

THE GYM AT LOFTS AT RIVERWALK

3201 1ST AVE



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WOODRUFF **BROKERAGE**
COMPANY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Gym at Riverwalk is located at 3201 1st Ave Columbus, GA in one of the historic buildings that was built in 1900 in the Bibb Mill District. It was remodeled in 2022, fully sprinklered and is affiliated with the Lofts at Riverwalk and Swift Mill Lofts. This 9,121 sf gym is equipped with State Of The Art Equipment. Includes Boxing Bags, Yoga Studio, Cross-fit Area, Cardio Area, Trackman Golf Simulator room & Individual lockers. Close proximity to Molly Jenkins Pottery, Highland Galleries, Mercy Med, and River Mill Event Center and the 2nd Ave corridor.

PROPERTY HIGHLIGHTS

- Built in 1900 in Bibb Mill District
- Convenient access to 2nd Ave, Connecting North Columbus to Downtown
- 334 Residential Apartment units
- 65 Parking Spots, 2 HC Parks
- Abundant natural light and high ceilings
- State of the art equipment, Open from 4:00 AM - 10:00 PM
- Zoned: MROD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	9,121 SF
Lot Size:	741,821 SF
Building Size:	9,121 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,613	26,777	57,625
Total Population	8,262	61,797	138,332
Average HH Income	\$47,799	\$70,177	\$71,626

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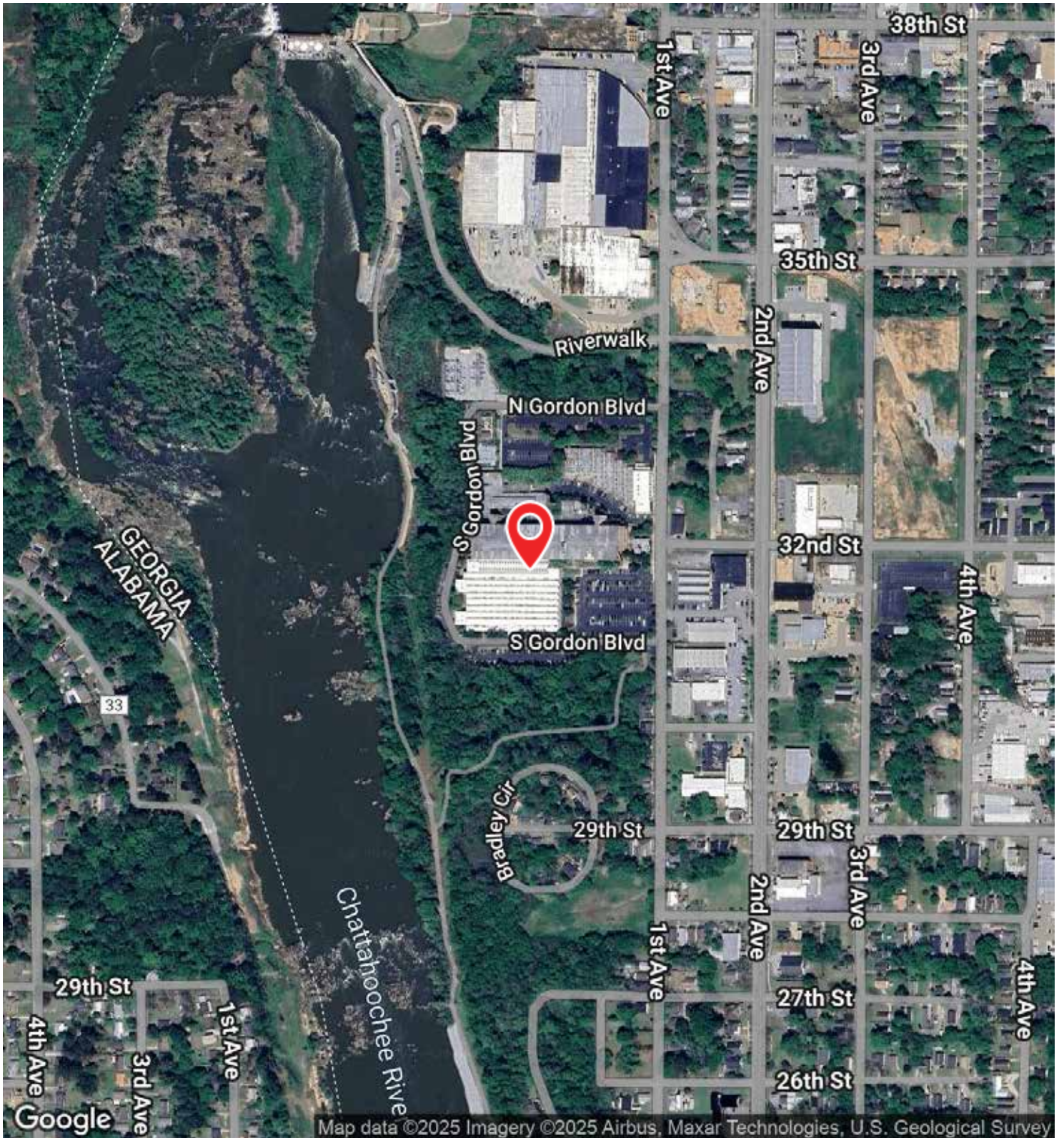
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LOCATION MAP



