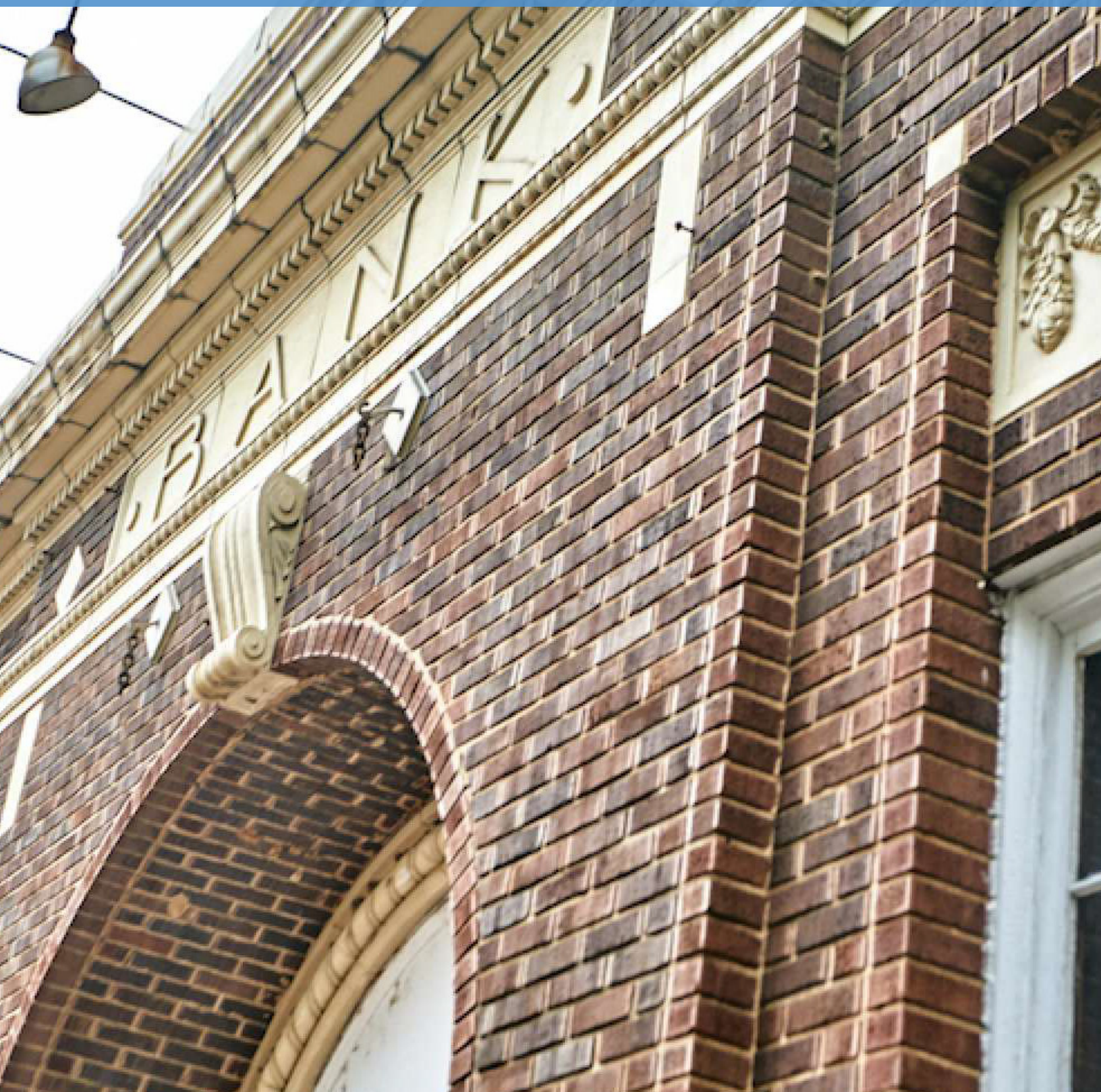


OFFICE/
RETAIL
SPACE
BUILDING
FOR LEASE

1348 BROADWAY

1348 BROADWAY COLUMBUS, GA 31901



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WOODRUFF  **BROKERAGE
COMPANY**

