

PRIME LOCATION

1023 BROADWAY
COLUMBUS, GA 31901



FOR LEASE

ERNEST SMALLMAN IV, CCIM
c 706-888-6651
ernie@erniesmallmancre.com
1025 1st Ave | Columbus, GA 31901 | 706-256-1500

 **COLDWELL BANKER** | KENNON, PARKER,
DUNCAN & DAVIS



Excellent retail or restaurant location available in the heart of uptown Columbus, located on Broadway.

4,008 SF



Columbus
Ft Moore
Phenix City

MARKET

FEATURES

- Prime location in Uptown Columbus
- Large, Open Floor Plan
- Exposed Brick Walls & Wood Beams
- High Foot Traffic
- Great Opportunity for Retail, Restaurant or Entertainment

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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LEASE RATE
\$7,500 / MONTH
NNN LEASE

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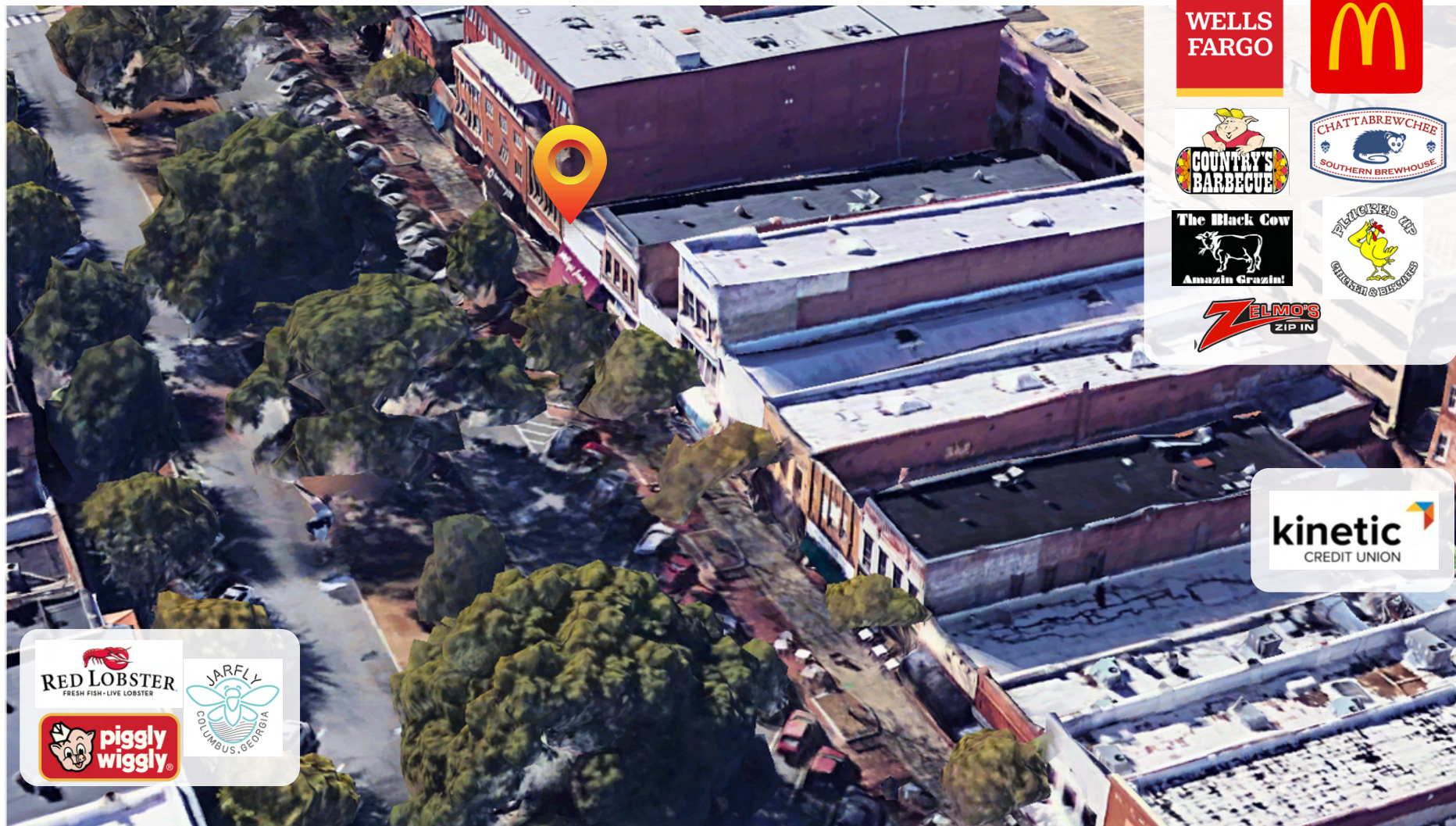


COLDWELL BANKER

**KENNON, PARKER,
DUNCAN & DAVIS**

NEARBY RETAILERS

WITHIN 5 MILES



MORE NEARBY RETAILERS

- Krystal
- Wells Fargo
- Taco Bell
- Burger King
- Waffle House
- Family Dollar
- Arby's
- Dunkin'
- Taco Bell