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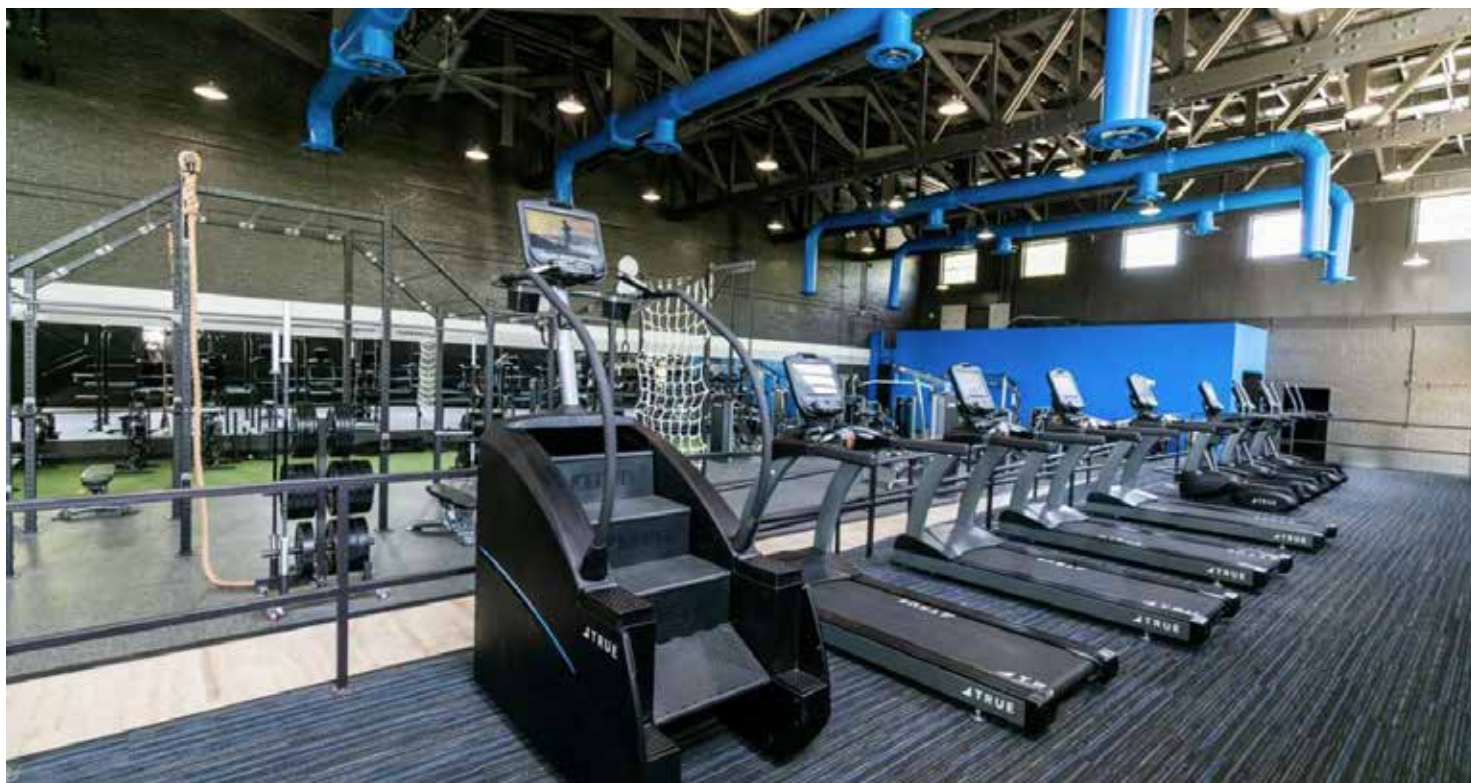
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ADDITIONAL PHOTOS



