



310 Ford Dr

Columbus, Georgia 31907

Property Highlights

- +/- 5,150 SF office space
- Zoned GC
- Strategic location
- Versatile floorplan

Property Overview

This +/- 5,150 SF office property presents a prime opportunity for investors seeking stable income in a strategic location. Recently leased under a new 5-year modified gross lease, the property generates \$72,000 in annual gross rental income, with a net income of \$62,621.15 after expenses. This versatile property is zoned GC and designed to accommodate a range of professional uses, featuring a reception area, private offices, a conference room, and coworking spaces. Situated on 0.53 acres with ample parking and excellent access to major roadways, it offers both convenience and functionality. With a sales price of \$659,000 and a 9.5% cap rate, this offering presents an excellent opportunity for investors seeking reliable income and long-term value.

Offering Summary

Sale Price:	\$659,000
Building Size:	+/- 5,150 SF
Lot Size:	0.53 Acres

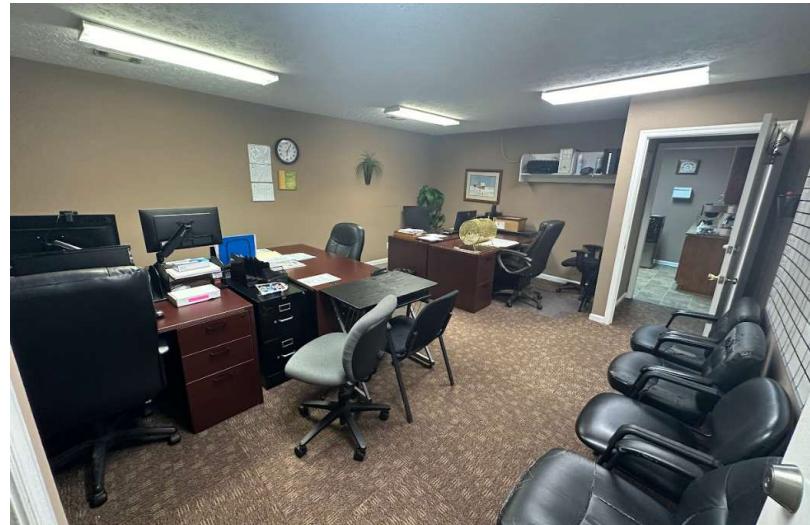
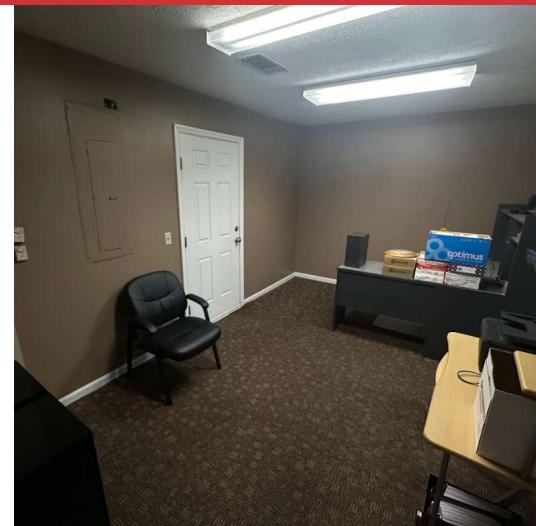
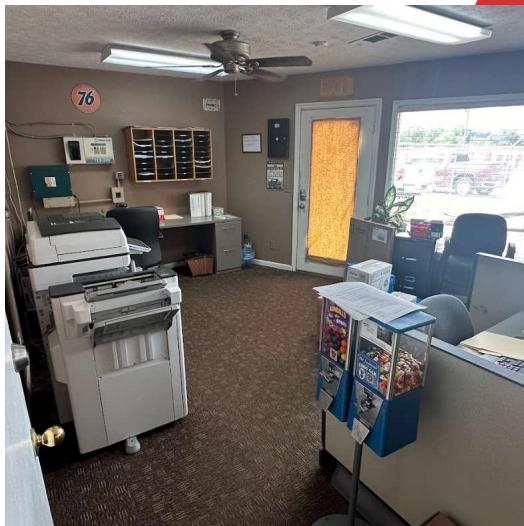
