



4411 Holly Ave

Columbus, Georgia 31909

Property Overview

Previously used as a bank, 4411 Holly Ave is a +/- 4,081 SF office building that offers an ideal setting for businesses seeking flexibility and convenience. The space consists of a spacious lobby area and private offices on the main floor and a kitchen and restrooms in the basement. Located one block away from the corner of Manchester Expressway and Veterans Parkway, this property is in close proximity to many amenities, averaging a traffic count of approximately 22,733 per day.

The property location is less than a mile to a variety of traffic generators that include retail staples like Walmart Neighborhood Market, Save A Lot, O' Reilly Auto Parts, Starbucks, Pizza Hut, Burger King, Del Taco and Captain D's. The strategic location and high visibility make it an excellent choice for establishing a strong business presence.

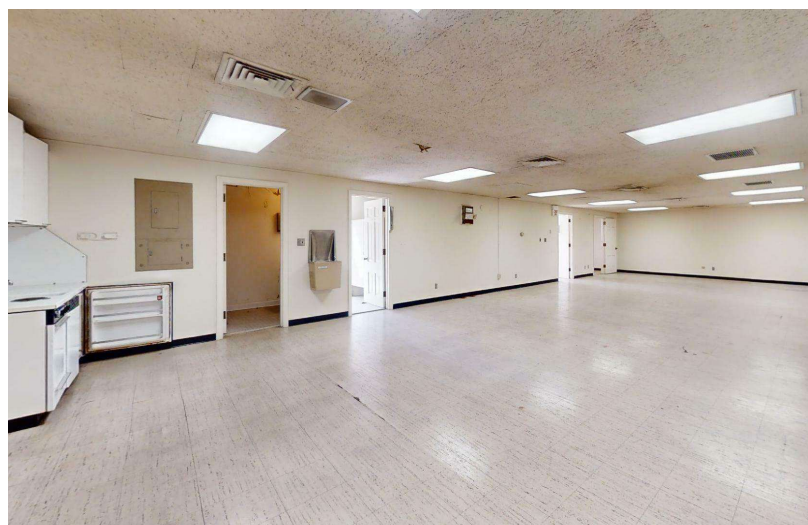
Offering Summary

| | |
|----------------------|--------------------|
| Lease Rate: | \$14.00 SF/yr (MG) |
| Available SF: | +/- 4,081 SF |

For More Information

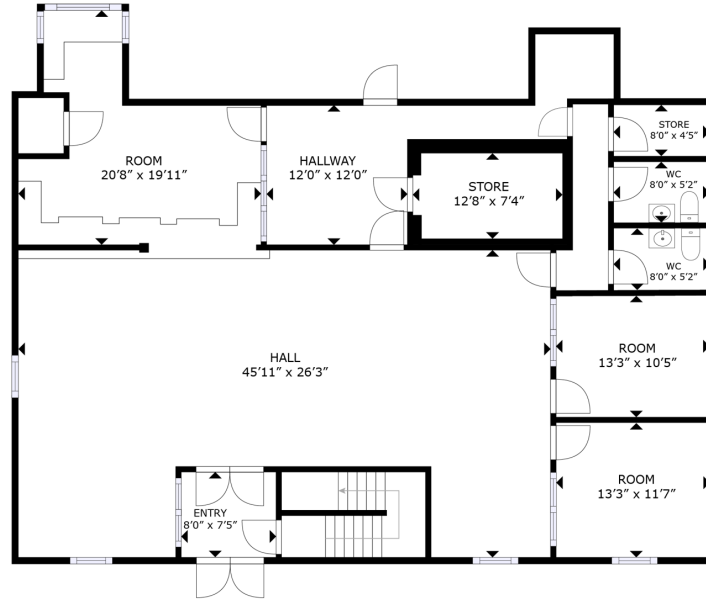
Shaun Roberts

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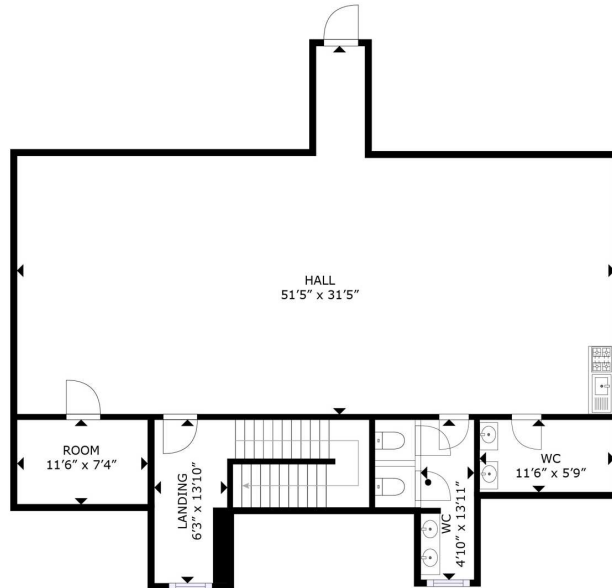
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1ST FLOOR