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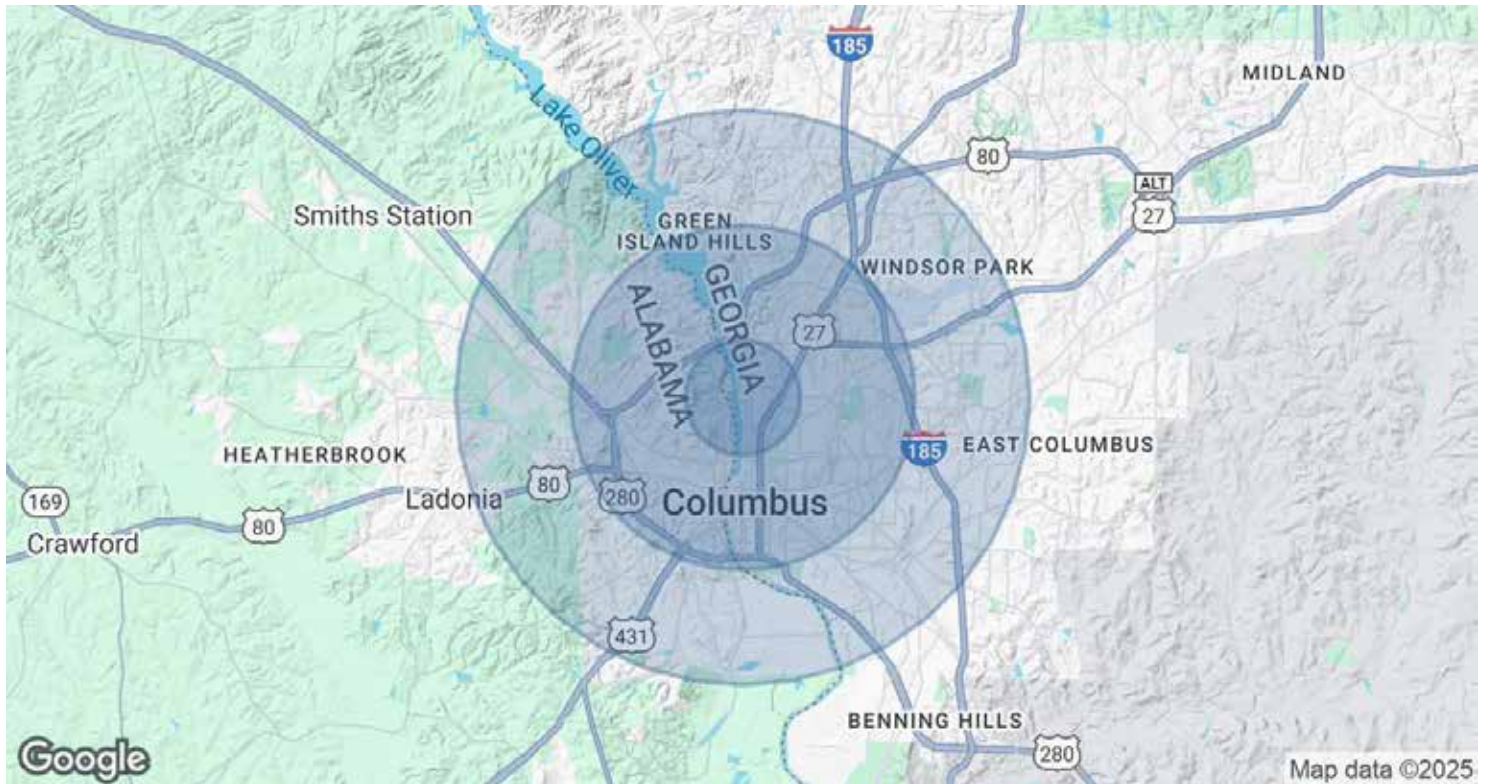
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,262	61,797	138,332
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	41	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,613	26,777	57,625
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$47,799	\$70,177	\$71,626
Average House Value	\$99,527	\$220,818	\$227,062

