



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

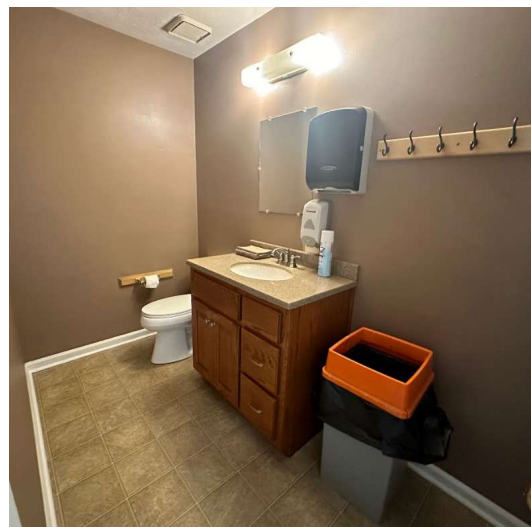
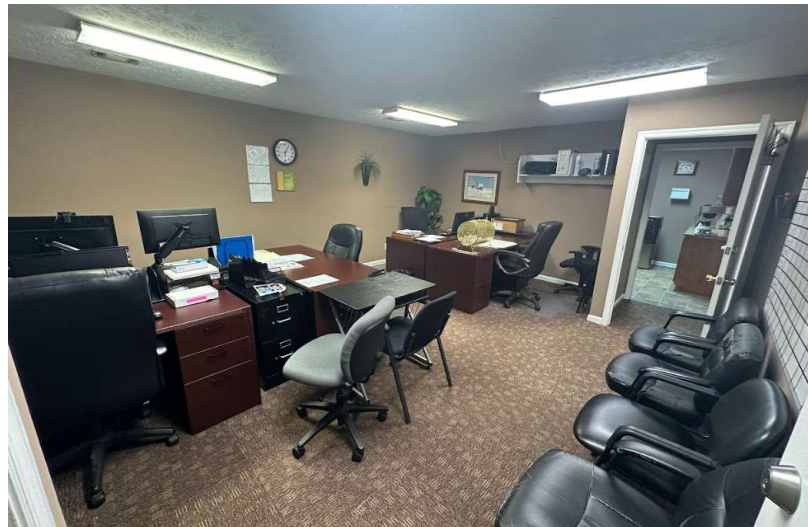
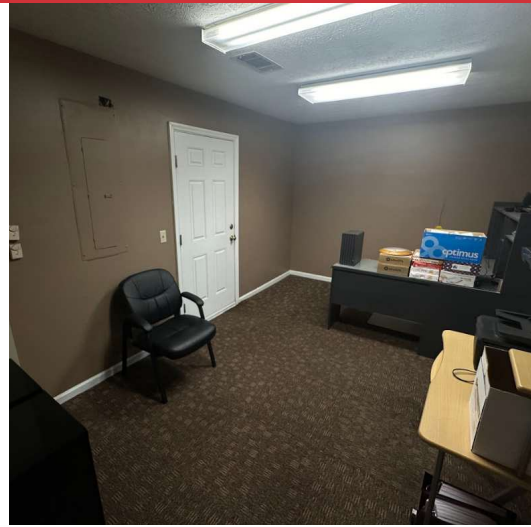
For More Information

