



5201 Hamilton Rd

Columbus, Georgia 31904

Property Highlights

- +/- 6,174 SF two-story freestanding flex space
- Large fenced gravel lot behind the building for parking or storage
- Ideal mix of office and shop functionality in one location

Property Overview

This two-story, +/- 6,174 SF freestanding flex space sits on 0.46 acres along Hamilton Road. Behind the building, the property features a large, fenced gravel lot. The lower level offers approximately +/- 2,500 SF of shop space with four drive-in bays and an open layout. The main level includes six private offices, a conference room, break room, copy/print area, and a reception area.

Offering Summary

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	+/- 6,174 SF
Lot Size:	0.46 Acres

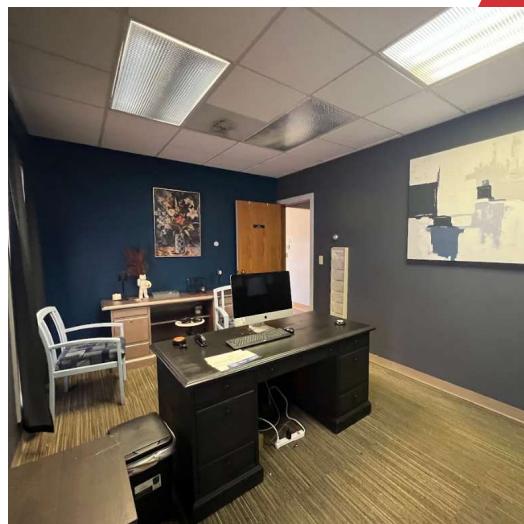
Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	124	534	3,142
Total Population	398	1,519	8,500
Average HH Income	\$50,299	\$56,597	\$58,952