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1348 BROADWAY, COLUMBUS, GA 31901



PROPERTY DESCRIPTION

This former bank built in 1920 displays beautiful palladium windows, 19' 5" high ceiling, and lots of natural light. This prime corner lot on Broadway and 14th Street in Uptown Columbus is adjacent to Global Payments corporate campus with 2,000 + employees, Synovus Corporate Headquarters with 900 + employees and Columbus State University. There are 1,000 + Apartments/ Lofts in the Uptown district. This space is within walking distance to Hotel Indigo, AC Hotel, Columbus Riverwalk and Rush South Whitewater Express.

PROPERTY HIGHLIGHTS

- Landlord will provide new floor decking
- Two ADA Compliant Restrooms
- 200 AMP/ 3 phase electrical panel
- New entry and side door
- Zoned CRD
- Basement with vault
- Ideal opportunity for creative user, or unique dining experience

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	2,415 SF
Building Size:	2,415 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,620	25,816	58,089
Total Population	5,754	59,609	139,443
Average HH Income	\$49,684	\$59,821	\$65,731

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1348 BROADWAY, COLUMBUS, GA 31901



LOCATION DESCRIPTION

Envision your business in the heart of Uptown Columbus, GA, where the area surrounding 1348 Broadway buzzes with opportunity and convenience. Just moments away from the property, the vibrant downtown scene has an array of dining, retail, and entertainment options. Discover the Chattahoochee Riverwalk, a stunning backdrop for relaxation and outdoor activities, while the historic Springer Opera House and The Bo Bartlett Center offer cultural experiences. Convenient access to major highways and public transportation.

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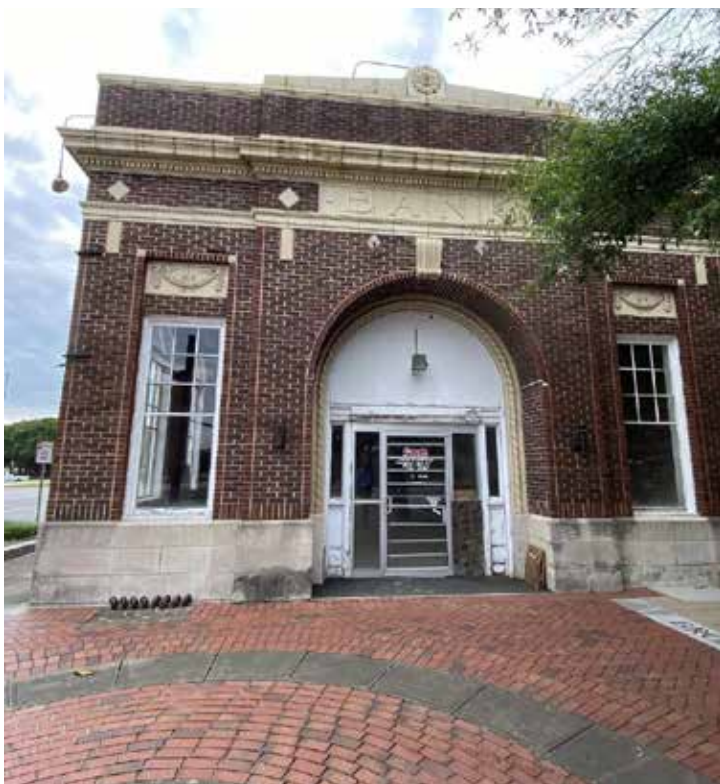
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ADDITIONAL PHOTOS