Demographics data derived from AlphaMap

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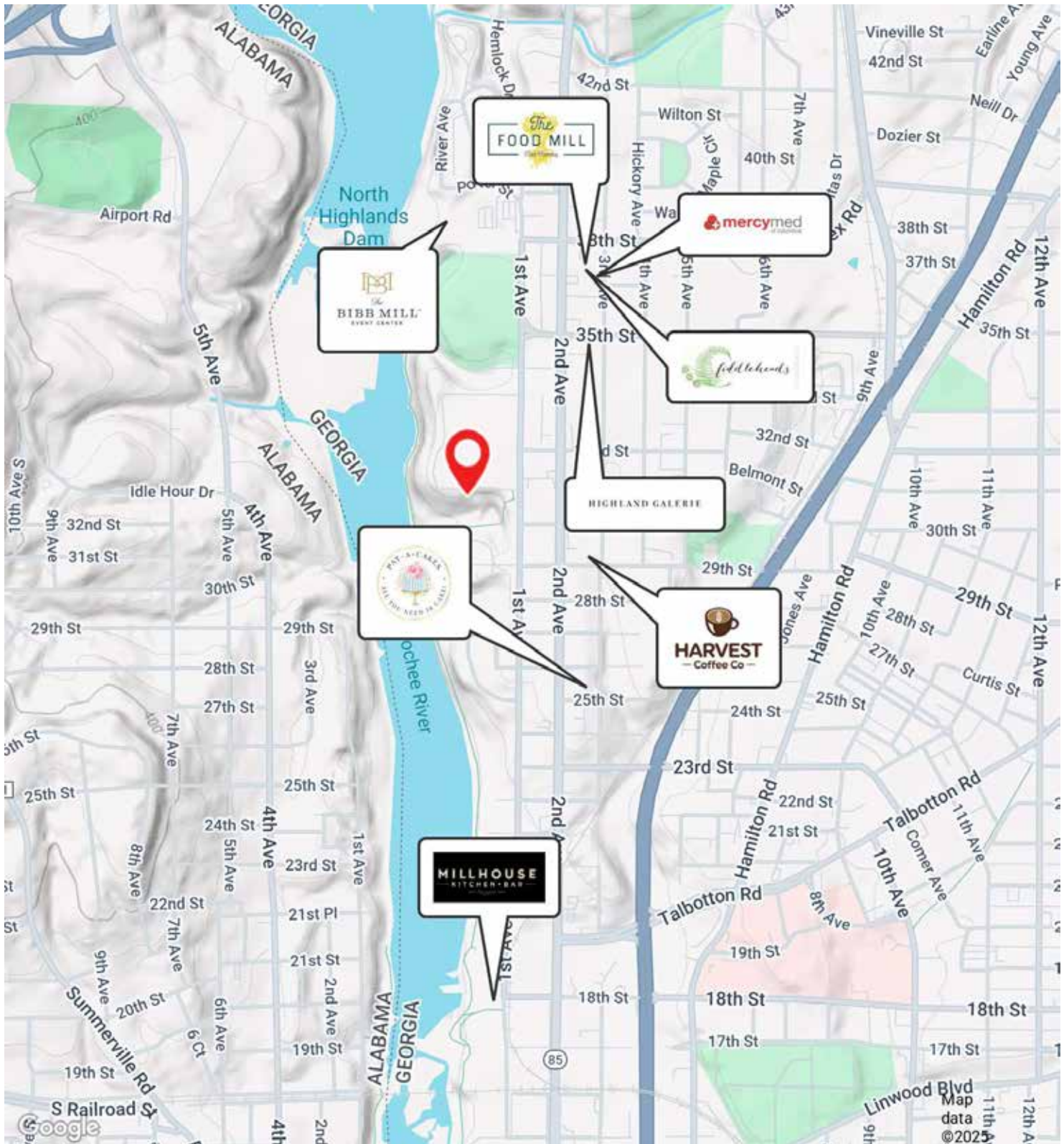
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RETAILER MAP



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MEET THE TEAM



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