

THE GYM AT LOFTS AT RIVERWALK

3201 1ST AVE



WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF  **BROKERAGE**
COMPANY

Woodruff Brokerage 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, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

WENDY ELLIOTT

(706)-325-3412

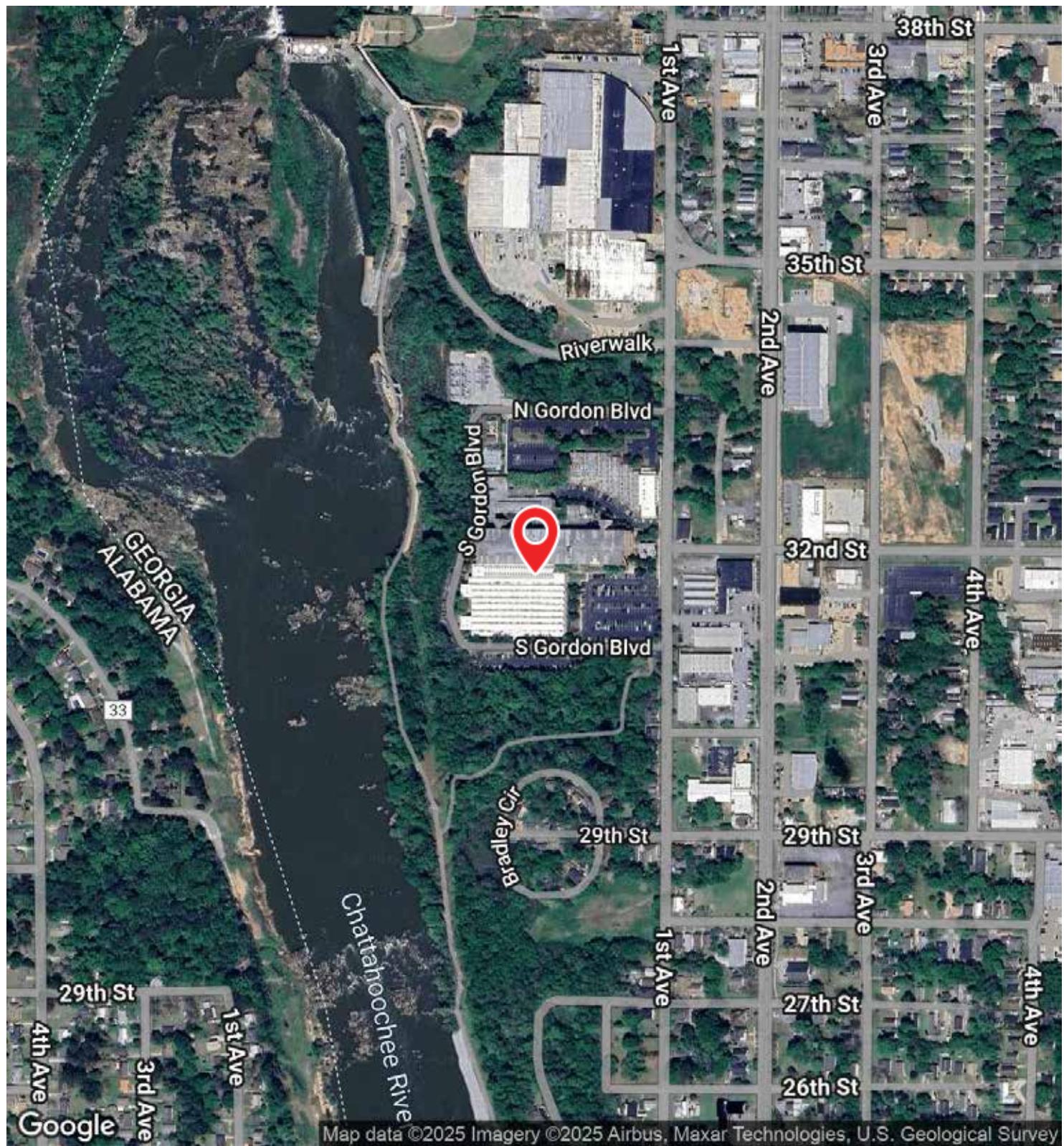
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF  **BROKERAGE**
COMPANY