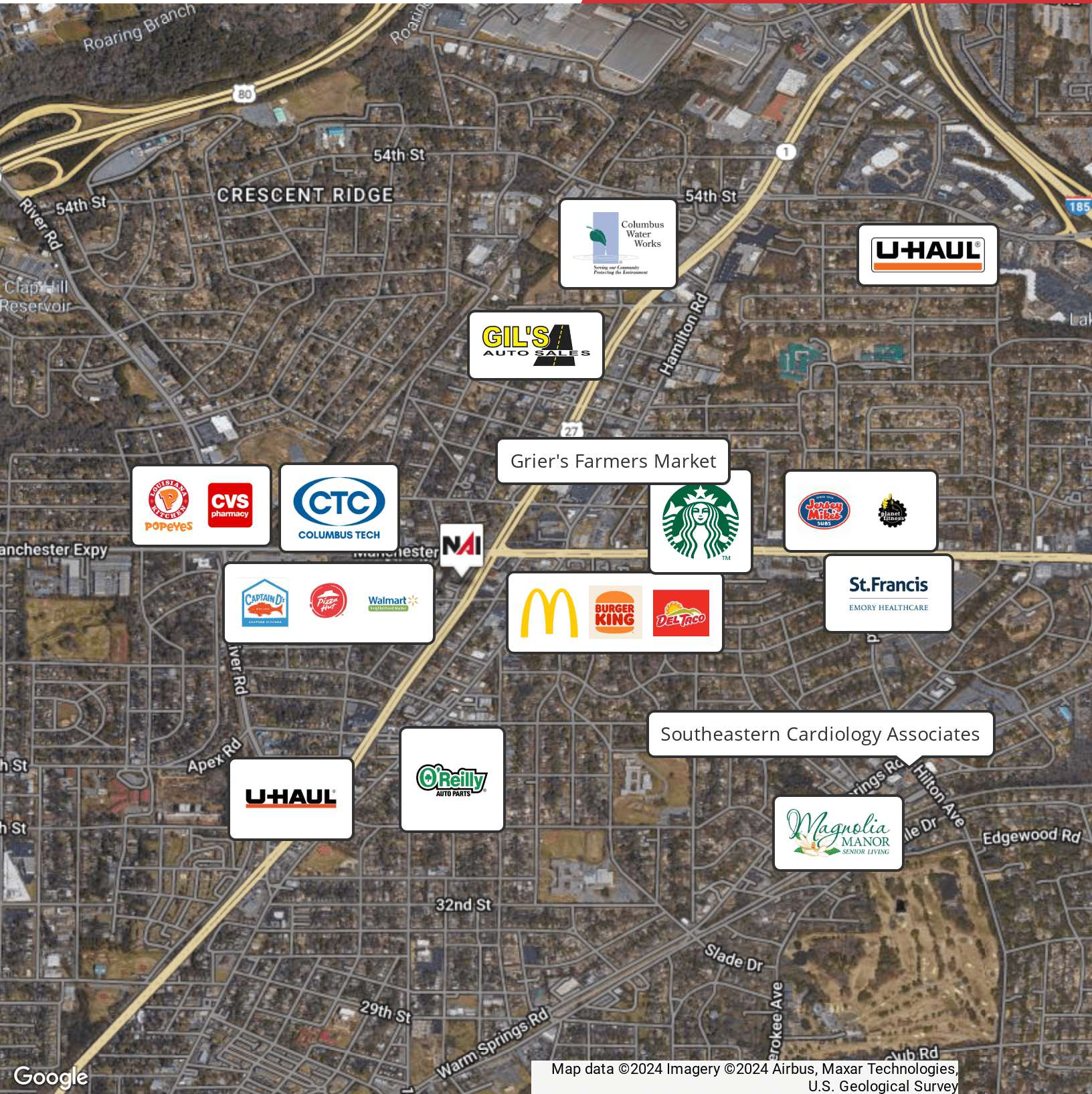
GROSS INTERNAL AREA
1ST FLOOR: 2,377 sq. ft. 2ND FLOOR: 1,607 sq. ft.
TOTAL: 3,984 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2ND FLOOR