LOCAL SPOTS

- Salt Cellar
- Black Cow
- Iron Bank Coffee
- Banks Food Hall
- My Boulange
- Nonic

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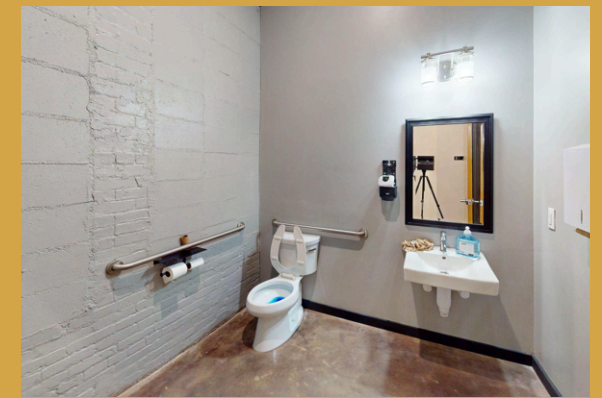
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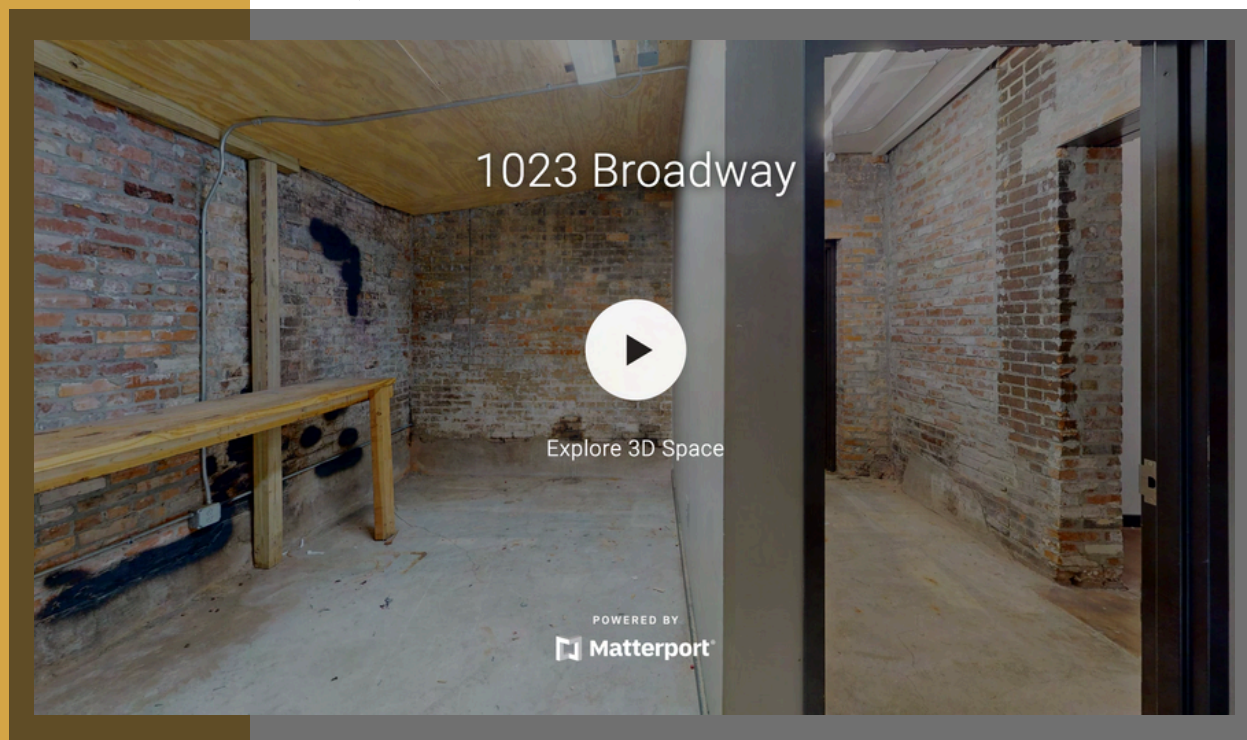
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FLOOR PLAN

**CLICK TO TAKE A
VIRTUAL TOUR**





1.7
MILES

TO
MIDTOWN
COLUMBUS

7.2
MILES

TO
VETERANS
PKWY

10
MILES

TO
FT MOORE

1.0
MILES

TO
PHENIX
CITY

39
MILES

TO
WEST
POINT



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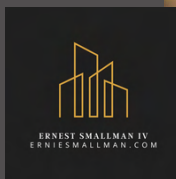


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CONTACT



ERNIE SMALLMAN

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 **706-888-6651 (Cell)**
706-256-1500 (Office)

 **ernie@erniesmallmancre.com**

<https://www.erniesmallman.com/> 

Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Currently pursuing a Master's in Real Estate Development at Auburn University, Ernie's commitment to growth is evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.

FOR MORE INFORMATION



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