Woodruff Brokerage 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, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAP



WENDY ELLIOTT

(706)-325-3412

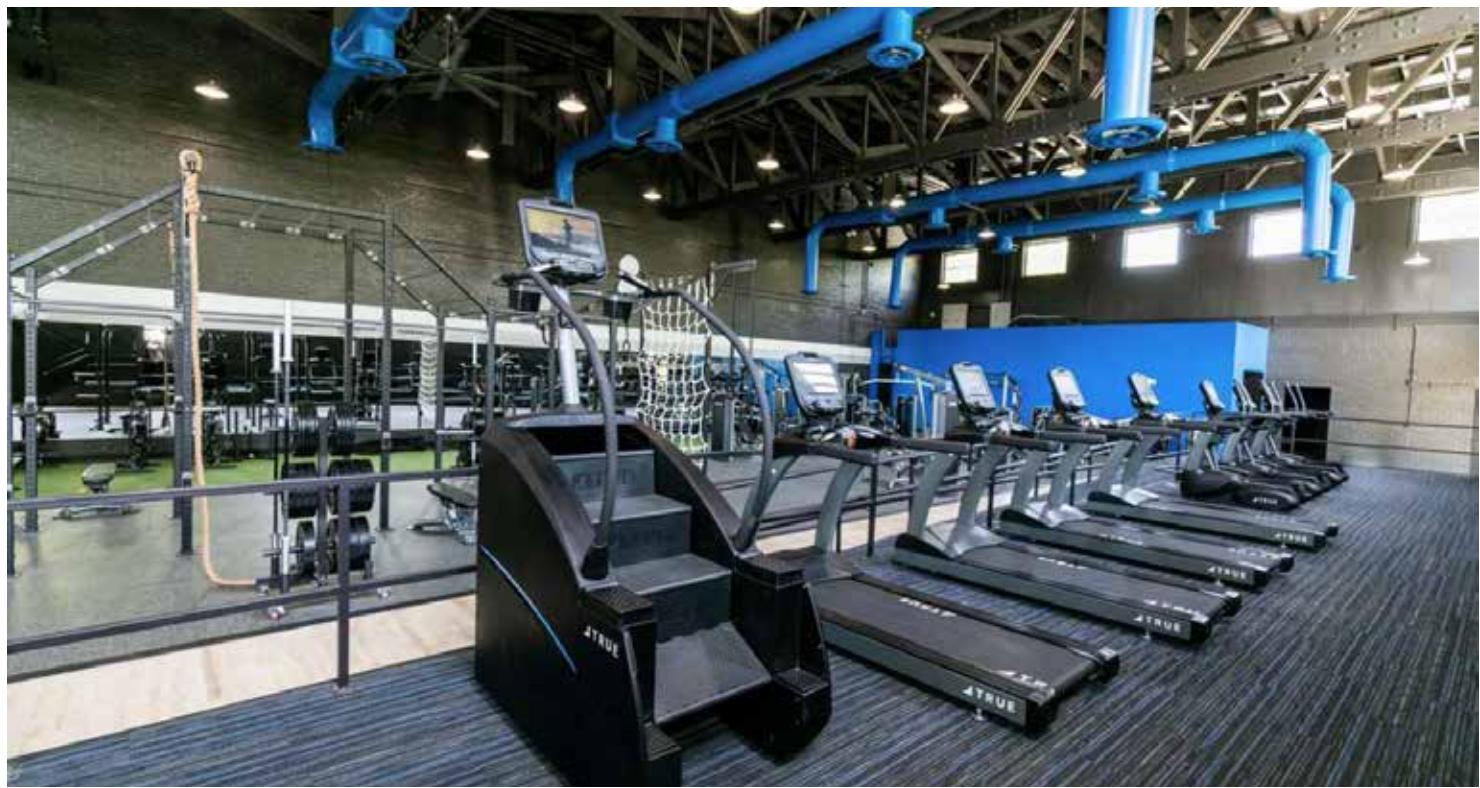
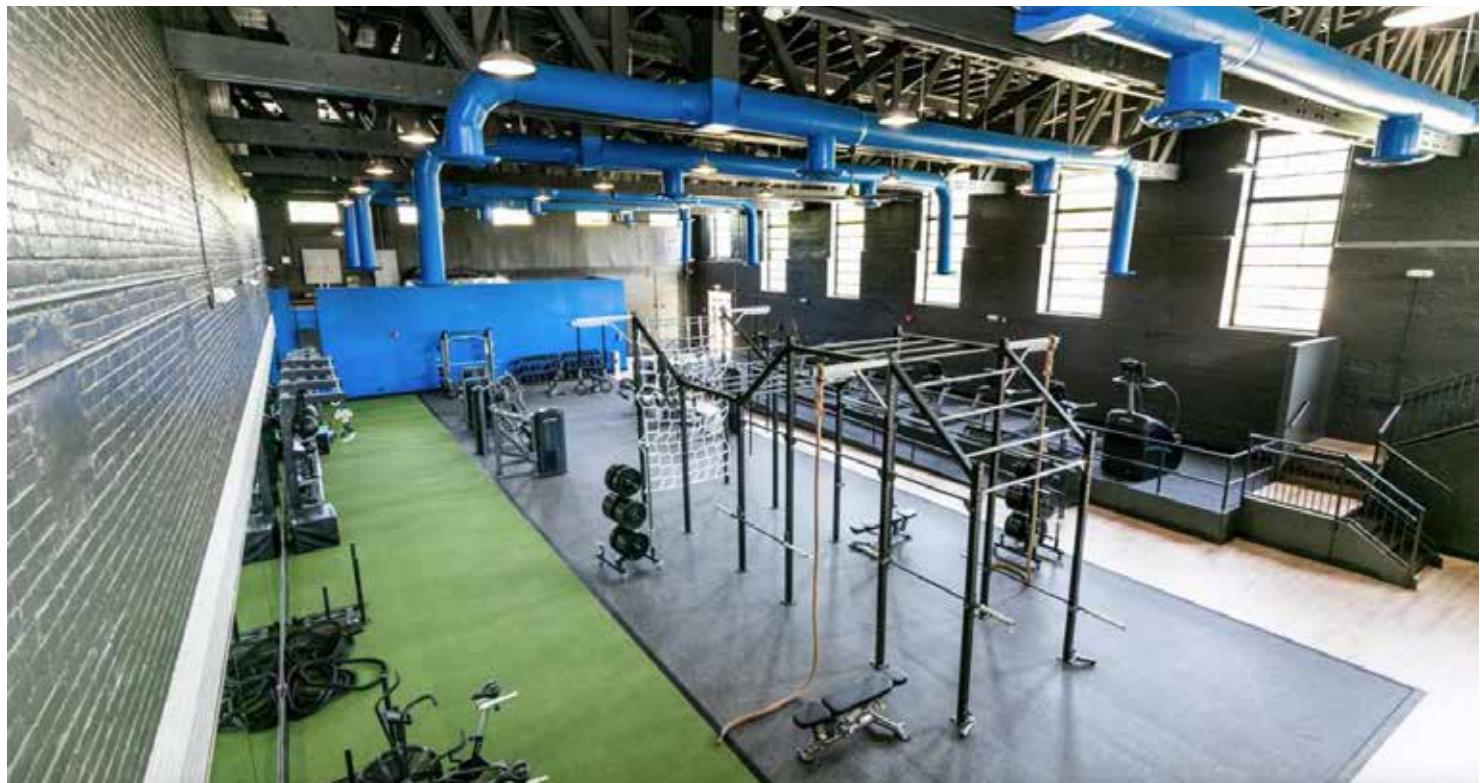
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF  **BROKERAGE COMPANY**

