

RETAIL
PROPERTY
FOR LEASE

HIGHSIDE MARKET- 201 BUILDING

201 13TH STREET



WENDY ELLIOTT

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WOODRUFF  **BROKERAGE
COMPANY**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at Highside Market, a Mixed Use development in Uptown Columbus, GA. This meticulously crafted property offers an ideal space for businesses seeking a prominent and adaptable location. Boasting modern architecture, abundant natural light, and versatile floor plans, the property provides an inviting environment for Retail / Restaurant / Creative Office tenants to showcase their offerings. With high foot traffic and excellent visibility, the space presents a captivating opportunity for retailers looking to expand their presence in Columbus. Elevate your business in this sought-after property, designed to support the success and growth of your retail venture.

PROPERTY HIGHLIGHTS

- Premier location in Uptown Columbus, GA
- Mixed-Use Building with Currated Mix of Tenants
- Over 25,000 cars per day
- 340,000+ visitors in 2024
- Programmed Events Calendar for Activation
- On-Site Parking

OFFERING SUMMARY

Lease Rate:	\$25.00 - 35.00 SF/yr (NNN)
Number of Units:	16
Available SF:	2,880 - 3,264 SF
Lot Size:	1.8 Acres
Building Size:	29,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,611	26,790	59,368
Total Population	5,735	62,231	142,770
Average HH Income	\$47,506	\$60,183	\$65,809

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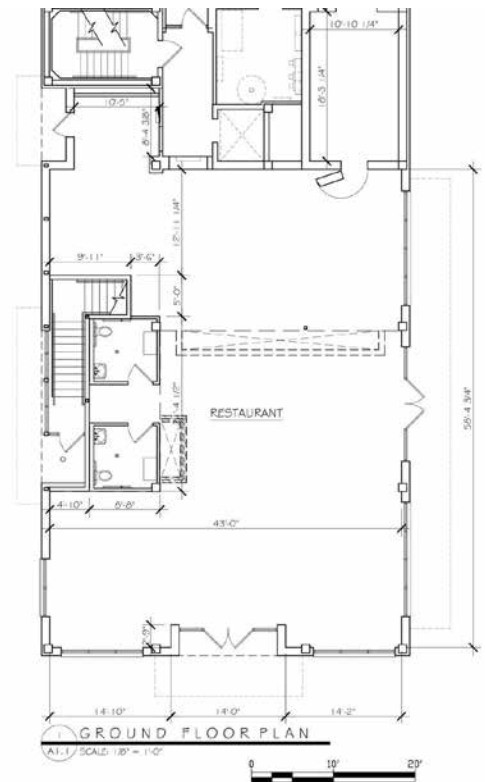
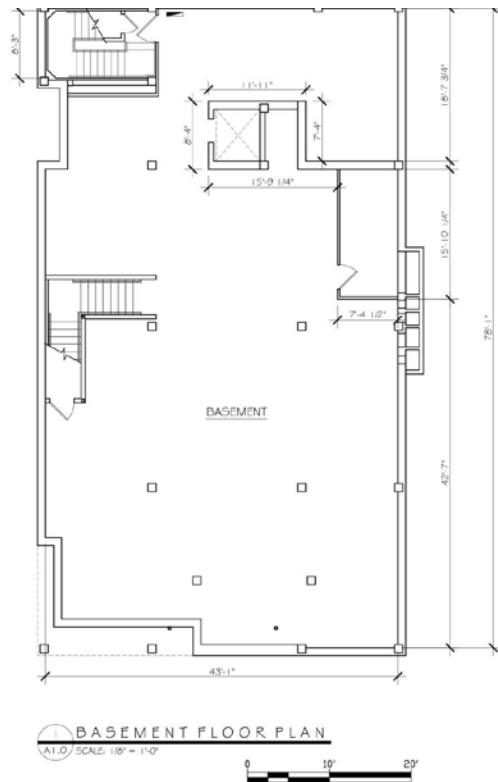
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,880 - 3,264 SF

Lease Term:	Negotiable
Lease Rate:	\$25.00 - \$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Building 201-#100	Available	3,264 SF	NNN	\$25.00 - 35.00 SF/yr	Unique opportunity for creative user. 3,264 SF basement space available.
■ Building 201-#200	Available	2,880 SF	NNN	\$25.00 - 35.00 SF/yr	First generation space on the ground floor of the 201 building. High ceilings, Lots of natural light. Outdoor patio seating available. Access to grease trap. 2 new ADA bathrooms. Ideal for restaurant.