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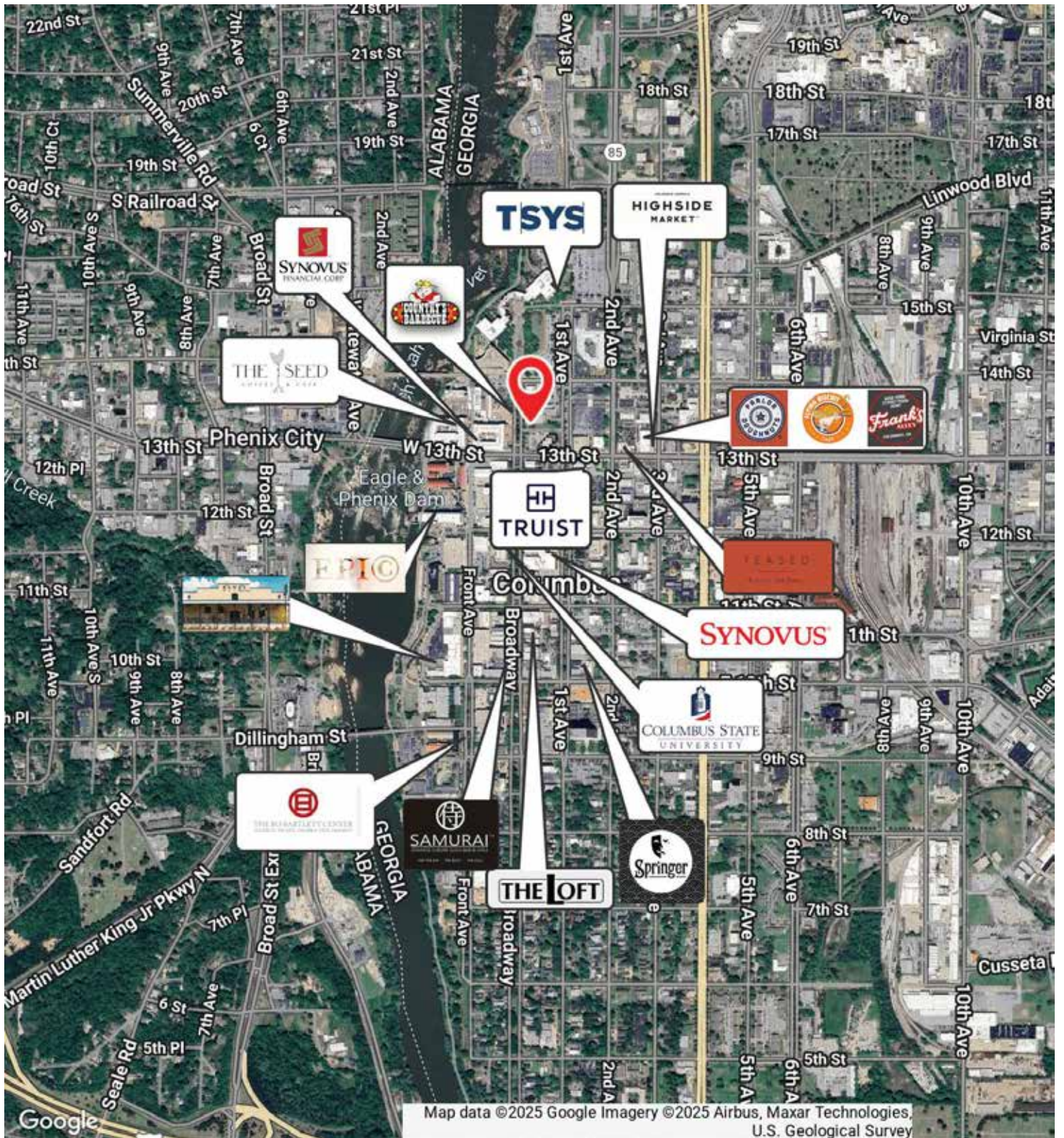
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RETAILER MAP



