

# SALE

**ROTHSCHILD BUILDING**  
500 11th Street Columbus, GA 31901



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Greater Columbus, GA area – a substantial 66,000 SF building, originally built in 1959, and strategically zoned LMI. This well-situated property presents an ideal canvas for redevelopment or adaptive reuse. Its LMI zoning further enhances its appeal, providing flexibility for a variety of office space concepts.

## PROPERTY HIGHLIGHTS

- Sizeable 60,000 SF building
- Zoned LMI, providing versatile usage options
- 2 elevators, one full size freight elevator
- Onsite parking
- Prime location in the thriving Greater Columbus, GA area
- Potential for redevelopment or adaptive reuse
- Spacious layout suitable for office building conversion
- Solid structure with enduring architectural appeal

## OFFERING SUMMARY

Sale Price:	\$4,200,000
Lot Size:	2 Acres
Building Size:	66,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	715	2,659
Total Population	190	1,552	5,578
Average HH Income	\$31,351	\$47,121	\$49,087

**Carson Cummings**  
706 289 2468

**Ed Adams**  
706 256 1500

**Alissa Neal**  
404 782 4197

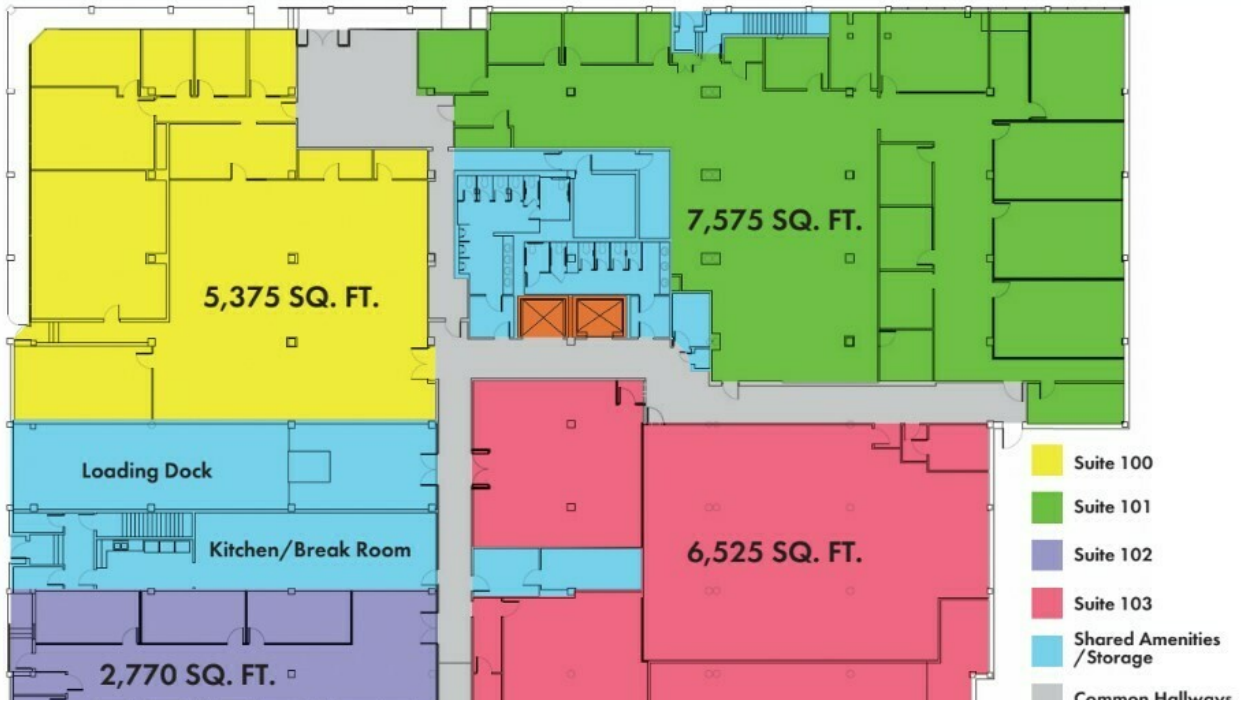


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KENNON, PARKER,  
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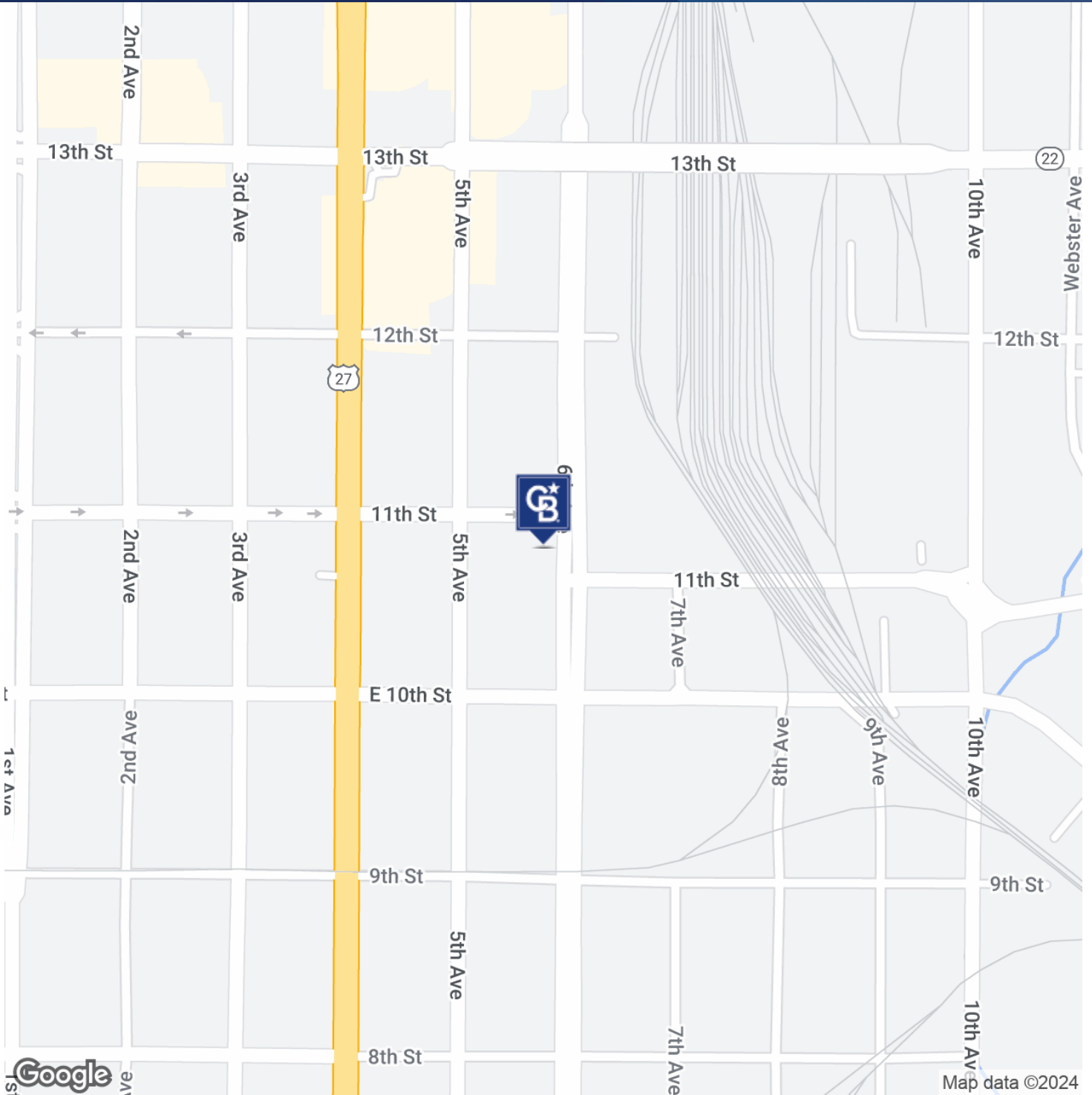


