



Blackmon Road Office Building

7300 Blackmon Road Columbus , Georgia 31909

Property Highlights

- Class A Office Building
- Full-Service Lease w/ Base Year OPEX
- Available March 1, 2023

Property Overview

The building is currently occupied by Georgia Military College through February 2023, the purpose-built office building is ideal for immediate occupancy by a Professional Office, School, or Healthcare Care Provider.

Tenant Improvement Allowance (TIA) Available

Owner willing to subdivide.

Contact broker for details.

Offering Summary

Sale Price:	\$4,900,000
Building Size:	22,000 SF
Available SF:	3,000 - 25,672 SF

[View Property Video](#)

For More Information

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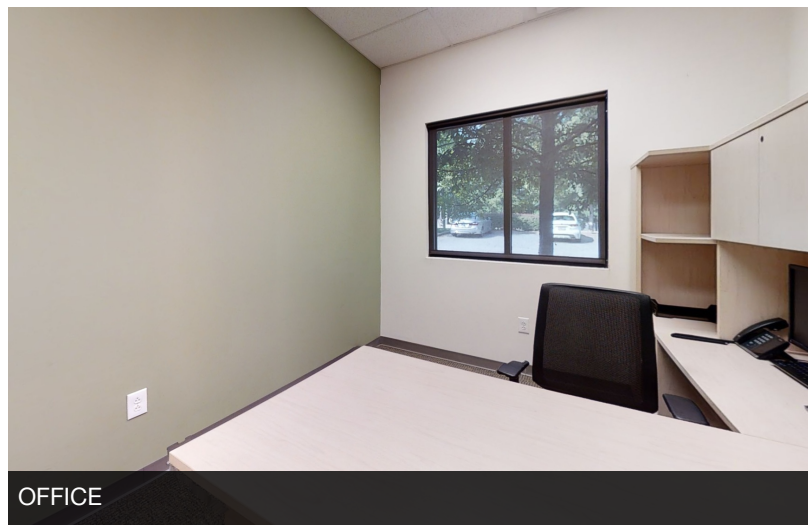


Property Description

Constructed in 2013, the stone and brick building is home to the Columbus Campus of Georgia Military College. The College will continue to use the space until February 2023. The purpose-built office building is ideal for immediate occupancy by a Professional Office, School, or Healthcare Care Provider.

Location Description

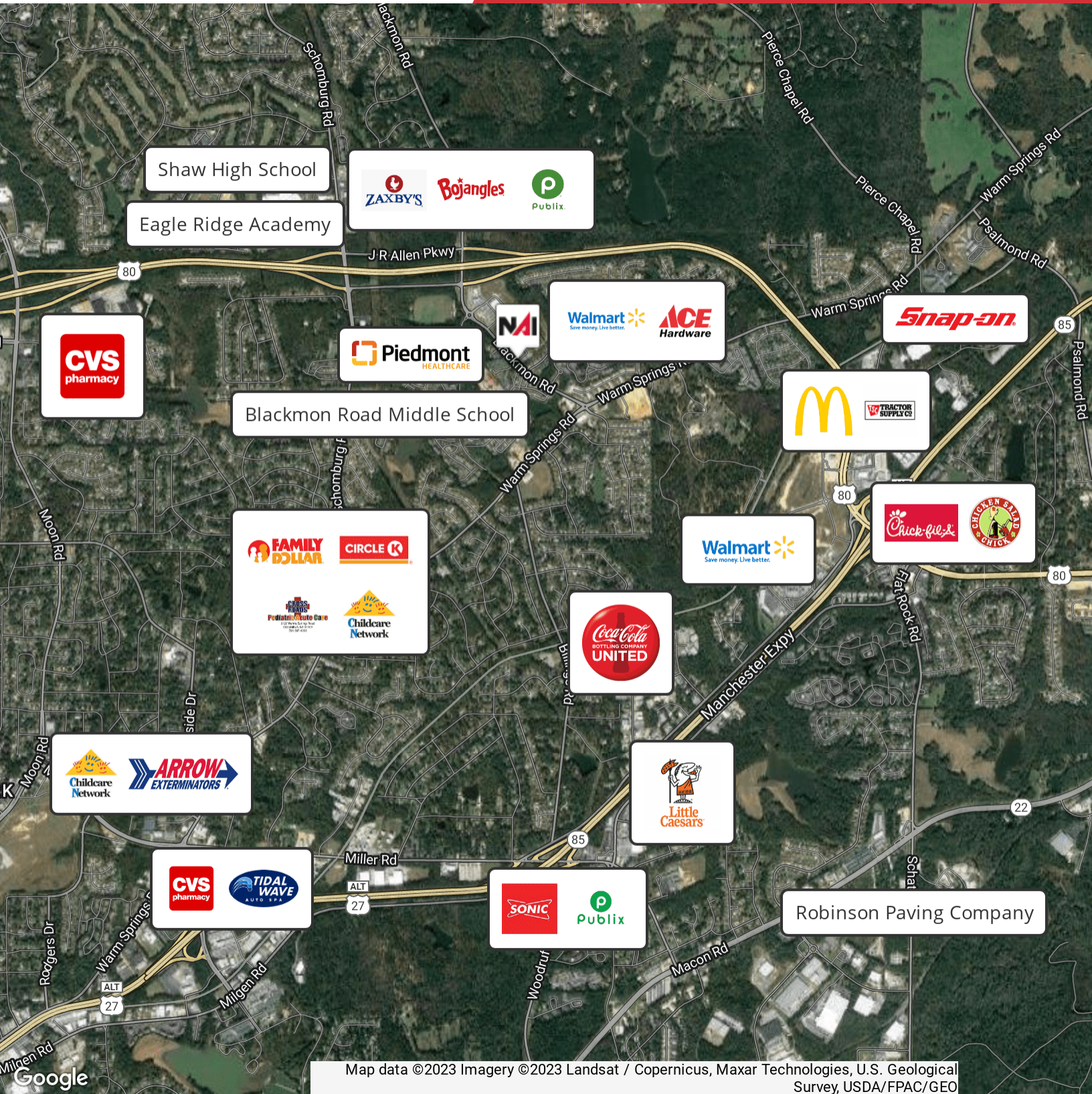
Conveniently located in North Columbus off J R Allen Parkway (US Hwy 80) on Blackmon Road, providing easy access to all parts of the Columbus-Phenix City MSA.