For More Information

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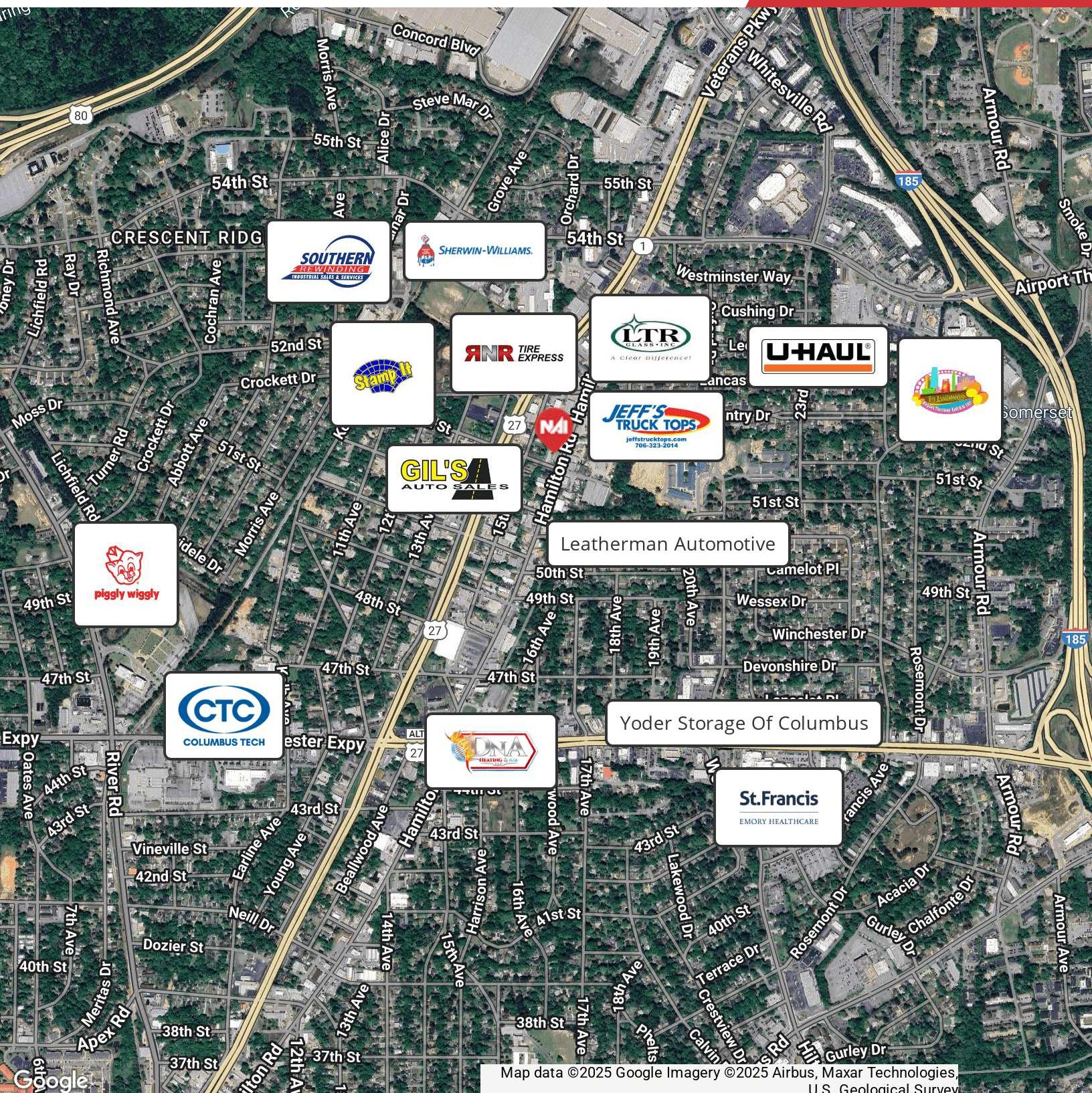
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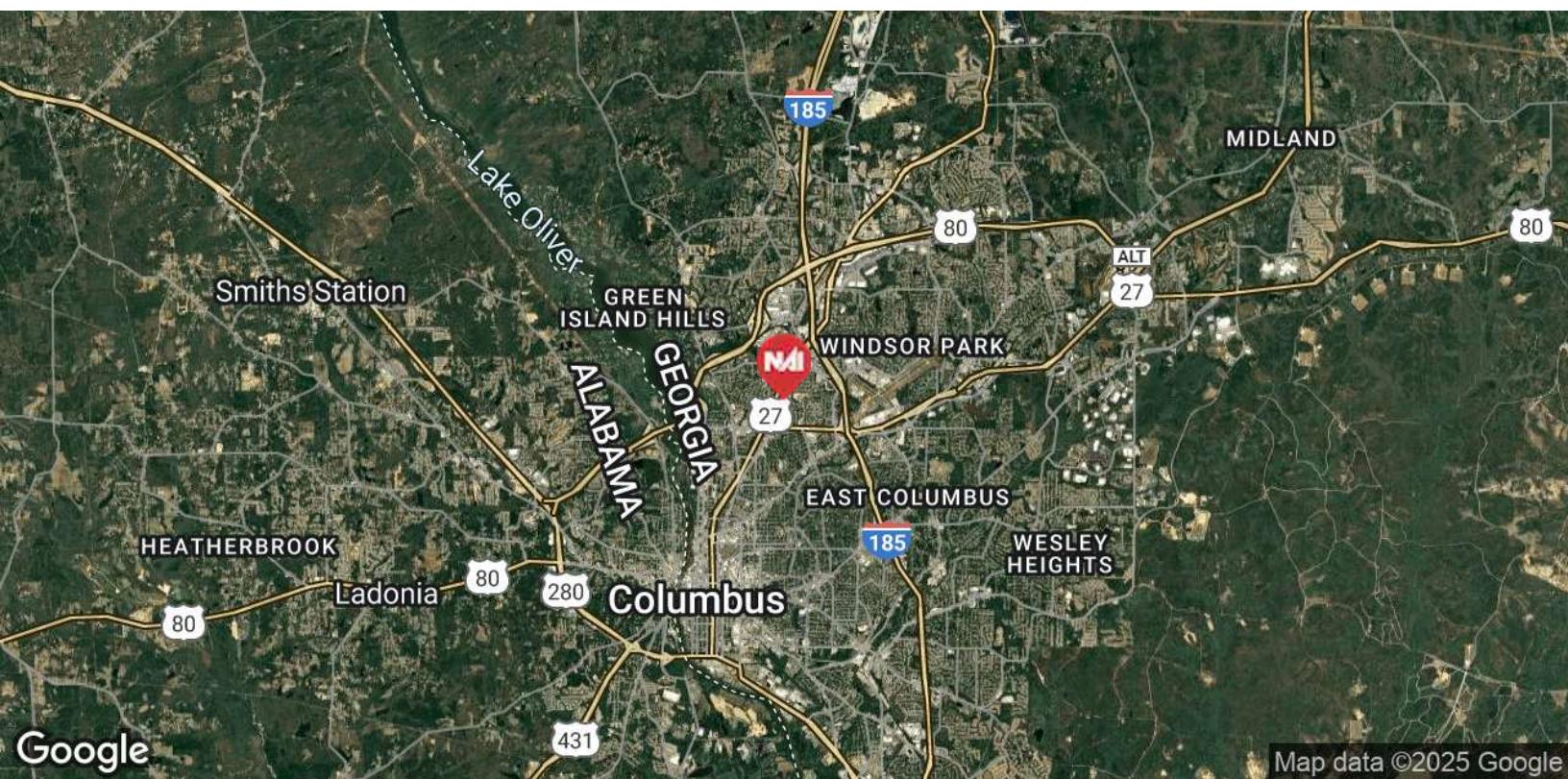
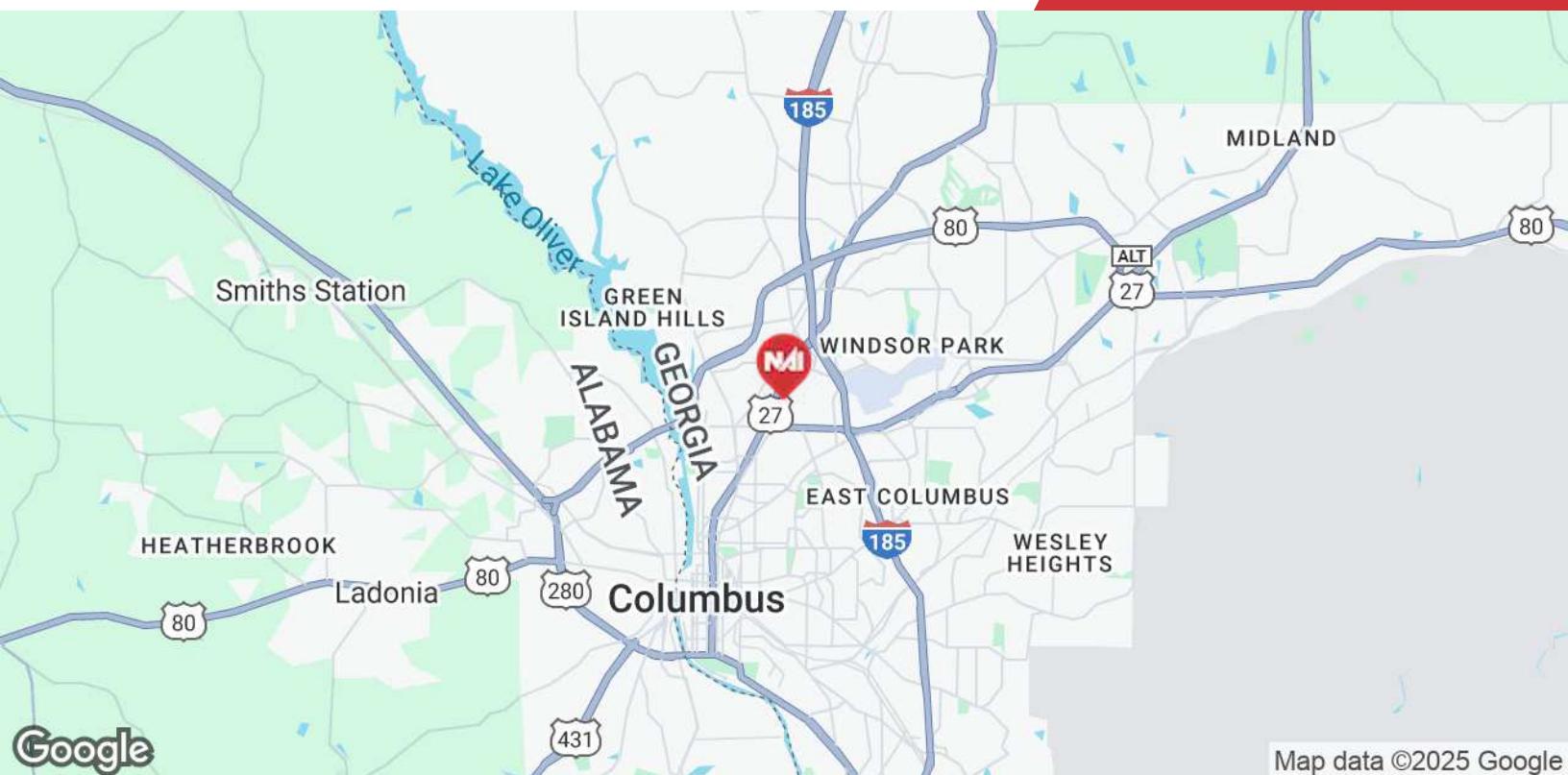
