



## 4501 Reese Road

4501 Reese Road

Columbus, Georgia 31907

### Property Highlights

- Freestanding flex building in North Columbus
- 2,000 SF conditioned space with retail area and office
- 1,200 SF warehouse space with rear access
- Across from Peachtree Mall and Trailside Shoppes

### Property Overview

This freestanding flex warehouse space is located in an established business corridor in North Columbus, directly across from Peachtree Mall and Trailside Shoppes. The building features +/- 2,000 SF of conditioned space, including a large front retail area complete with a private office and service counter, with easy access to the side yard. It also includes +/- 1,200 SF of warehouse space in the rear, ideal for storage, operations, or light industrial use.

### Offering Summary

<b>Lease Rate:</b>	\$11.00 SF/yr (NNN)
<b>Building Size:</b>	+/- 3,361 SF
<b>Available SF:</b>	+/- 3,361 SF
<b>Lot Size:</b>	+/- 0.24 Acres

### Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	2,338	26,195	64,851
<b>Total Population</b>	6,093	61,840	157,034
<b>Average HH Income</b>	\$55,408	\$58,855	\$53,413

### For More Information

**Shaun Roberts**

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Retail Space - Front



Retail Space - Front



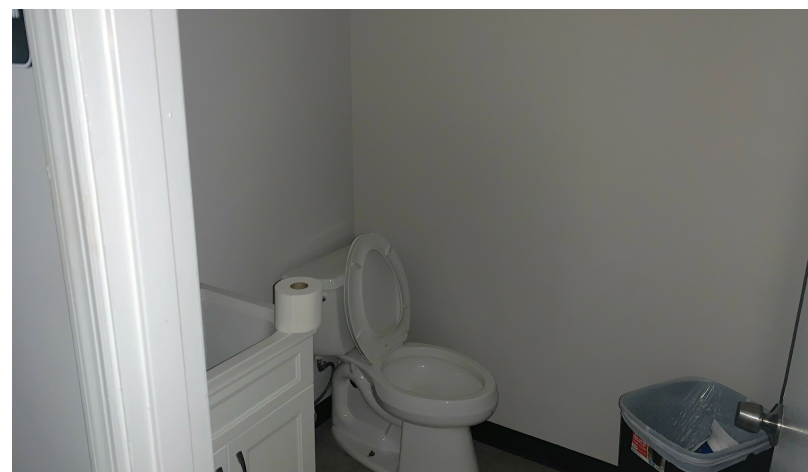
Retail Space - Game Room / Entry



Retail Space - Game Room



Retail Space - Office / Breakroom

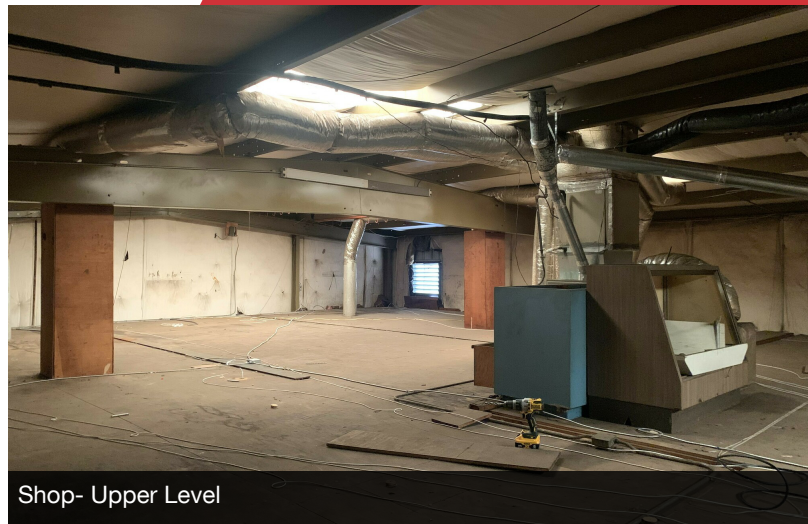


Retail Space - Private Bathroom





Shop- Main Level



Shop- Upper Level



Shop- Upper Level Shelving Storage



Exterior Side Entrance



Exterior Side Entrance- Wheelchair / Handicap Accessible



Exterior Signage Post



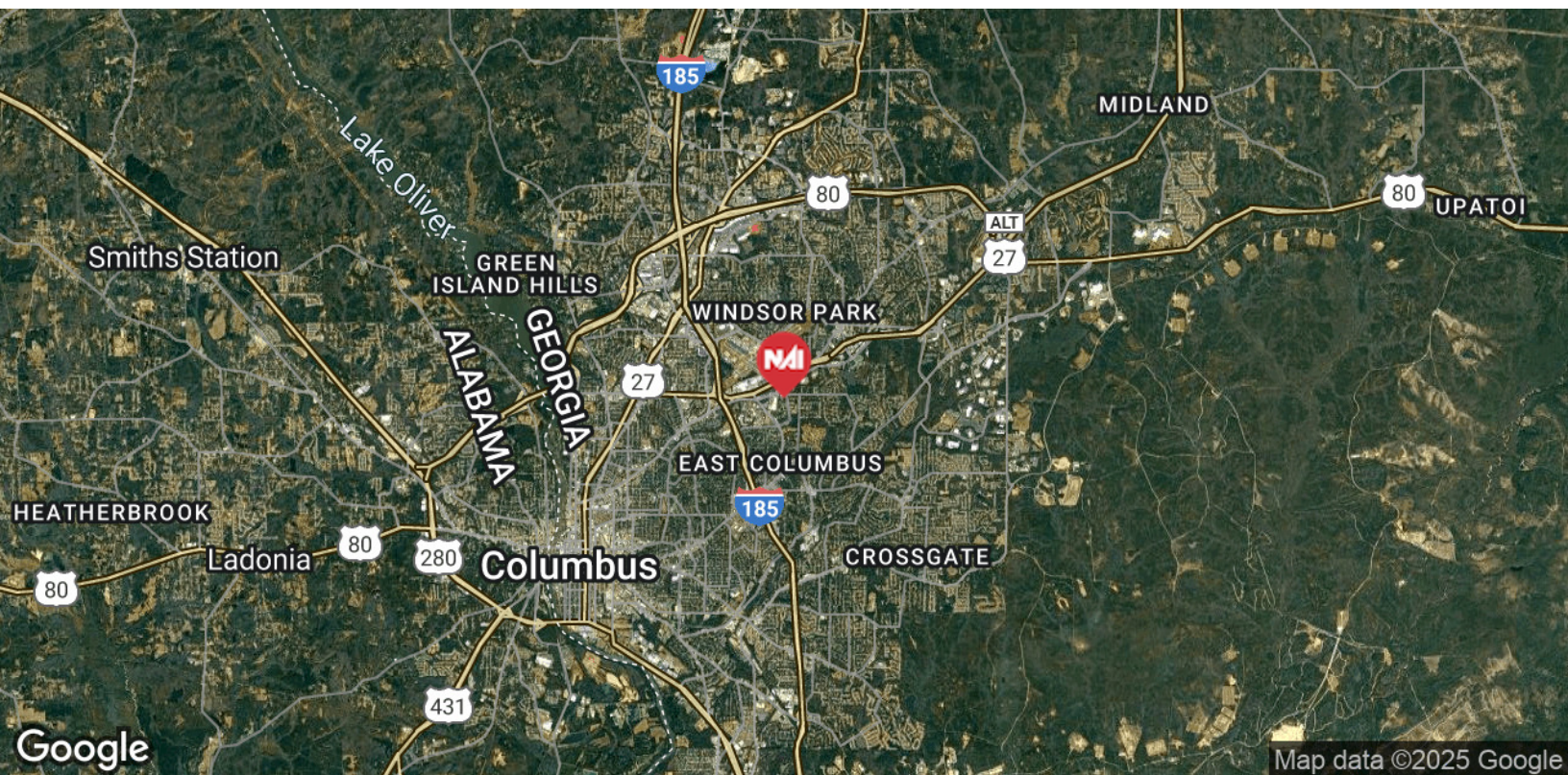
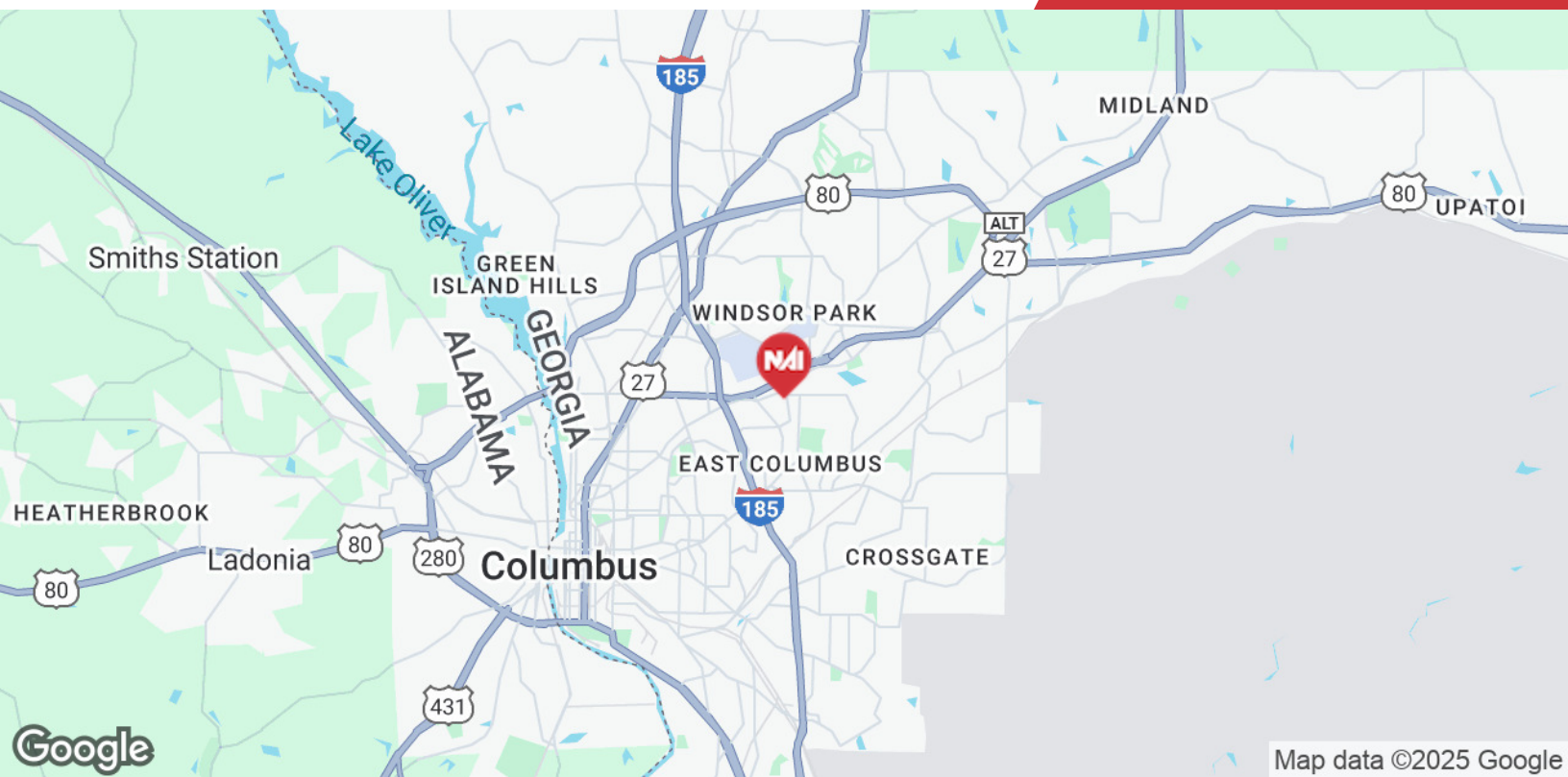