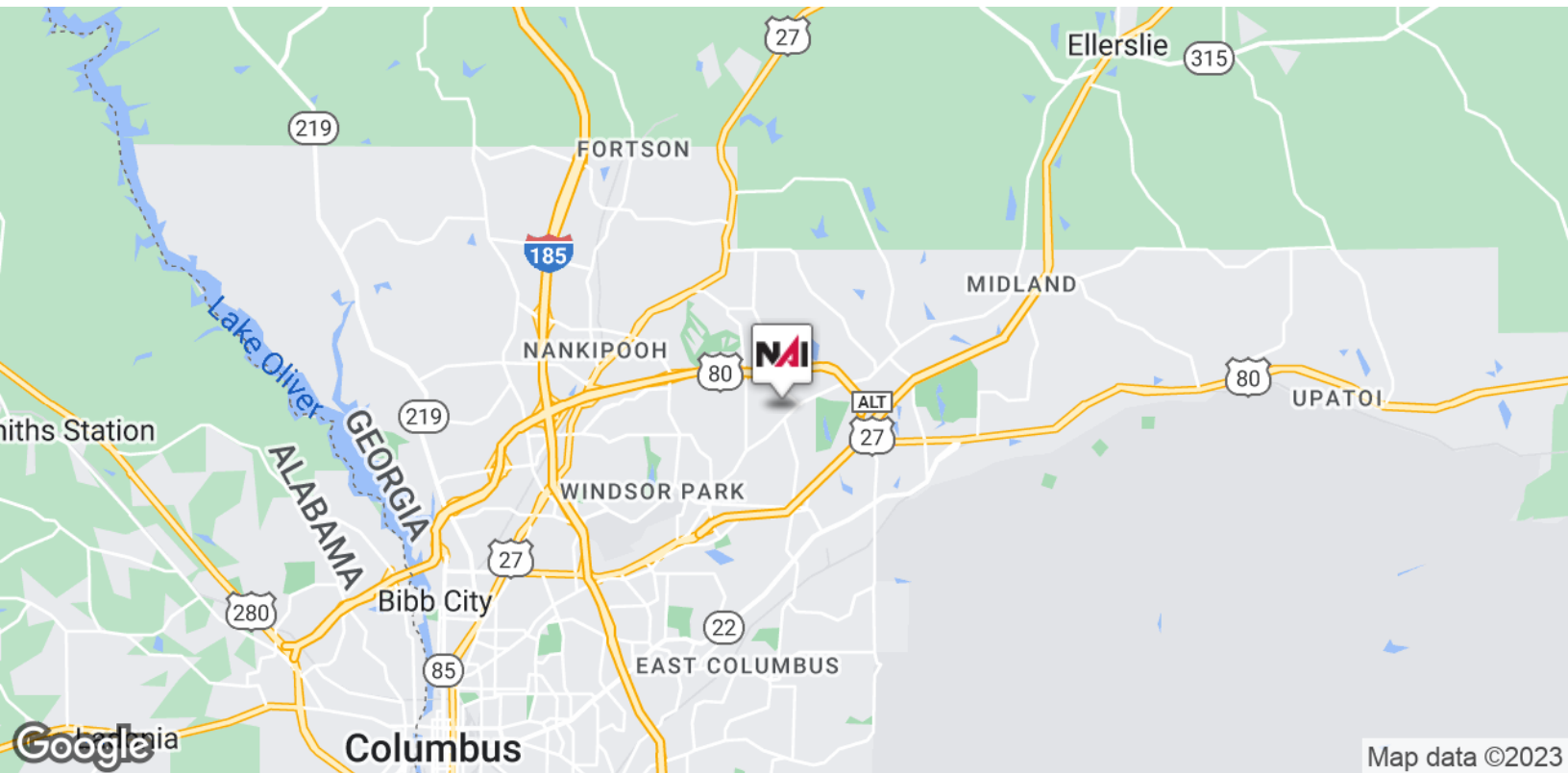
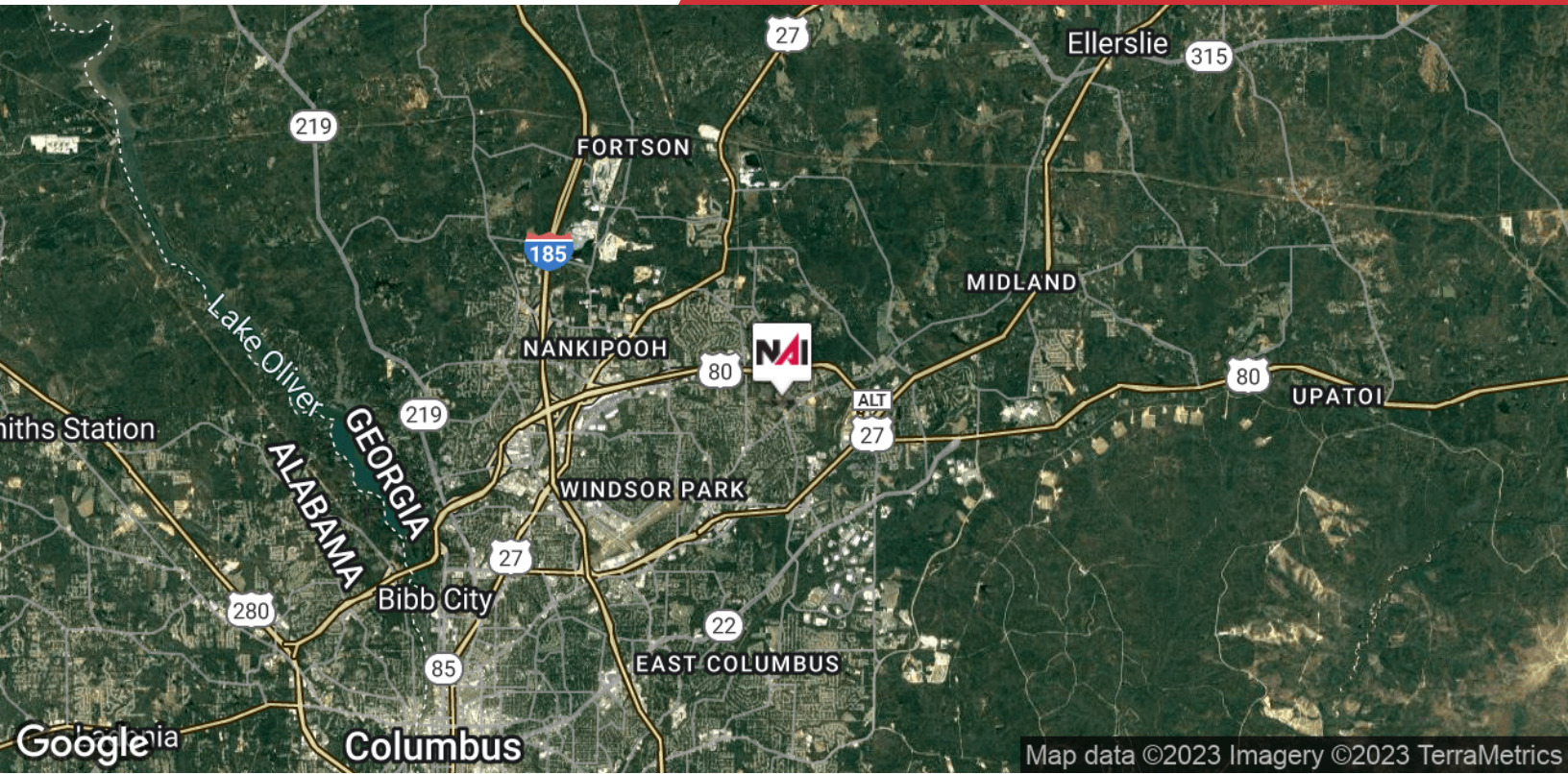
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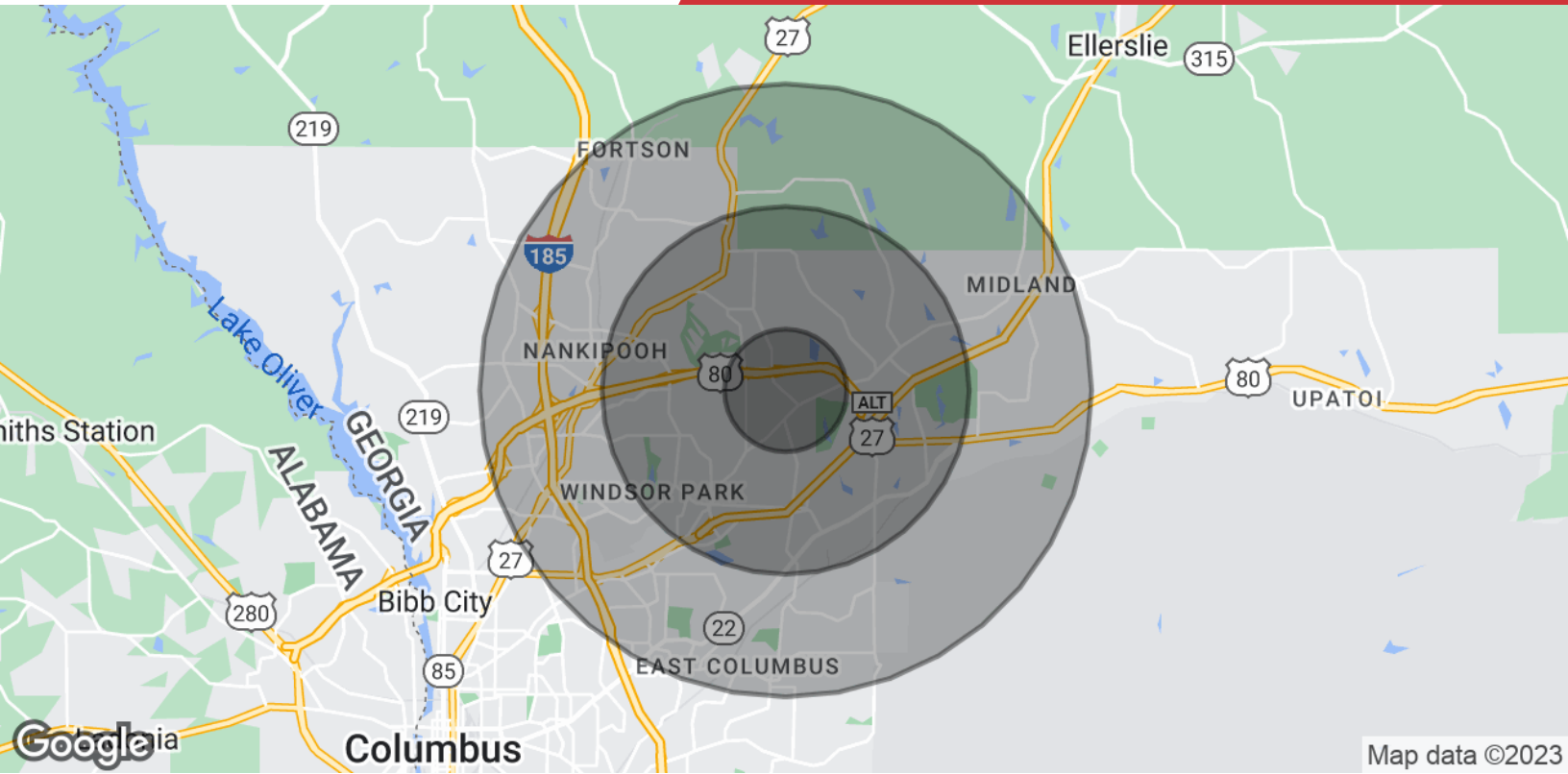
Map data ©2023 Imagery ©2023 Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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Map data ©2023

Population

	1 Mile	3 Miles	5 Miles
Total Population	5,069	42,902	87,827
Average Age	35.0	34.3	35.3
Average Age (Male)	34.5	33.0	34.1
Average Age (Female)	34.8	35.7	37.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,236	18,302	36,167
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$68,785	\$69,905	\$68,841
Average House Value	\$180,211	\$176,326	\$167,986

* Demographic data derived from 2020 ACS - US Census