Jack Hayes, SIOR, CCIM, MICP

O: 706 660 5418 x1002 | C: 706 580 0614
jhayes@g2cre.com | GA #336627

David C. Johnson

O: 706 660 5418 x1008 | C: 706 577 2398
djohnson@g2cre.com | GA #175456

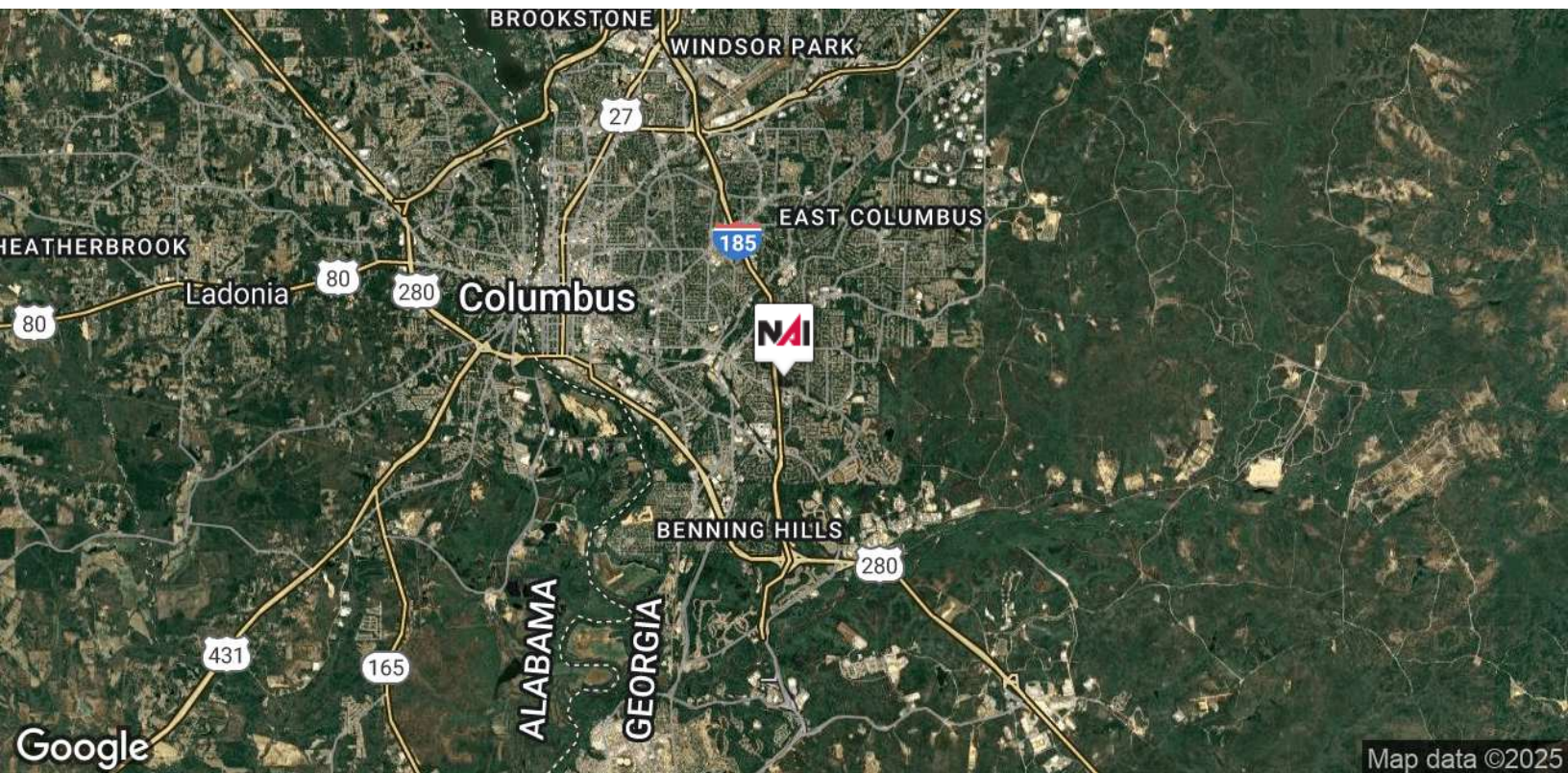
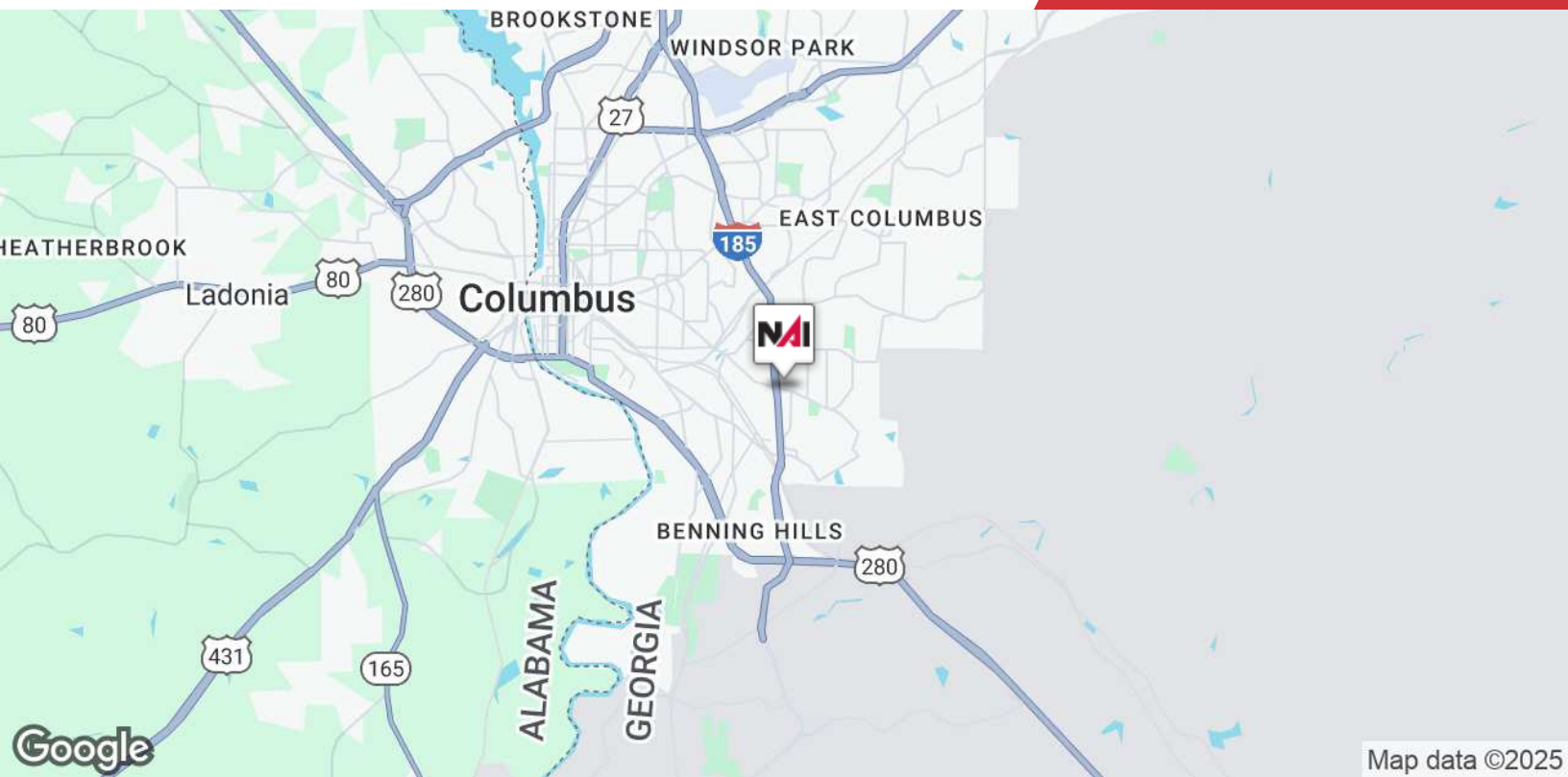




Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, U.S. Geological Survey

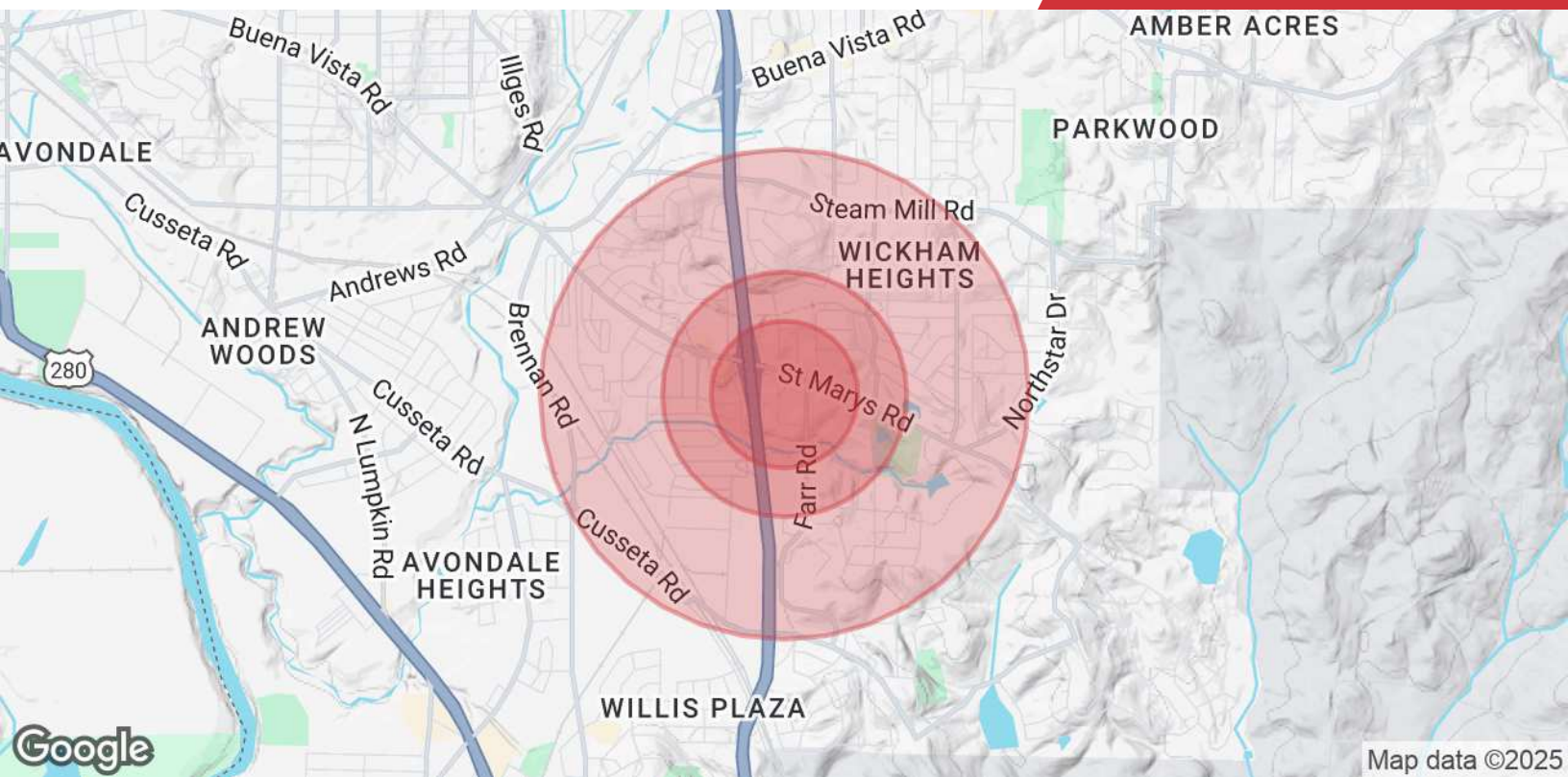
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



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