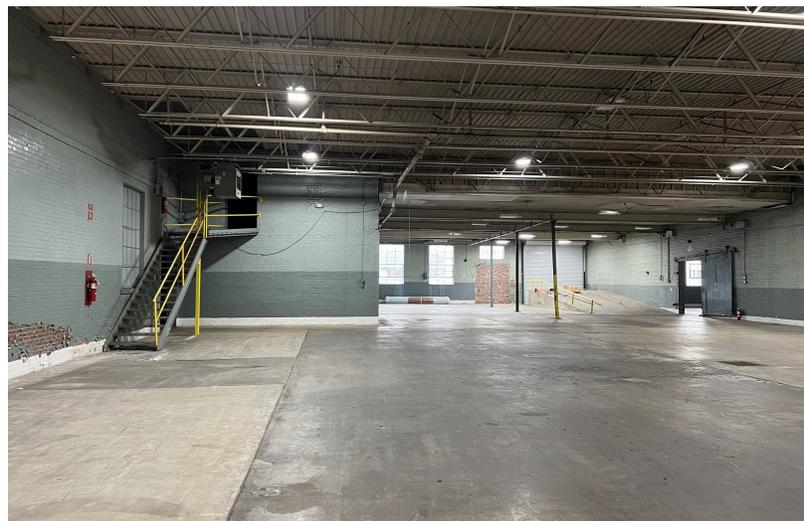


### Lease Information

<b>Lease Type:</b>	Full Service	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	18,433 - 27,385 SF	<b>Lease Rate:</b>	\$5.00 SF/yr

### Available Spaces

Suite	Size	Type	Rate	Description
D	18,433 - 27,385 SF	Full Service	\$5.00 SF/yr	Suite D can be leased with Suites A & B for a combined SF of 35,110 SF. Flexible lease terms and owner can finish to suit for qualified tenants. Rent will adjust based on buildout. Ceiling heights vary between 14' - 16'. The facility is sprinkled, well-maintained, and in overall good condition. Includes a drive-in door, and an additional drive-in or dock-high door can be added. Large open warehouse space with LED lighting that includes a restroom and a break area.

