

FOR LEASE

STARMOUNT PLAZA SHOPPING CENTER

4105 Buena Vista Road Columbus, GA 31907



LEASE RATE

\$15.00 - 22.00 SF/yr

Carson Cummings

(706) 289-2468

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Tripp Crawford

(706) 984-1251

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PROPERTY DESCRIPTION

Prime Retail Space Available in High-Traffic Location - Columbus, GA

Take advantage of this established retail center situated just off the newly renovated Buena Vista Rd exit from I-185. This highly visible property boasts excellent exposure, ensuring your business gets maximum attention from both local residents and passing commuters.

This location is perfect for businesses looking to benefit from the area's strong commercial activity, with nearby amenities and a diverse customer base. Whether you're a retailer, restaurant, or service provider, this space offers everything you need for success.

PROPERTY HIGHLIGHTS

- Exceptional visibility on high-traffic Buena Vista Rd, offering a prime location for attracting foot and vehicular traffic.
- Ample parking with plenty of space for both customers and staff, enhancing the convenience for shoppers.
- Well-lit environment for both daytime and nighttime visibility, ensuring safety and a welcoming atmosphere.
- Easy access via traffic light-controlled intersection, offering smooth ingress and egress for vehicles.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,088 - 3,348 SF	Lease Rate:	\$15.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite G	Available	3,348 SF	NNN	\$15.00 SF/yr	-
3945 Buena Vista Rd.	Available	2,319 SF	NNN	\$22.00 SF/yr	This is the stand alone building immediately next the I-185 Buena Vista Rd exit, 3945 Buena Vista Rd, next to the Waffle House. Parking available in front and back of the building. Parking lot connects to the Starmount Plaza Center on the back side. High visibility space. Would be perfect for a restaurant or retail store.
Suite B	Available	2,088 SF	NNN	\$15.00 SF/yr	-

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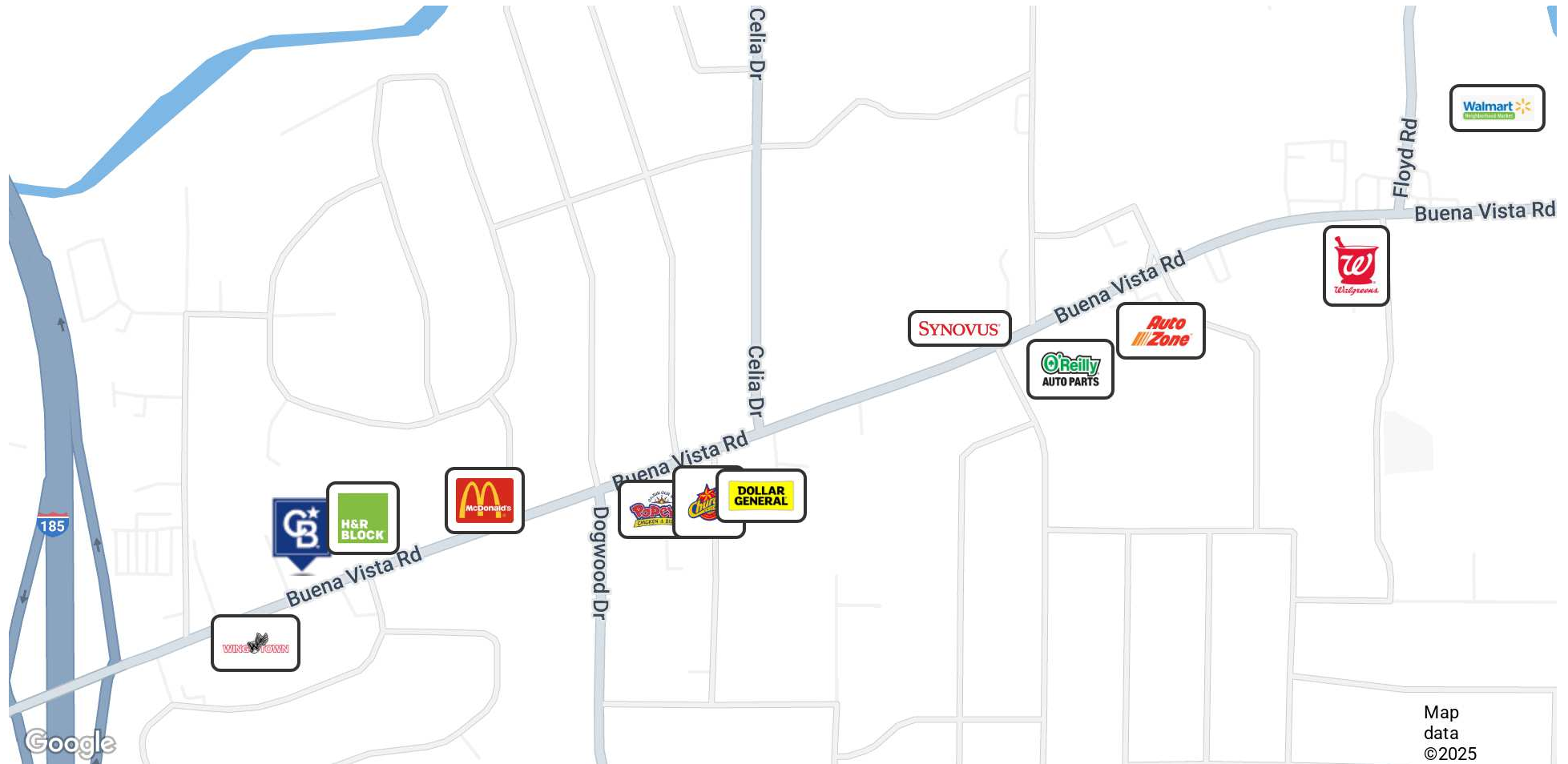