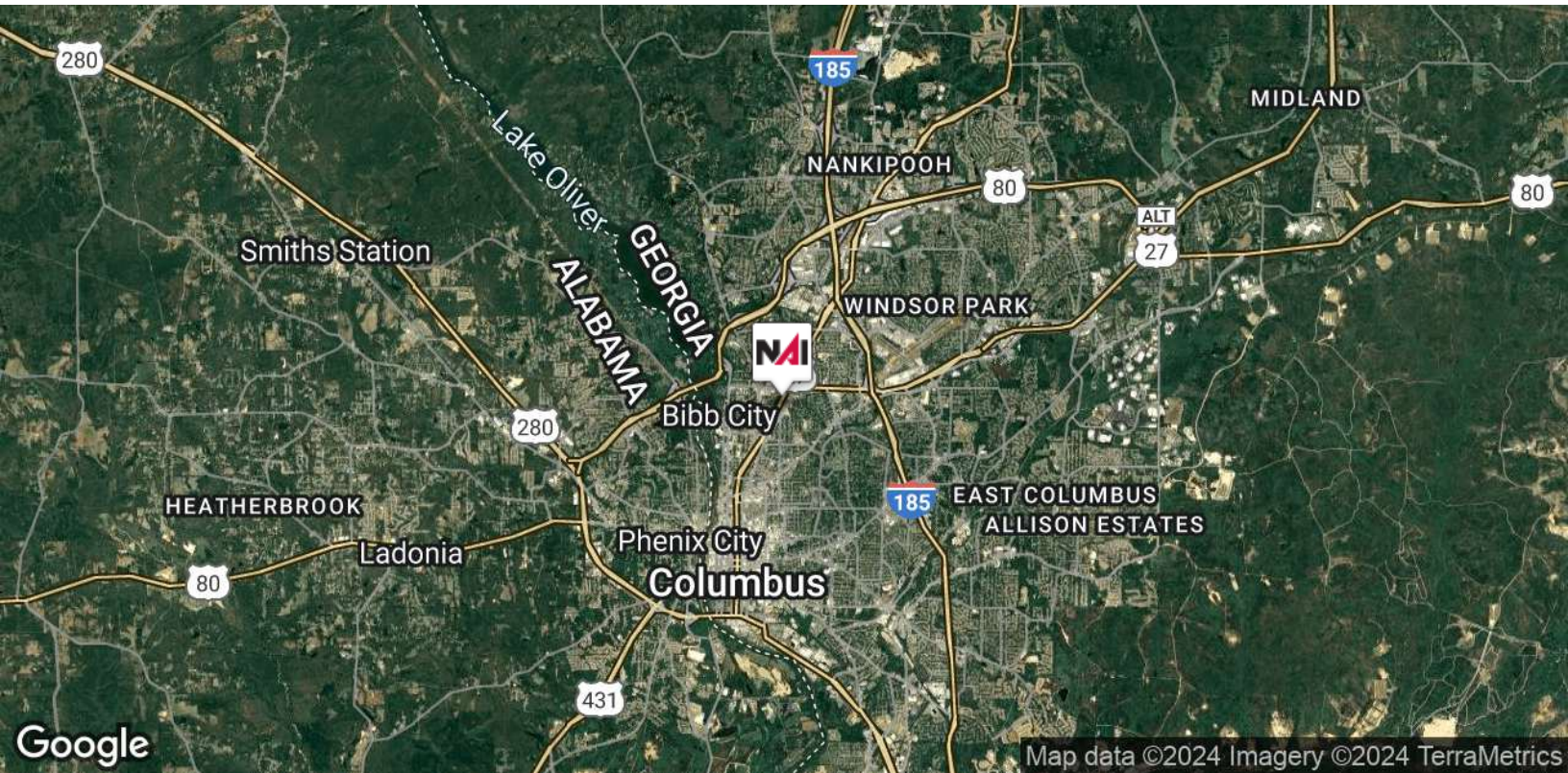
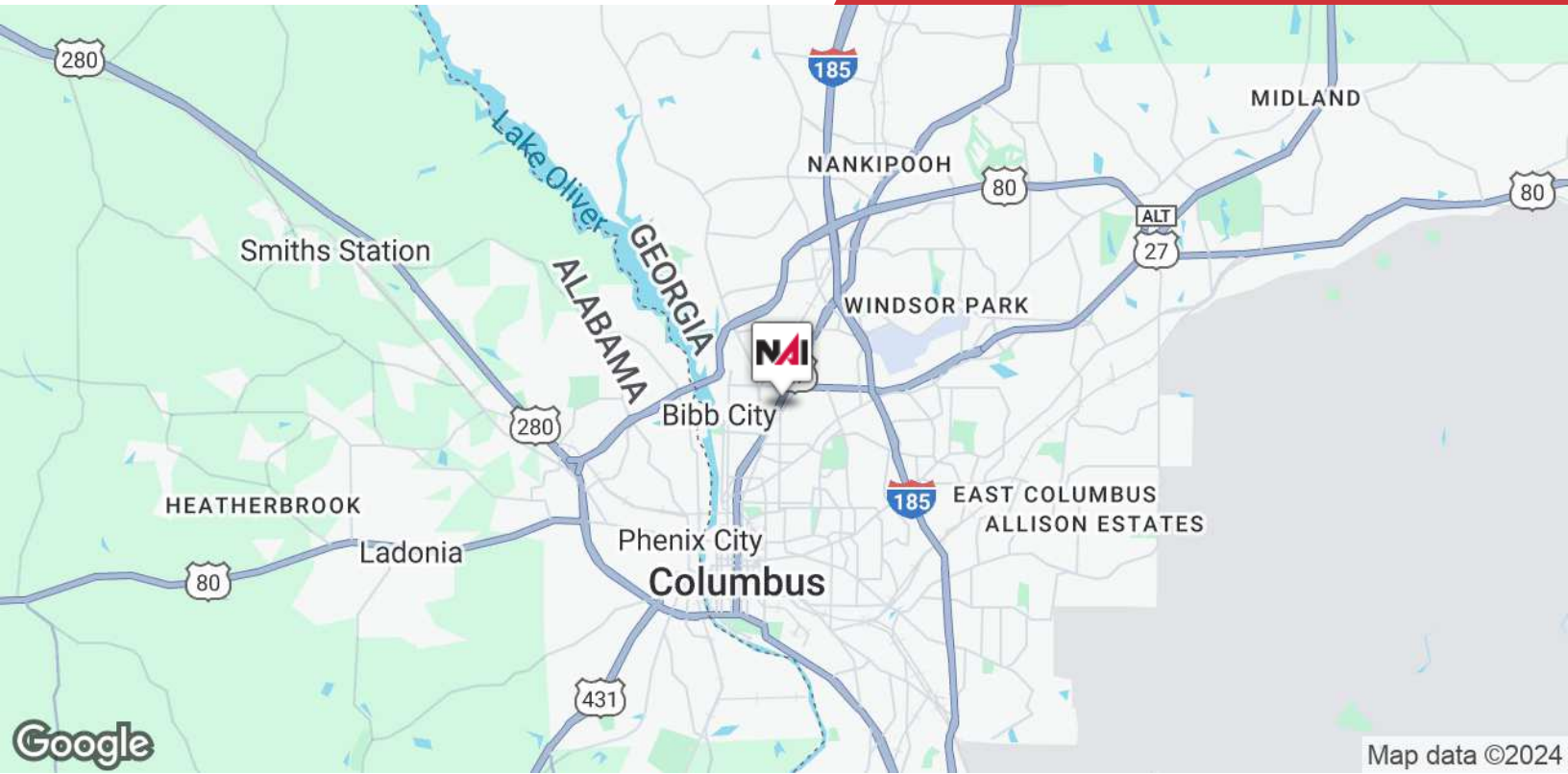
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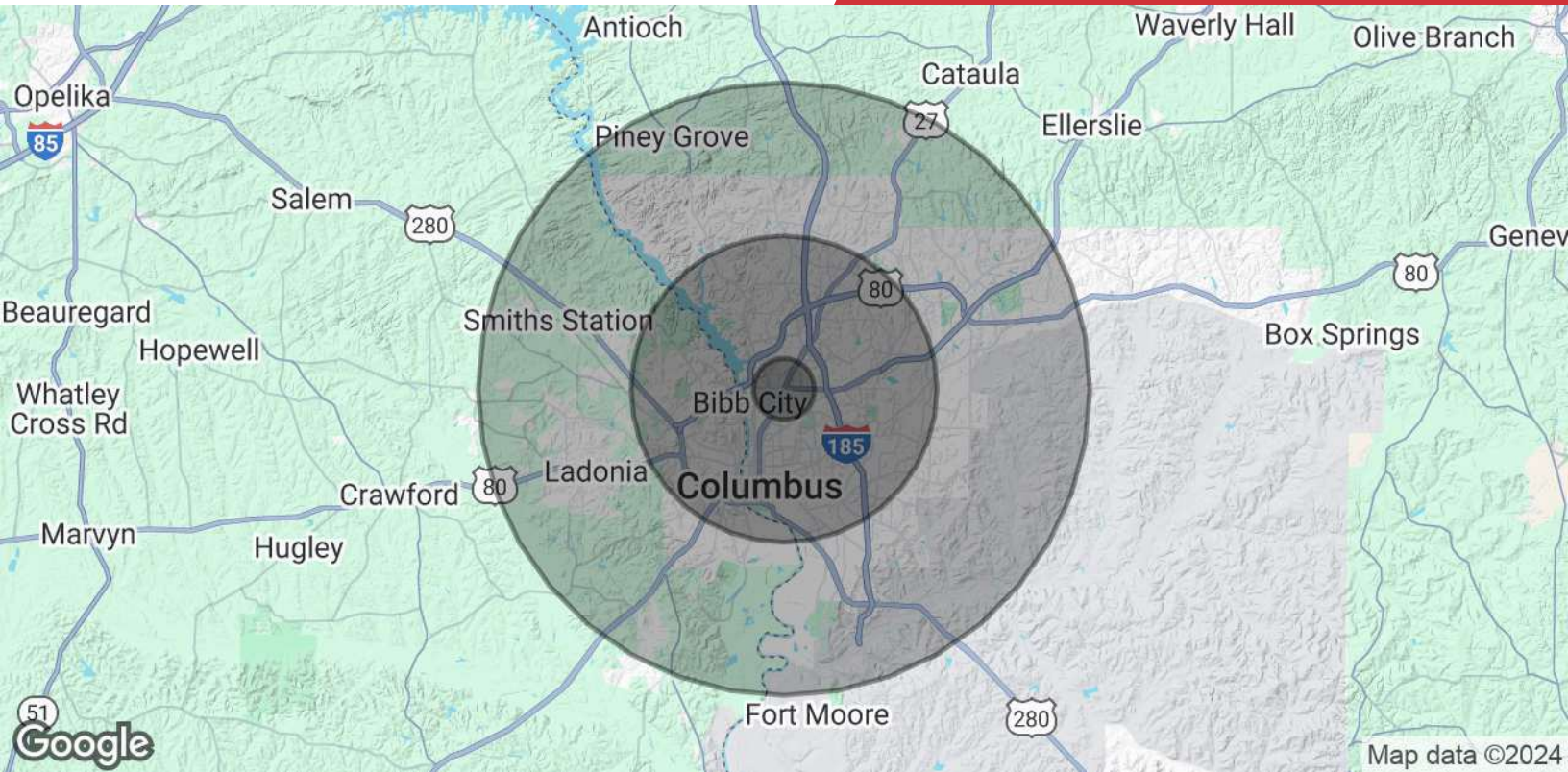
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

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Population

| | 1 Mile | 5 Miles | 10 Miles |
|-----------------------------|---------------|----------------|-----------------|
| Total Population | 8,125 | 141,432 | 264,878 |
| Average Age | 36.3 | 36.5 | 36.2 |
| Average Age (Male) | 36.0 | 34.2 | 34.7 |
| Average Age (Female) | 37.7 | 38.5 | 38.3 |

Households & Income

| | 1 Mile | 5 Miles | 10 Miles |
|----------------------------|---------------|----------------|-----------------|
| Total Households | 4,098 | 66,613 | 116,914 |
| # of Persons per HH | 2.0 | 2.1 | 2.3 |
| Average HH Income | \$38,937 | \$53,356 | \$58,638 |
| Average House Value | \$91,777 | \$132,790 | \$139,740 |

2020 American Community Survey (ACS)

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