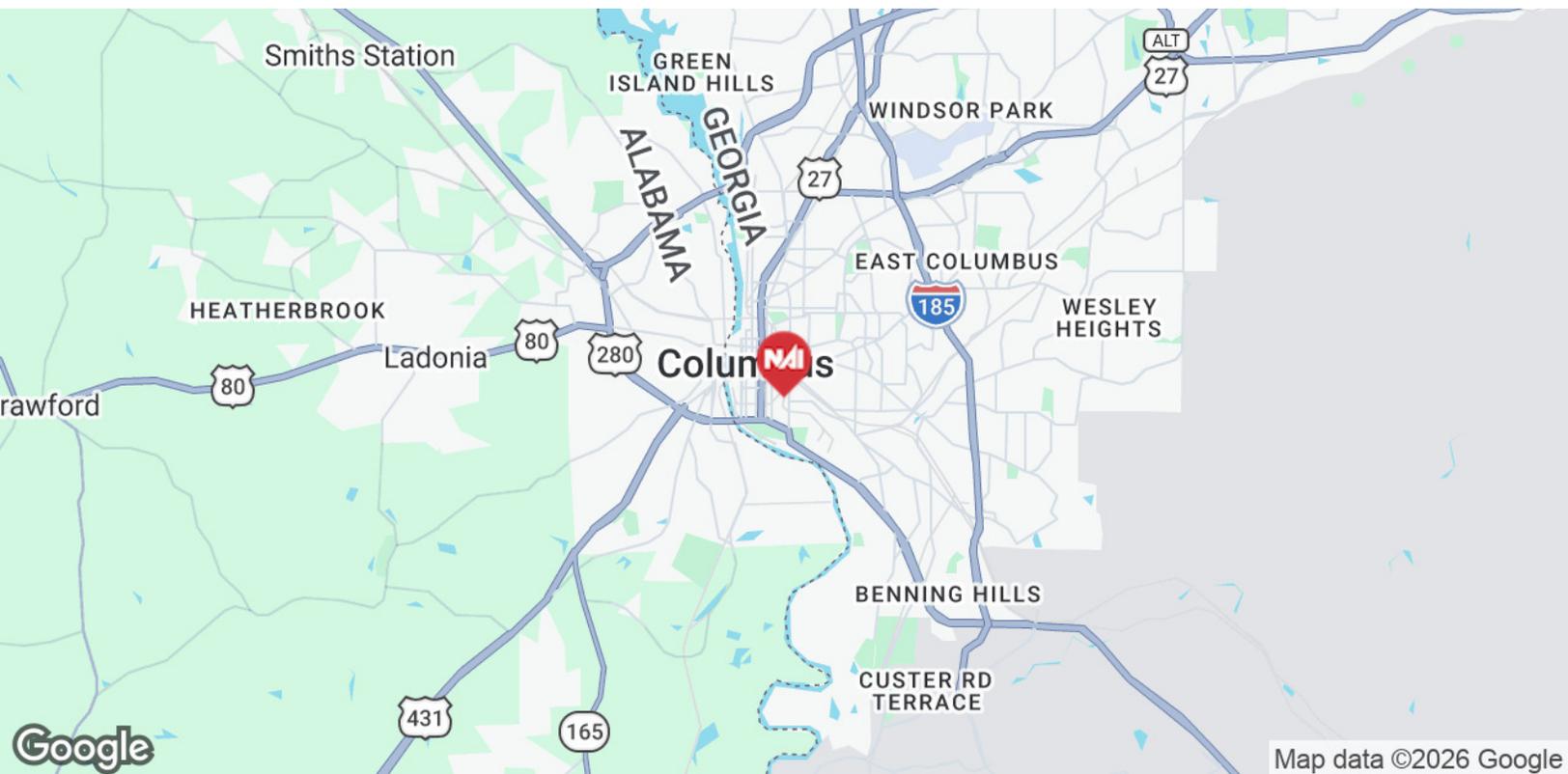
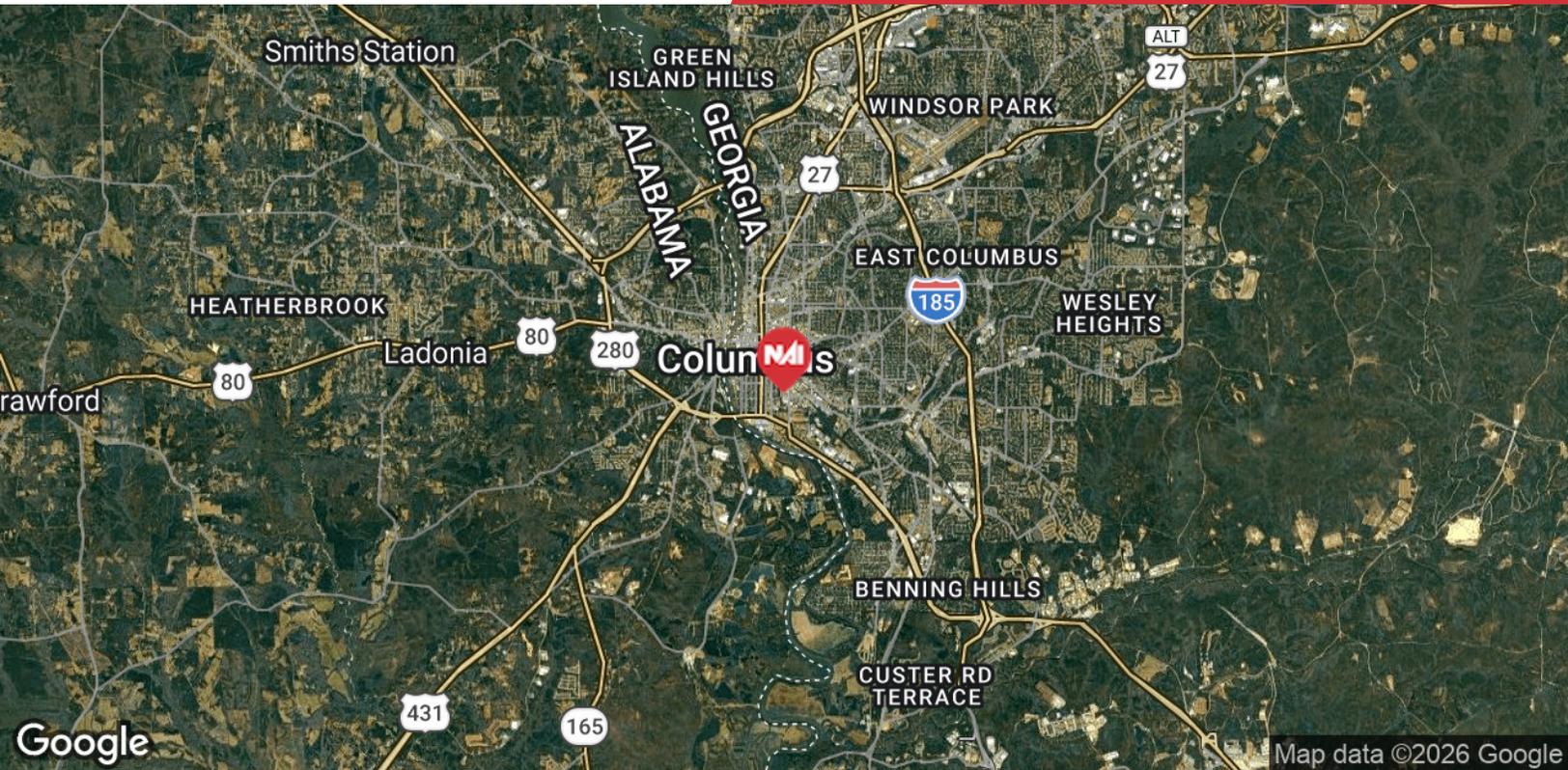