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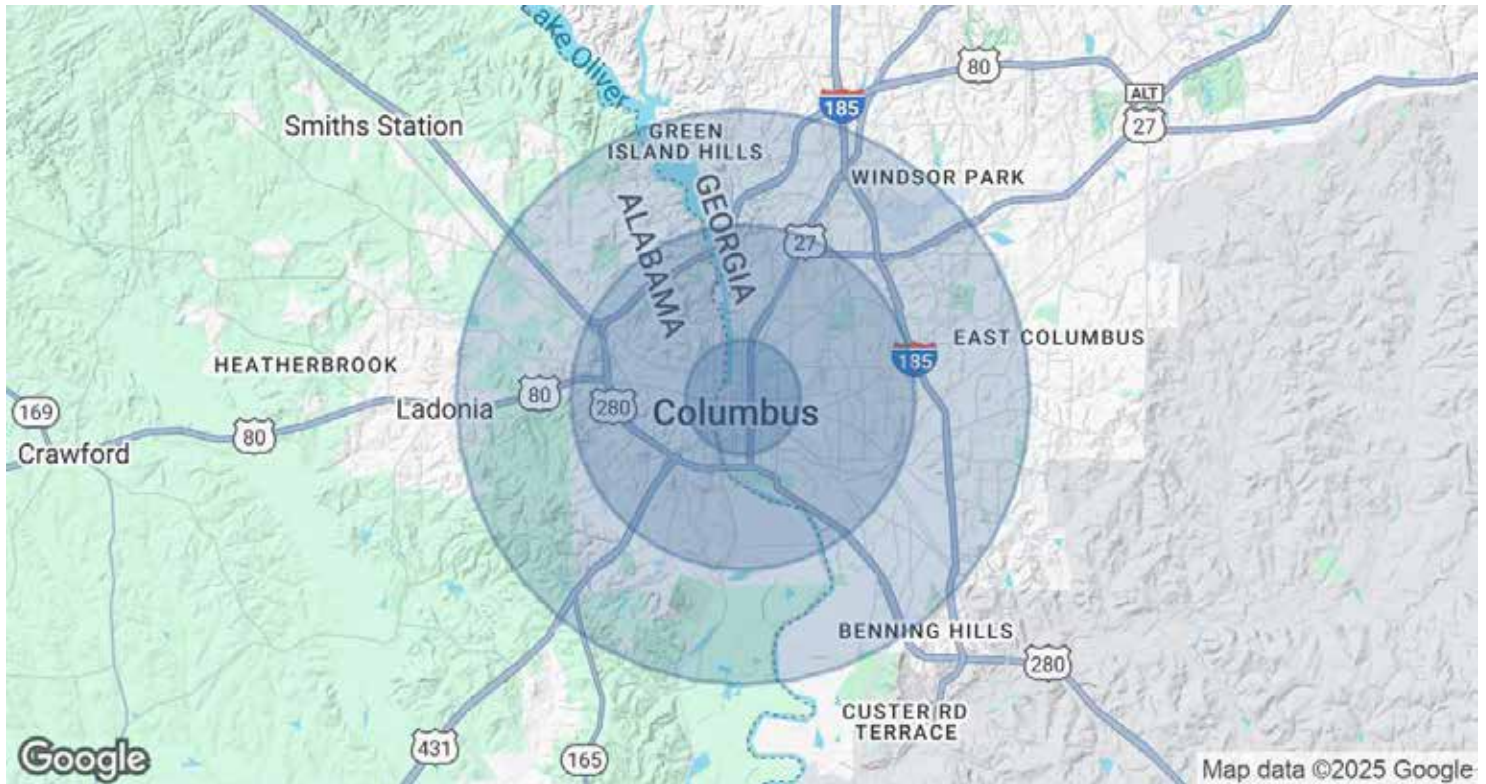
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WOODRUFF W BROKERAGE COMPANY

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,735	62,231	142,770
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	2,611	26,790	59,368
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$47,506	\$60,183	\$65,809
Average House Value	\$242,969	\$193,463	\$208,231