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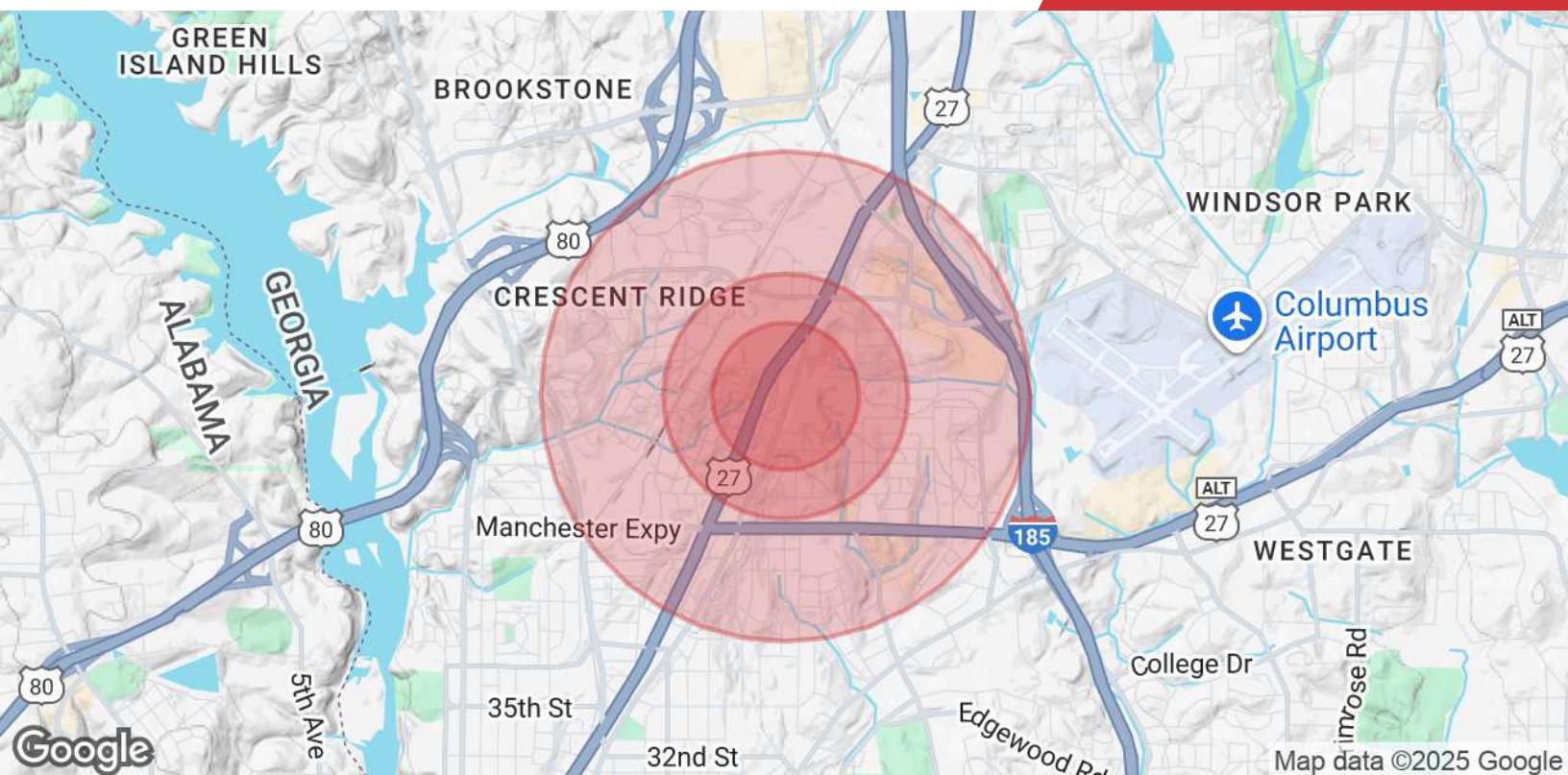
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	398	1,519	8,500
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	124	534	3,142
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$50,299	\$56,597	\$58,952
Average House Value	\$145,082	\$161,582	\$153,904

Demographics data derived from AlphaMap

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