Woodruff Brokerage 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, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



WENDY ELLIOTT

(706)-325-3412

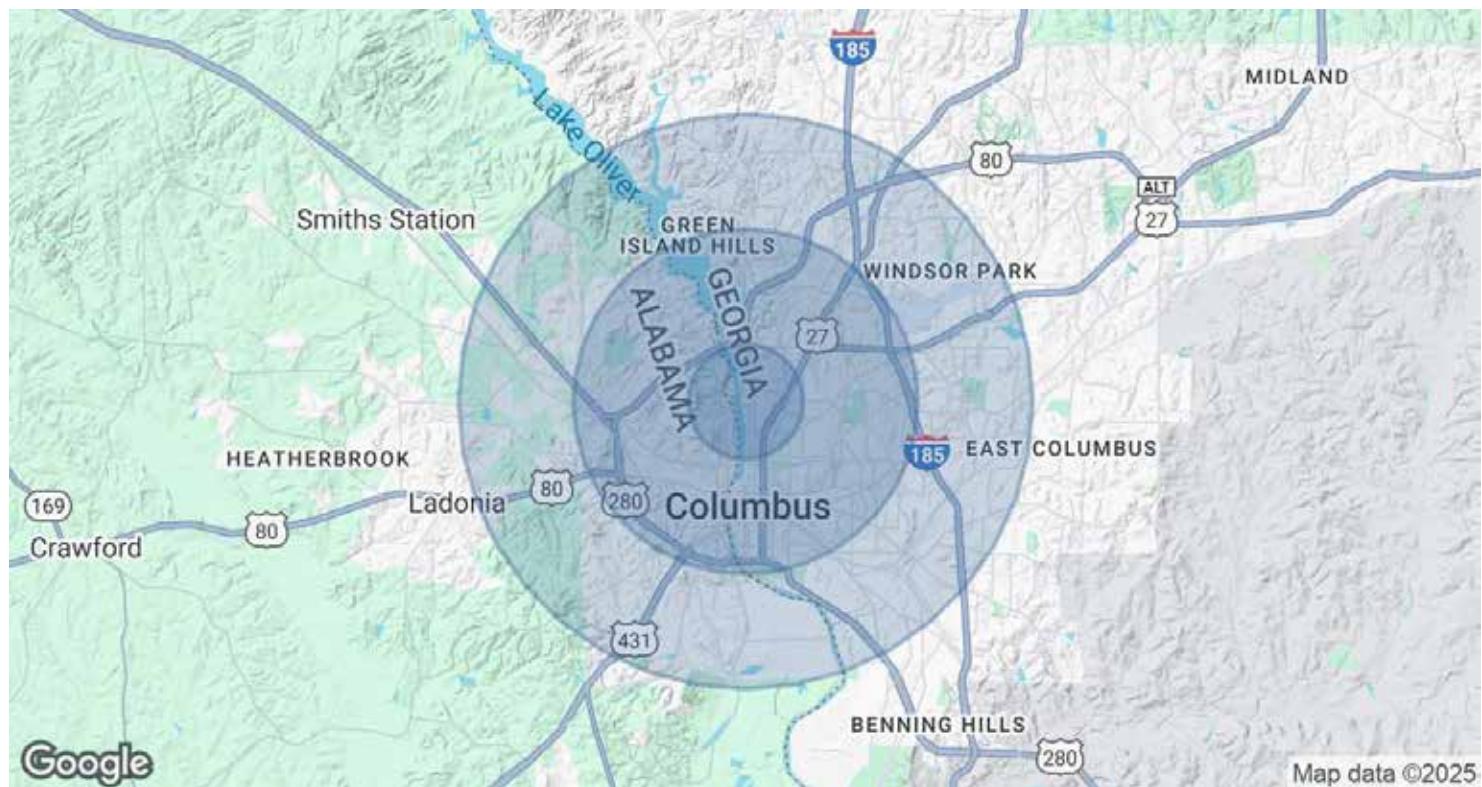
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF  BROKERAGE COMPANY

Woodruff Brokerage 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, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