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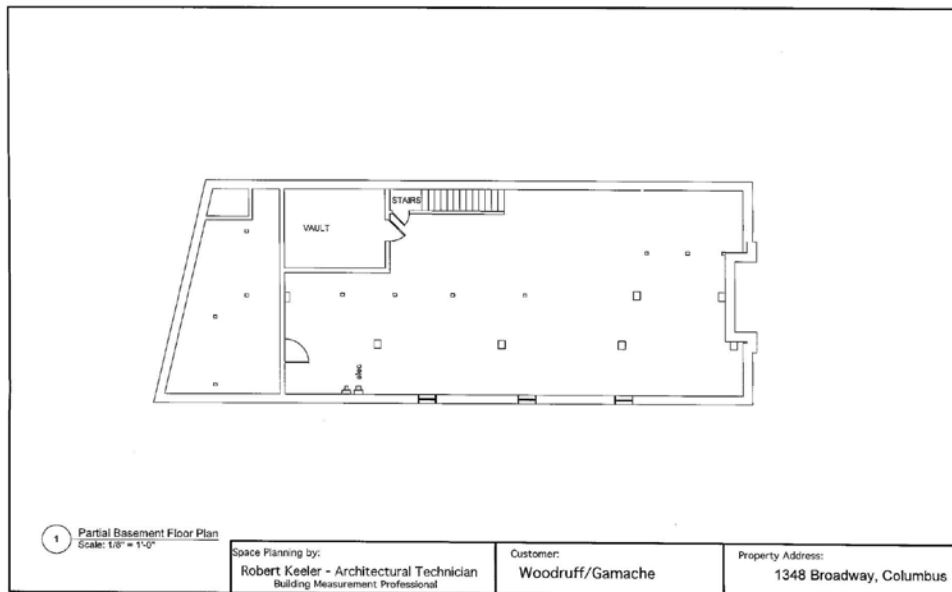
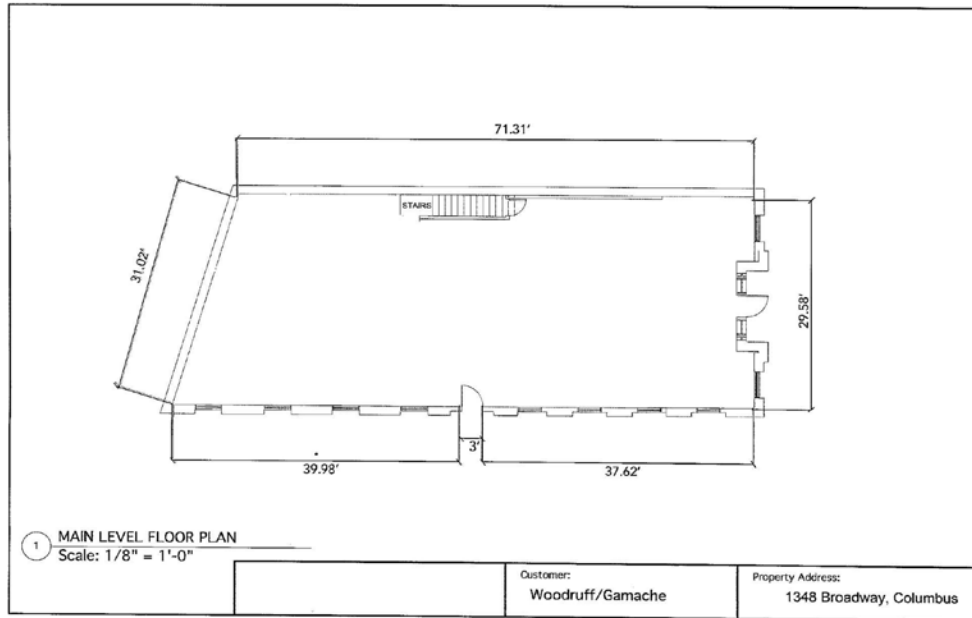
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FLOOR PLANS