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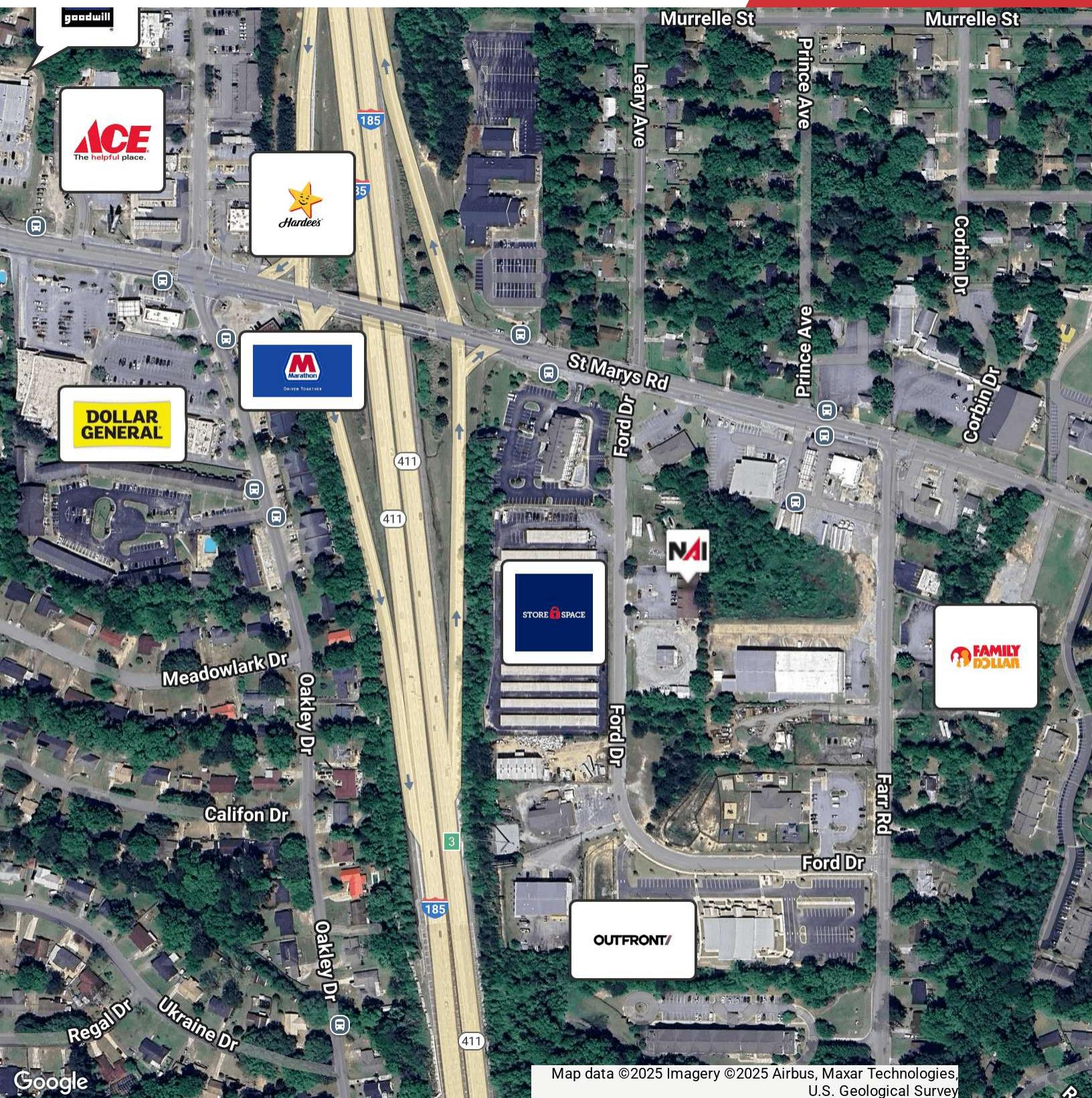
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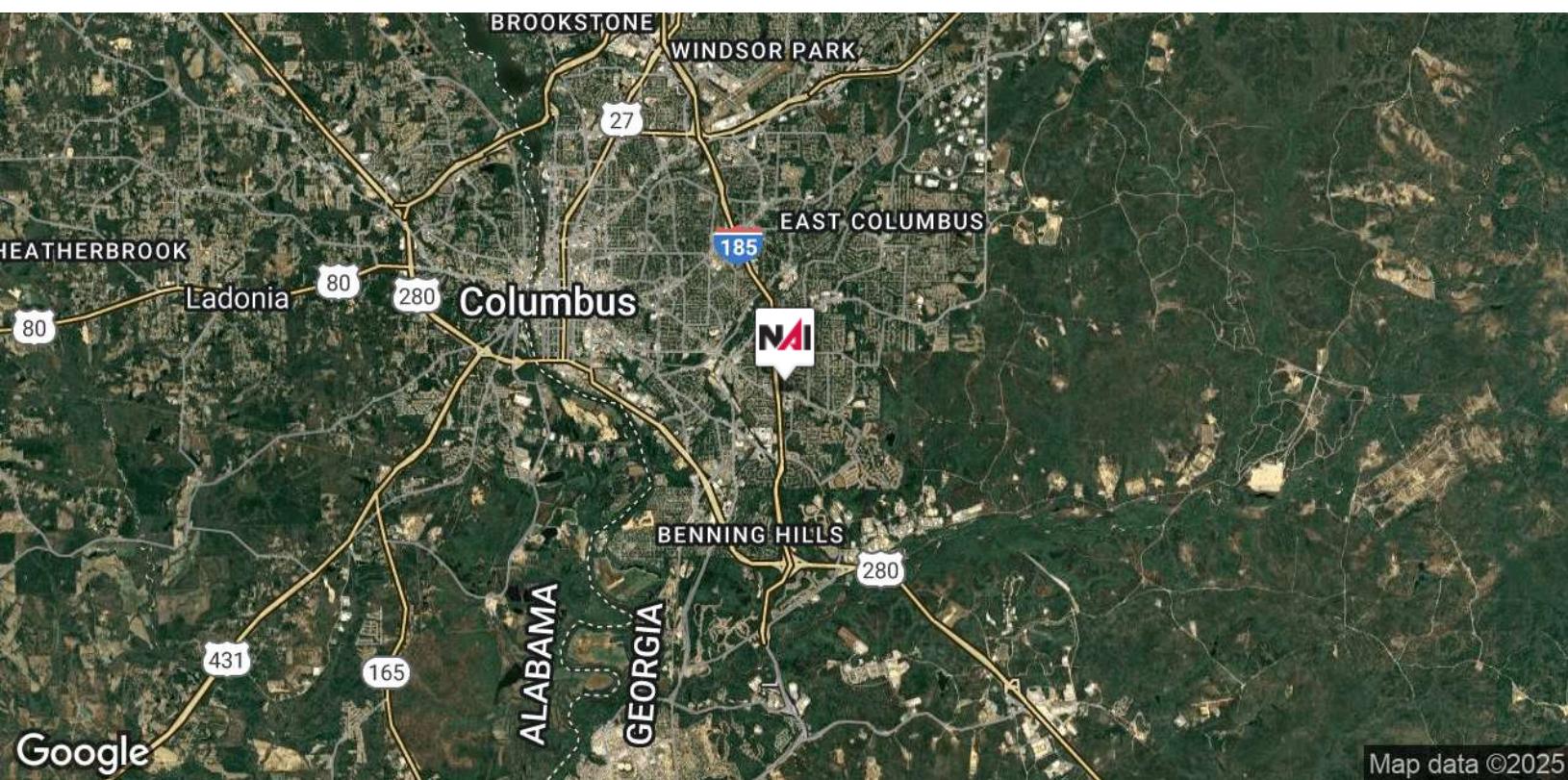
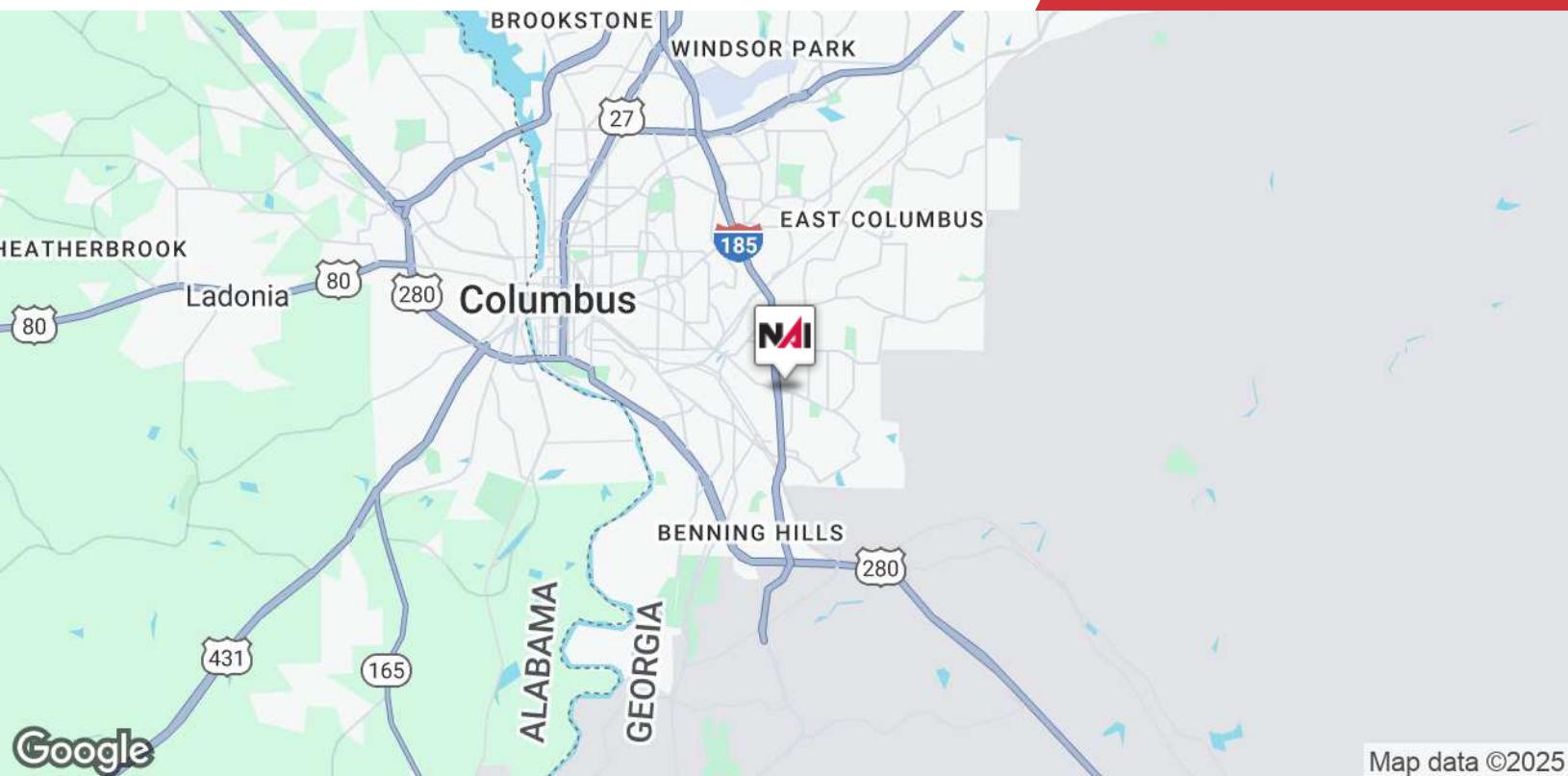
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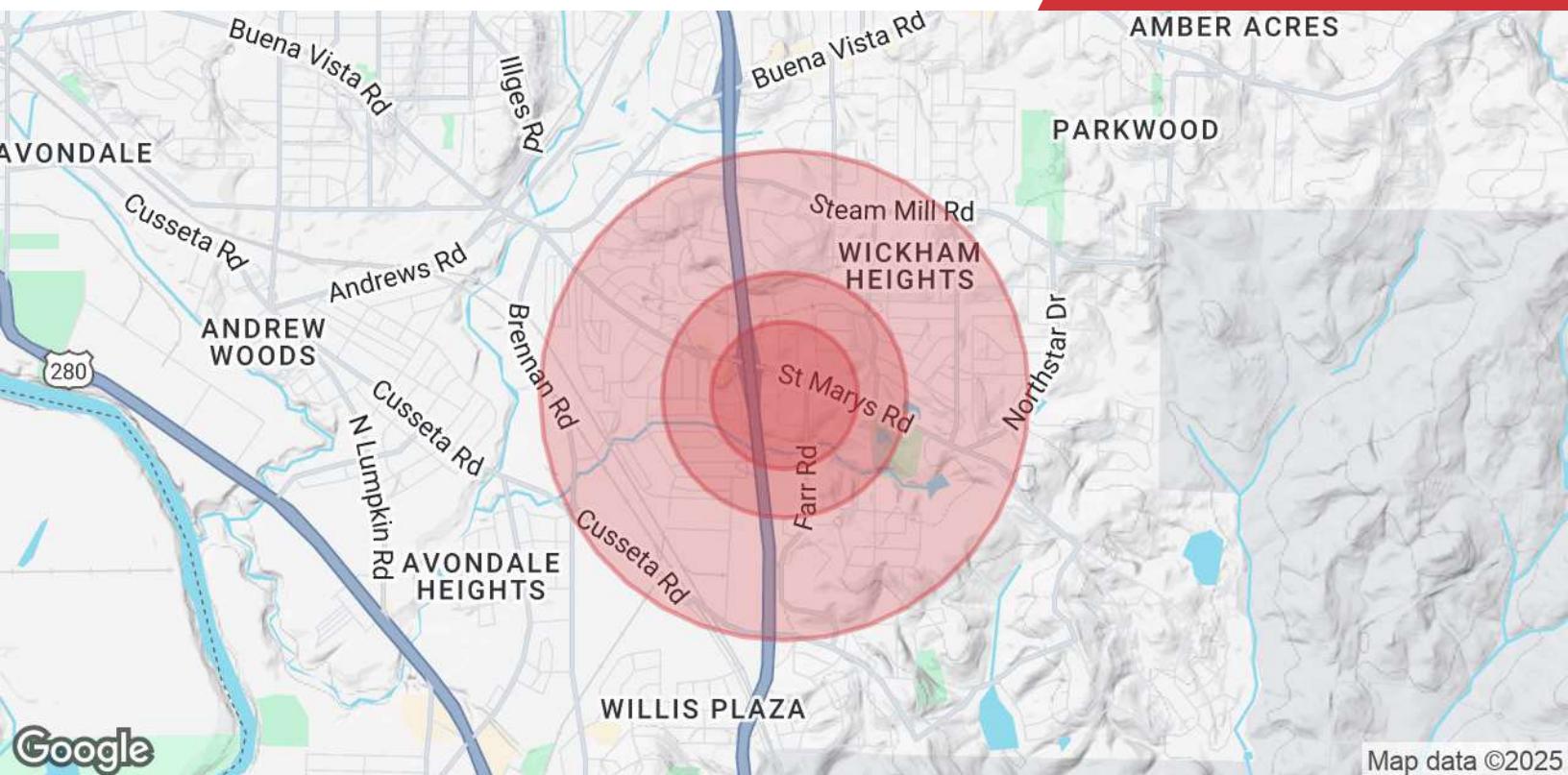
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	867	2,530	11,714
Average Age	42	42	40
Average Age (Male)	39	39	37
Average Age (Female)	45	44	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	403	1,145	4,912
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$45,003	\$46,204	\$52,841
Average House Value	\$162,910	\$161,534	\$241,167

Demographics data derived from AlphaMap

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