Demographics data derived from AlphaMap

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ADDITIONAL PHOTOS



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RETAILER MAP



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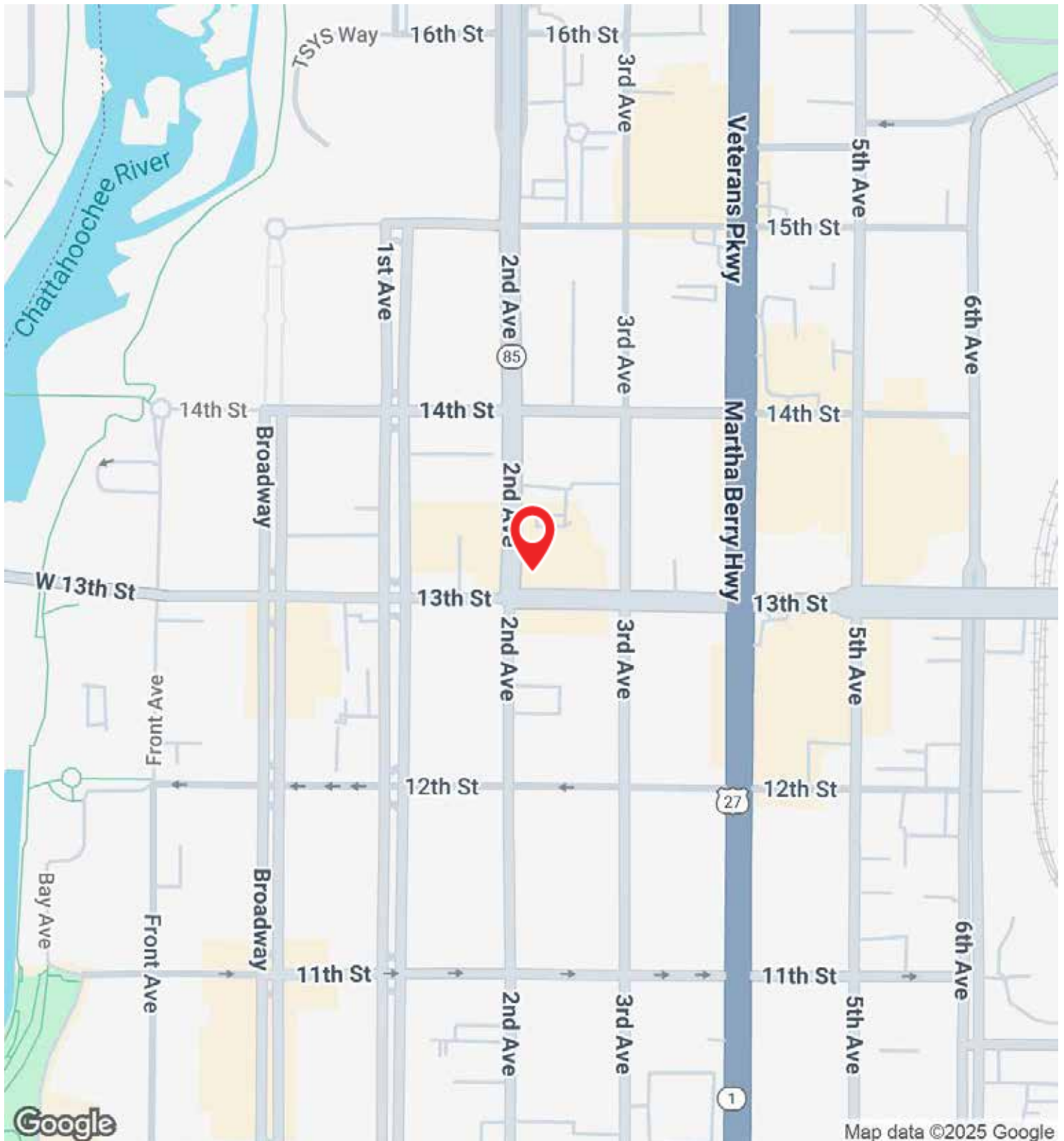
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LOCATION MAP



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QR CODE FOR HIGHSIDE MARKET 201 BUILDING

Highside 201



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MEET THE TEAM



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