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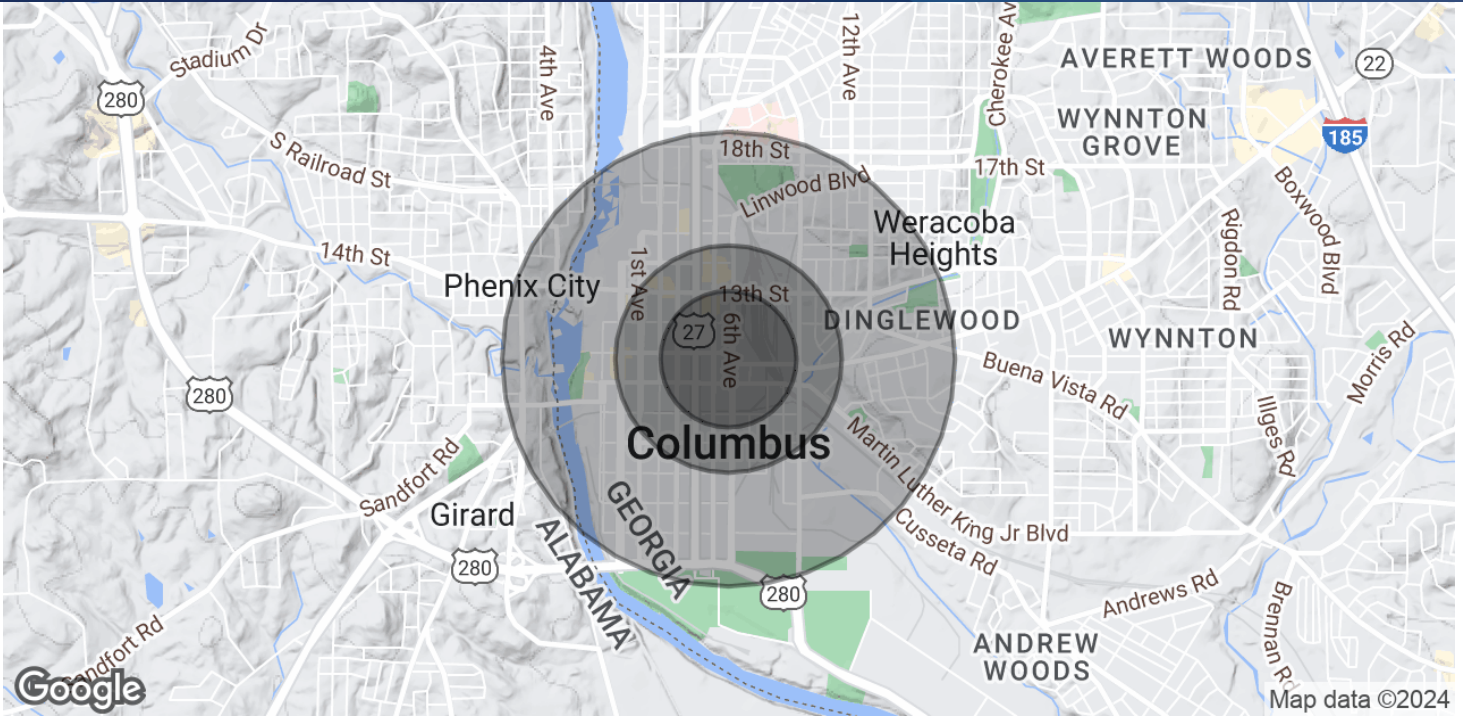
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	190	1,552	5,578
Average Age	39	37	38
Average Age (Male)	39	37	38
Average Age (Female)	39	38	39

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	715	2,659
# of Persons per HH	2.6	2.2	2.1
Average HH Income	\$31,351	\$47,121	\$49,087
Average House Value	\$466,338	\$295,768	\$294,739

Demographics data derived from AlphaMap

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