WENDY ELLIOTT

(706)-325-3412

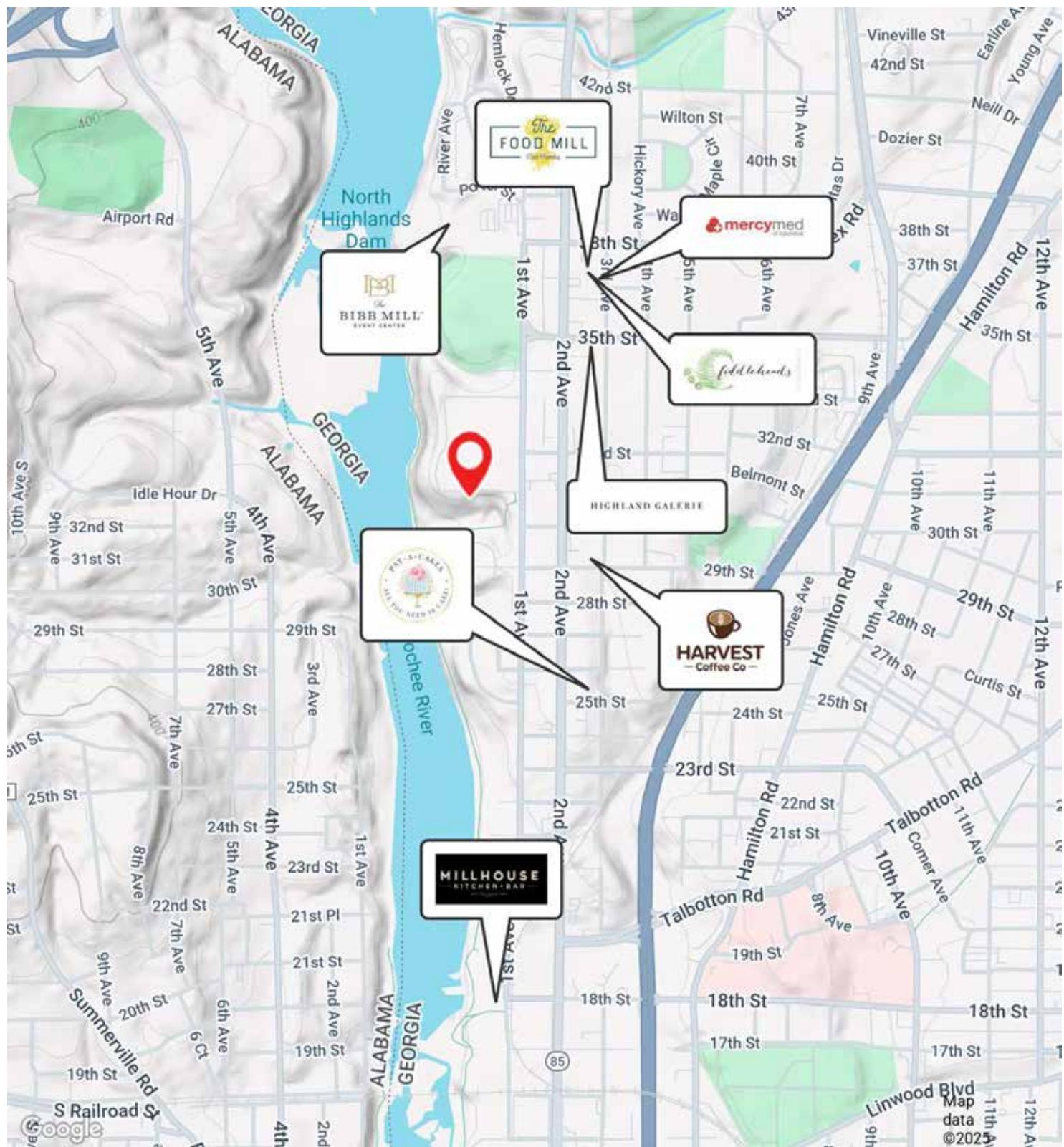
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF  BROKERAGE COMPANY

Woodruff Brokerage 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, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAILER MAP



WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF W BROKERAGE COMPANY

Woodruff Brokerage 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, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MEET THE TEAM



WENDY ELLIOTT

Direct: 706.325.3412

wendy.elliott@woodruffre.com

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF  BROKERAGE COMPANY

Woodruff Brokerage 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, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.