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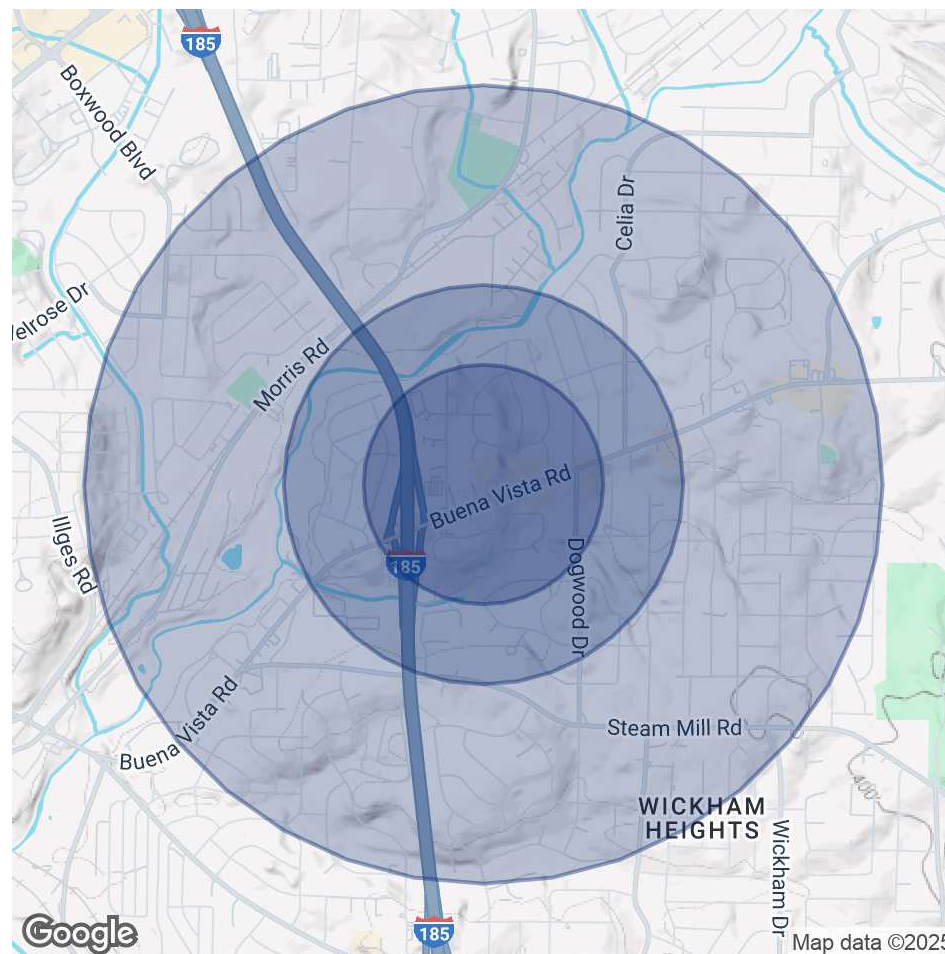
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	719	2,291	10,180
Average Age	39	39	40
Average Age (Male)	37	38	38
Average Age (Female)	40	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	283	913	4,148
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,964	\$62,448	\$58,501
Average House Value	\$165,536	\$158,319	\$164,165

Demographics data derived from AlphaMap



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