

324
BROWN AVENUE

THE
ALEXANDER
GROUP
COMMERCIAL REAL ESTATE



COLUMBUS, GA 30721

PREMIERE LEASE OFFERING • ± 9,100 SF • SIGNALIZED CORNER



PREMIERE LEASE OFFERING
± 9,100 SF on 1.50 ACRES



INVESTMENT SUMMARY

SALE PRICE \$1,499,000

LEASE RATE \$13.50 PSF NN

ADDRESS 324 Brown Ave.

CITY / STATE / ZIP Columbus, GA 31903

SQUARE FEET 9,100

LOT SIZE 1.50 Acres

YEAR BUILT 2018

PARKING 39 Stalls

SIGNALIZED CORNER Yes

The information contained herein is not a substitute for a thorough due diligence investigation. The broker has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements.

OPPORTUNITY

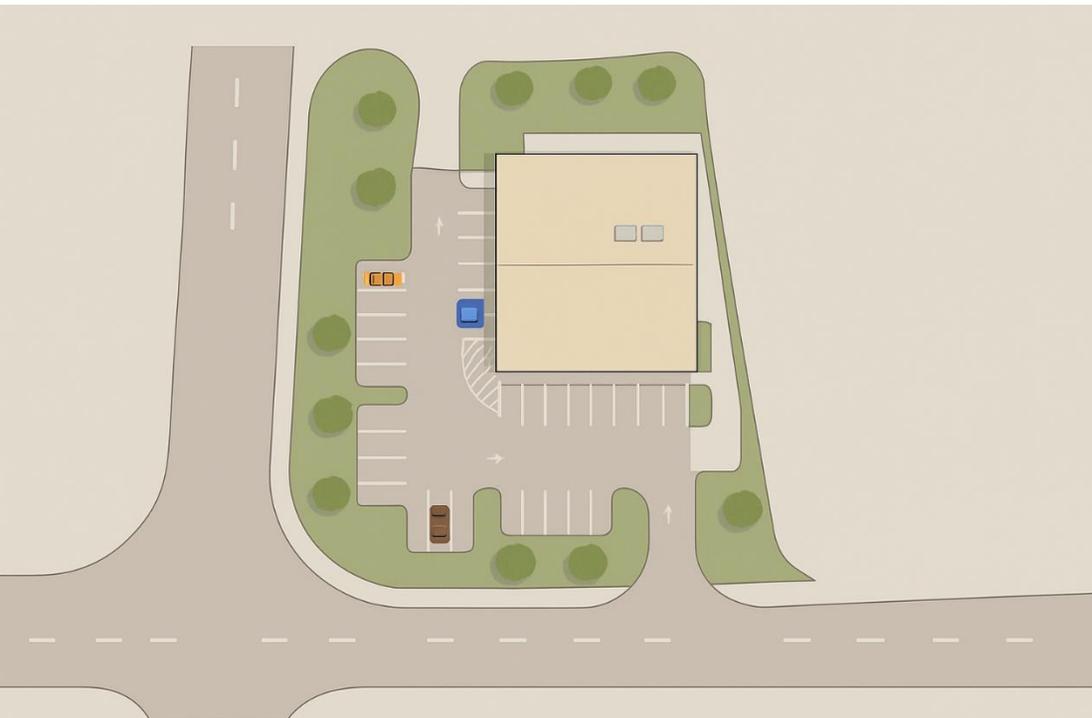
- ❑ ± 9,100 Square Foot Building Offering, Featuring a Multiple Cub cuts for Easy Accessibility
- ❑ Spacious 1.50 Acre Parcel, with the Flexibility to Accommodate Numerous Commercial & Retail Uses.
- ❑ Signalized Corner Location Featuring Various National Retailers within Close Proximity
- ❑ Irreplaceable Corporate Synergy serving Important Manufacturing, Retail, and Educational Facilities.