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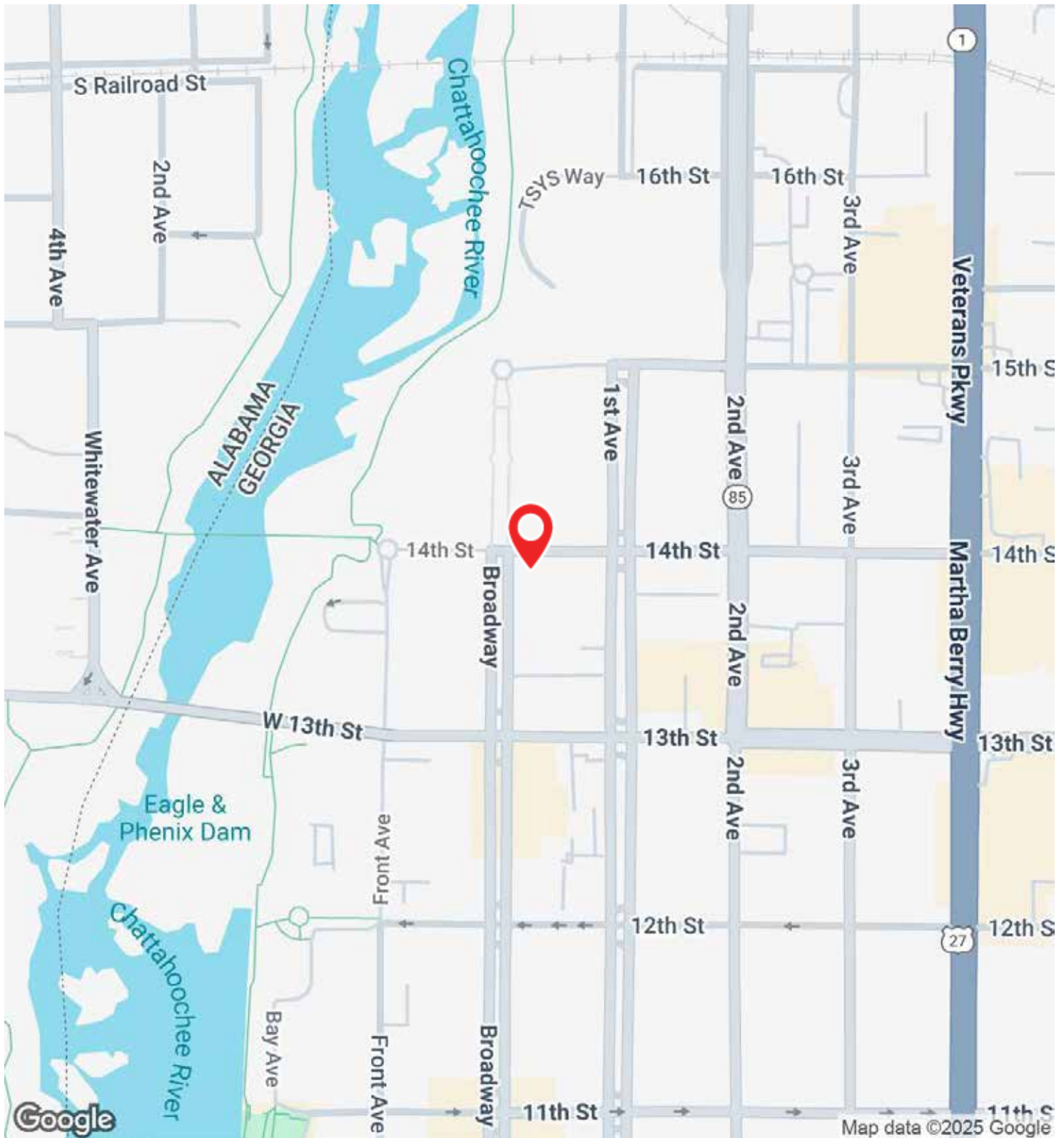
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LOCATION MAP