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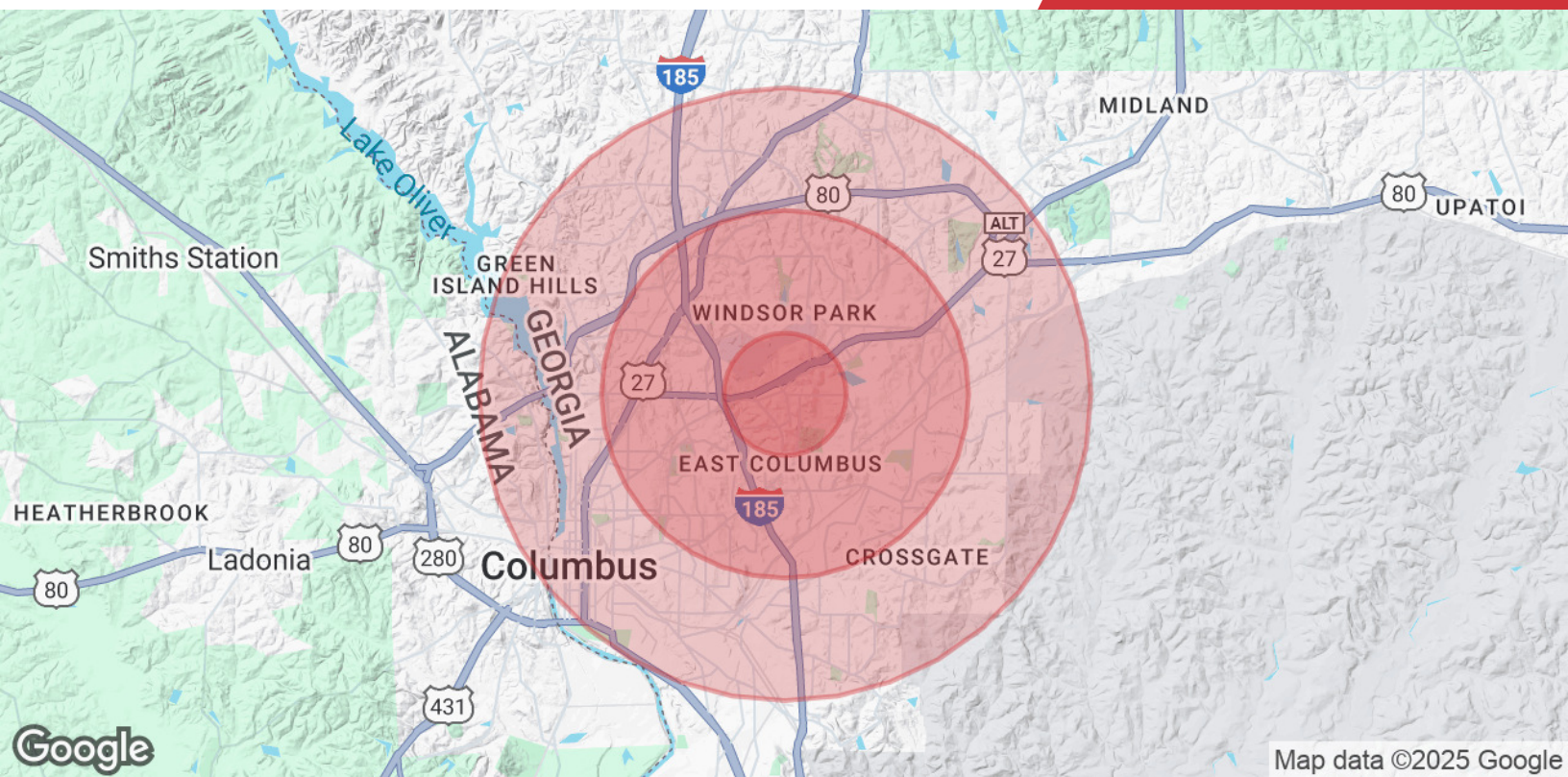




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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	6,093	61,840	157,034
<b>Average Age</b>	28.8	36.8	36.1
<b>Average Age (Male)</b>	30.1	35.4	34.4
<b>Average Age (Female)</b>	28.6	37.6	38.0

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,338	26,195	64,851
<b># of Persons per HH</b>	2.6	2.4	2.4
<b>Average HH Income</b>	\$55,408	\$58,855	\$53,413
<b>Average House Value</b>	\$144,510	\$164,750	\$144,173

2020 American Community Survey (ACS)