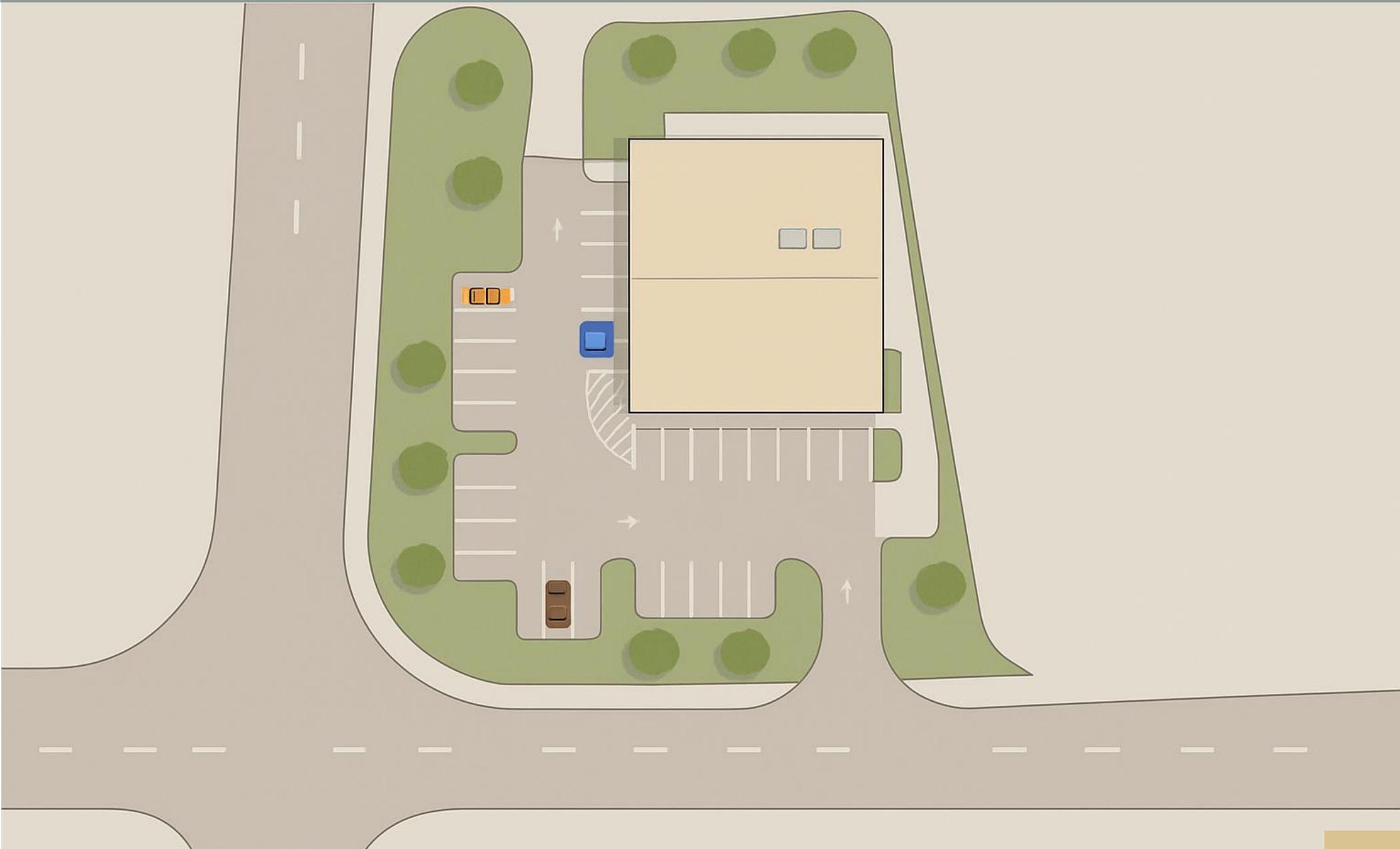
OVERVIEW

324 Brown Ave is a high-visibility commercial retail property situated on approx. 1.50 acres with a 9,100 SF freestanding building originally occupied by Family Dollar. Built in 2018, the structure features modern construction, excellent curb appeal, and a flexible layout suitable for a variety of retail, service, fitness, or neighborhood-oriented uses. The property benefits from dual frontage and curb cuts onto Brown Ave and Andrews Rd, providing strong accessibility and traffic exposure within a dense residential and commercial context.