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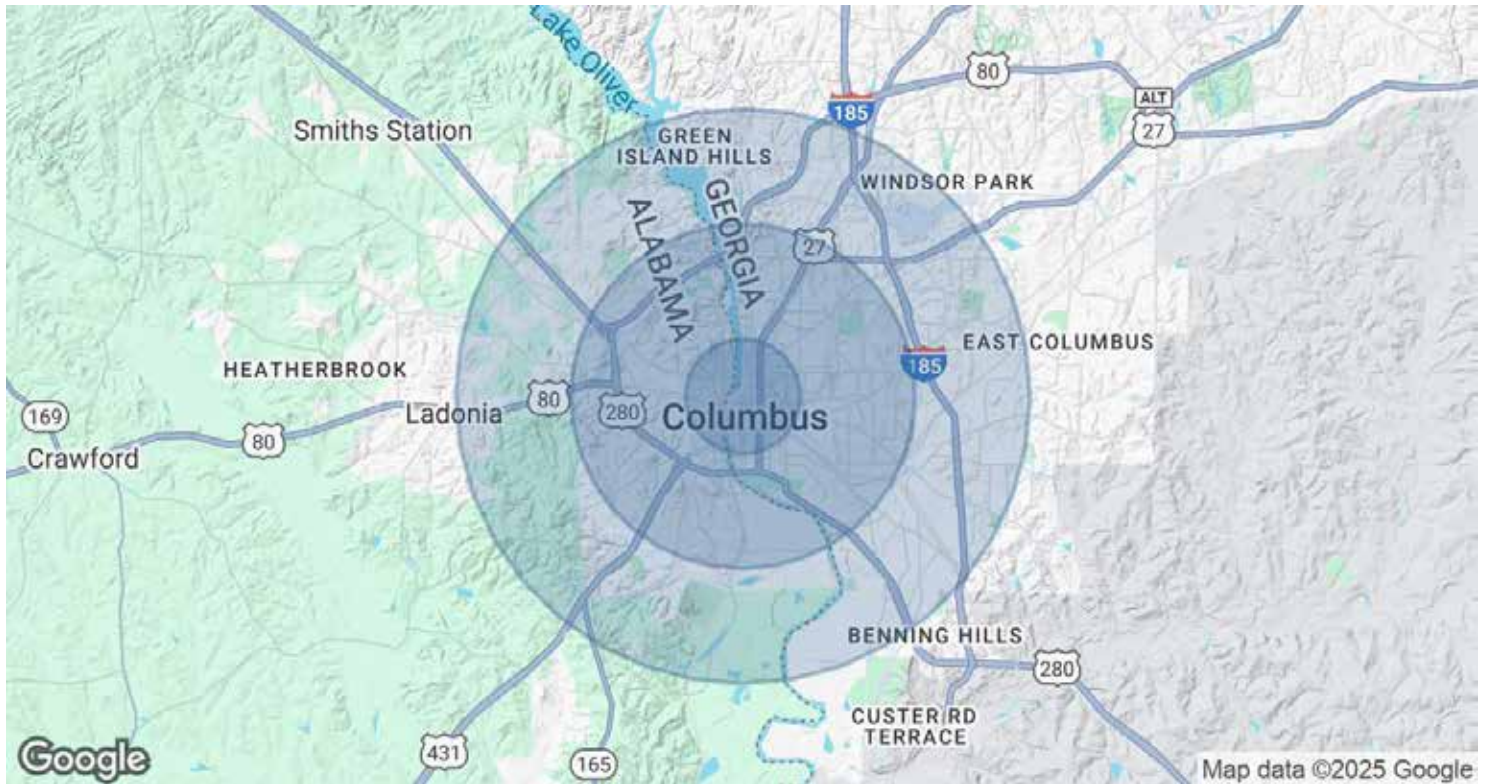
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,754	59,609	139,443
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,620	25,816	58,089
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$49,684	\$59,821	\$65,731
Average House Value	\$215,173	\$191,487	\$208,958

Demographics data derived from AlphaMap

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MEET THE TEAM



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