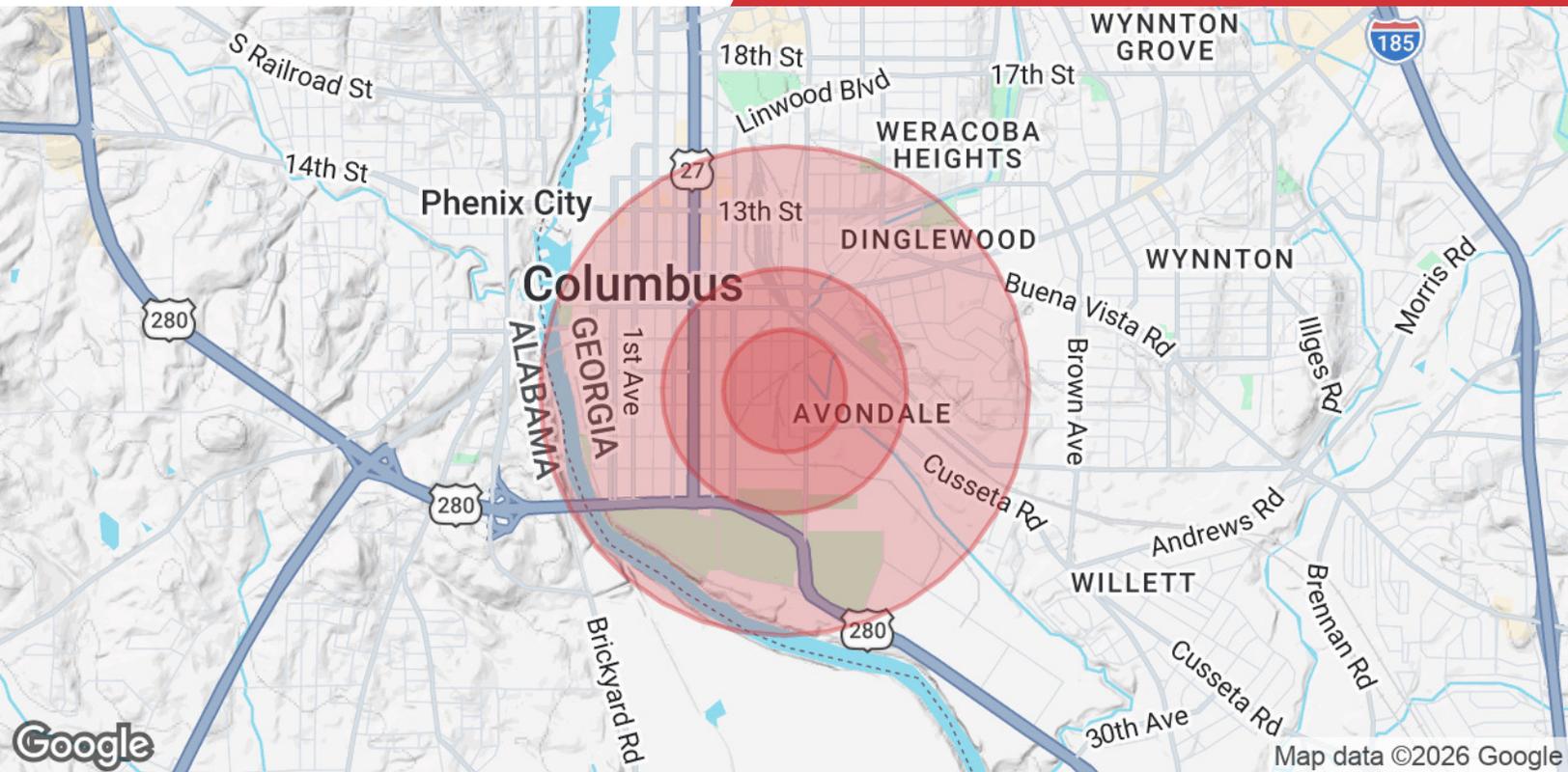


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	0.25 Miles	0.5 Miles	1 Mile
<b>Population</b>			
Total Population	843	3,290	9,921
Average Age	37.2	35.6	36.1
Average Age (Male)	37.1	33.1	33.0
Average Age (Female)	31.3	33.7	37.1
<b>Households &amp; Income</b>			
Total Households	423	1,671	5,111
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$25,461	\$27,256	\$29,622
Average House Value	\$64,970	\$54,510	\$54,112

\* Demographic data derived from 2020 ACS - US Census

## Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.