Located just minutes from Uptown Columbus and proximate to major employers and thoroughfares, this site blends visibility, functional design, and adaptability for both owner-users and investors seeking stable long-term occupancy or redevelopment potential



SITE PLAN



AERIAL RETAIL MAP

CORPORATE SYNERGY



324 BROWN AVE.

PREMIERE OWNER / USER ± 9,100 SF OPPORTUNITY





Columbus, GA

Columbus is one of Georgia's strongest economic hubs, supported by a diverse mix of healthcare, manufacturing, military, and corporate employers that drive consistent demand for retail and commercial space.

The Columbus metro area continues to grow, attracting families, professionals, and retirees—creating sustained demand for shopping, dining, service retail, and daily-needs commercial real estate.



Muscooke County



201,877

POPULATION



\$182,300

AVG HOME PRICE



\$56,622

MED HH INCOME

Columbus offers competitive operating costs, pro-business incentives, and active city support for new development—making it an ideal location for investors and national retailers alike.



Downtown Columbus

Downtown Columbus is a vibrant, rapidly developing urban district that blends historic character with modern energy. With a revitalized riverfront, destination dining, boutique retail, and year-round cultural events, it attracts both residents and visitors. Anchored by the scenic Chattahoochee RiverWalk, Columbus State University's downtown campus, and key corporate offices, the area has become a dynamic live-work-play hub. Ongoing investment and new mixed-use projects continue to strengthen Downtown Columbus as one of Georgia's most walkable and thriving commercial centers.



Area Economy

The Columbus, GA area features a strong, diverse economy anchored by major employers in finance, healthcare, manufacturing, education, and the military. With Fort Moore, Aflac, Synovus, Global Payments/TSYS, and Piedmont Healthcare, the region enjoys a stable workforce and steady economic activity. Columbus continues to attract new businesses thanks to its pro-growth climate, competitive costs, and solid transportation network. Expanding industries and ongoing investment make the metro one of Georgia's most dynamic and opportunity-rich markets.



Accessibility

Columbus is well connected through U.S. Route 80 and Interstate 185, linking the city to Atlanta and surrounding markets. Columbus Airport (CSG) provides commercial and corporate flight service, while Hartsfield-Jackson Atlanta International Airport is about 90 miles to the northeast. Its location on the Georgia-Alabama border also offers efficient access to regional routes and nearby population centers.



MUSCOGEE COUNTY OVERVIEW

Columbus is the county seat of Muscogee County and operates as a consolidated city–county government in west-central Georgia. It is the principal city of the Columbus Metropolitan Statistical Area, which includes Muscogee and Chattahoochee counties and serves as a major regional hub along the Georgia–Alabama border. Located just south of Interstate 185 and connected by U.S. Route 80, Columbus is Georgia’s second-largest city outside the Atlanta metropolitan area. The city is home to prominent regional attractions such as the Chattahoochee RiverWalk, the National Infantry Museum, and the Columbus Convention & Trade Center, which hosts conferences, exhibitions, and community events throughout the year.



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BROWN AVENUE

PREMIERE OWNER / USER ± 10,908 SF OPPORTUNITY



ALEX RODRIGUEZ, CCIM

747.966.5767 - Tel

Alex@TAGcre.com

DRE Lic# 01803607



BRIAN BROCKMAN – BROKER

License #: RM423816

Bang Realty-Pennsylvania Inc

bor@bangrealty.com

513-898-1551

Affiliated Business Disclosure

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Alexander Group. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Alexander Group and it should not be made available to any other person or entity without the written consent of The Alexander Group. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to The Alexander Group.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Alexander Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Alexander Group has not verified, and will not verify, any of the information contained herein, nor has

The Alexander Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. The Alexander Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. The Alexander Group's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. The Alexander Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represents good faith projections of potential future rent only, and The Alexander Group makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.