



**COLDWELL
BANKER
COMMERCIAL**

KENNON & PARKER

FOR LEASE

5710 VETERANS PARKWAY

Columbus, GA 31904

AVAILABLE SPACE

11,300 SF

LEASE RATE

\$17/SF/YR (NNN)

FEATURES

- Great Location!
- High traffic corridor!

AREA

This 11,300+/- SF space is a former bank building with a private elevator to access the second floor space. The available space includes 11 offices, 2 restrooms, a breakroom and a conditioned basement (approximately 3,500 SF). It has great visibility from a major corridor, at the corner of Veterans Parkway (US Hwy 27) and Whitesville Road. This is a high traffic area. The building space can be subdivided.



OFFICE

Carson Cummings
706 289 2468
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Richard Hill
706 330 7492
richard.hill@kpdd.com

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**COLDWELL BANKER COMMERCIAL
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1025 1st Avenue, Columbus, GA 31901
706.256.1000

CBCWORLDWIDE.COM



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LEASE



OFFERING SUMMARY

Available SF: 11,300 SF

Lease Rate: \$17/SF/YR (NNN)

Year Built: 1977

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PROPERTY OVERVIEW

This 11,300+/- SF building is a former bank building with a private elevator to access the second floor. The available space includes 11 offices, 2 restrooms, a breakroom and a conditioned 3,500+/- SF basement.

PROPERTY HIGHLIGHTS

- Great Location
- High traffic corridor



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First Floor

Matterport Link: <https://my.matterport.com/show/?m=XCFrfqft8sE&mls=1>

LEASE



GROSS INTERNAL AREA
FLOOR 1: 3553 sq. ft, FLOOR 2: 3741 sq. ft
FLOOR 3: 4238 sq. ft
TOTAL: 11531 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Second Floor

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FLOOR 3



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Basement

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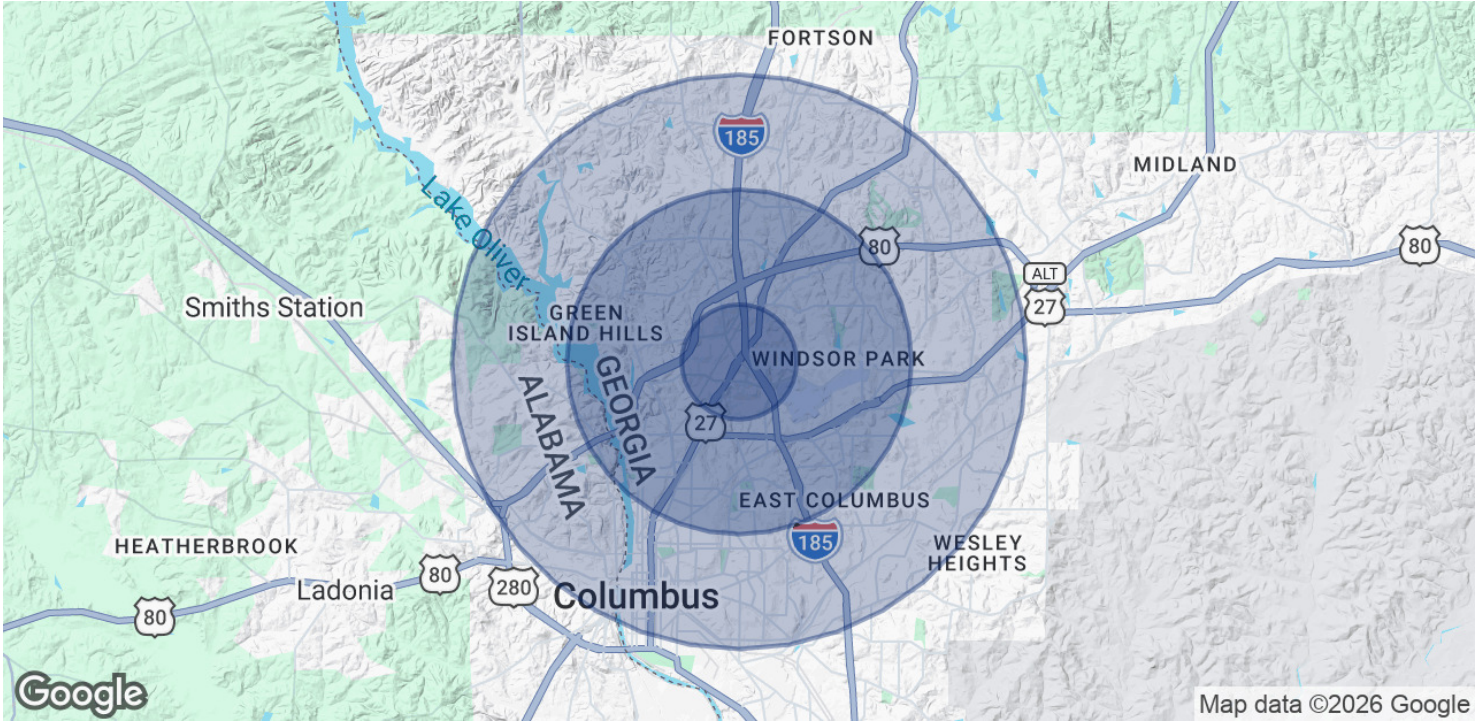
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,662	50,764	125,276
Median age	39.7	37.6	36.7
Median age (Male)	37.5	37.3	35.4
Median age (Female)	40.8	37.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,389	21,836	53,159
# of persons per HH	2.4	2.3	2.4
Average HH income	\$59,632	\$61,259	\$56,408
Average house value	\$135,403	\$166,993	\$156,597

* Demographic data derived from 2020 ACS - US Census

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