



1535 Benning Dr

Columbus, Georgia 31903

Property Highlights

- +/- 5,704 SF building
- Private offices and open desk areas
- Secure bank vault, cash drop safe, & ATM alcove
- +/- 652 SF drive-thru building

Property Overview

Formerly a functioning bank, this +/- 5,704 SF building offers a layout ideal for financial institutions or other professional services. The interior features a teller counter area, secure bank vault, cash drop safe, and ATM alcove. Additional amenities include two restrooms, a break room, multiple private offices, open desk areas, and a +/- 652 SF drive-thru building. This property is available for sale for \$850,000 or for lease for \$15/SF/year with a NNN lease.

Offering Summary

Sale Price:	\$850,000
Lease Rate:	\$15 SF/yr (NNN)
Building Size:	+/- 5,704 SF
Lot Size:	+/- 1.89 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

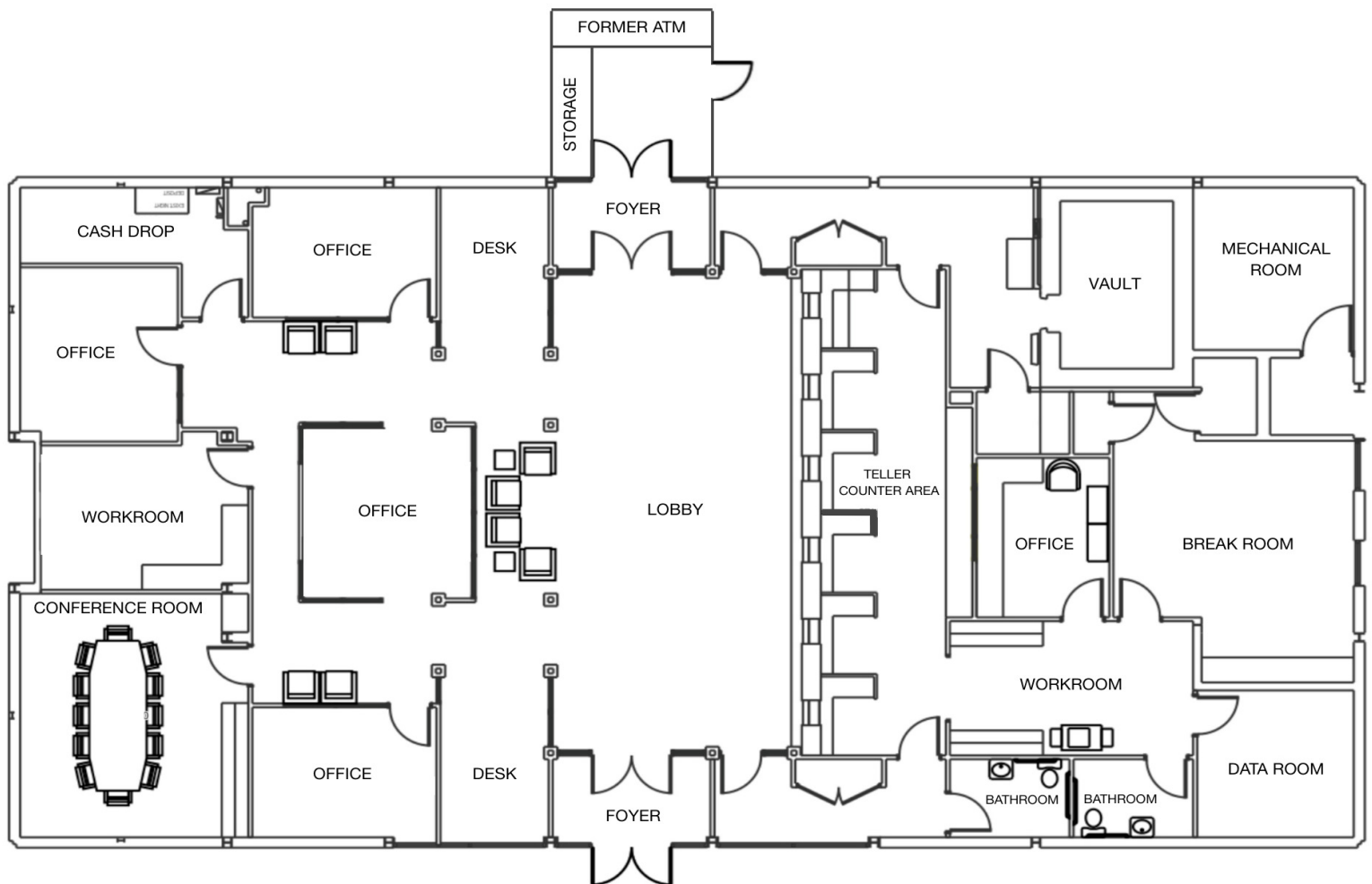
Total Households	272	781	3,650
Total Population	581	1,690	8,568
Average HH Income	\$34,164	\$35,803	\$38,738

For More Information

Jack Hayes, SIOR, CCIM

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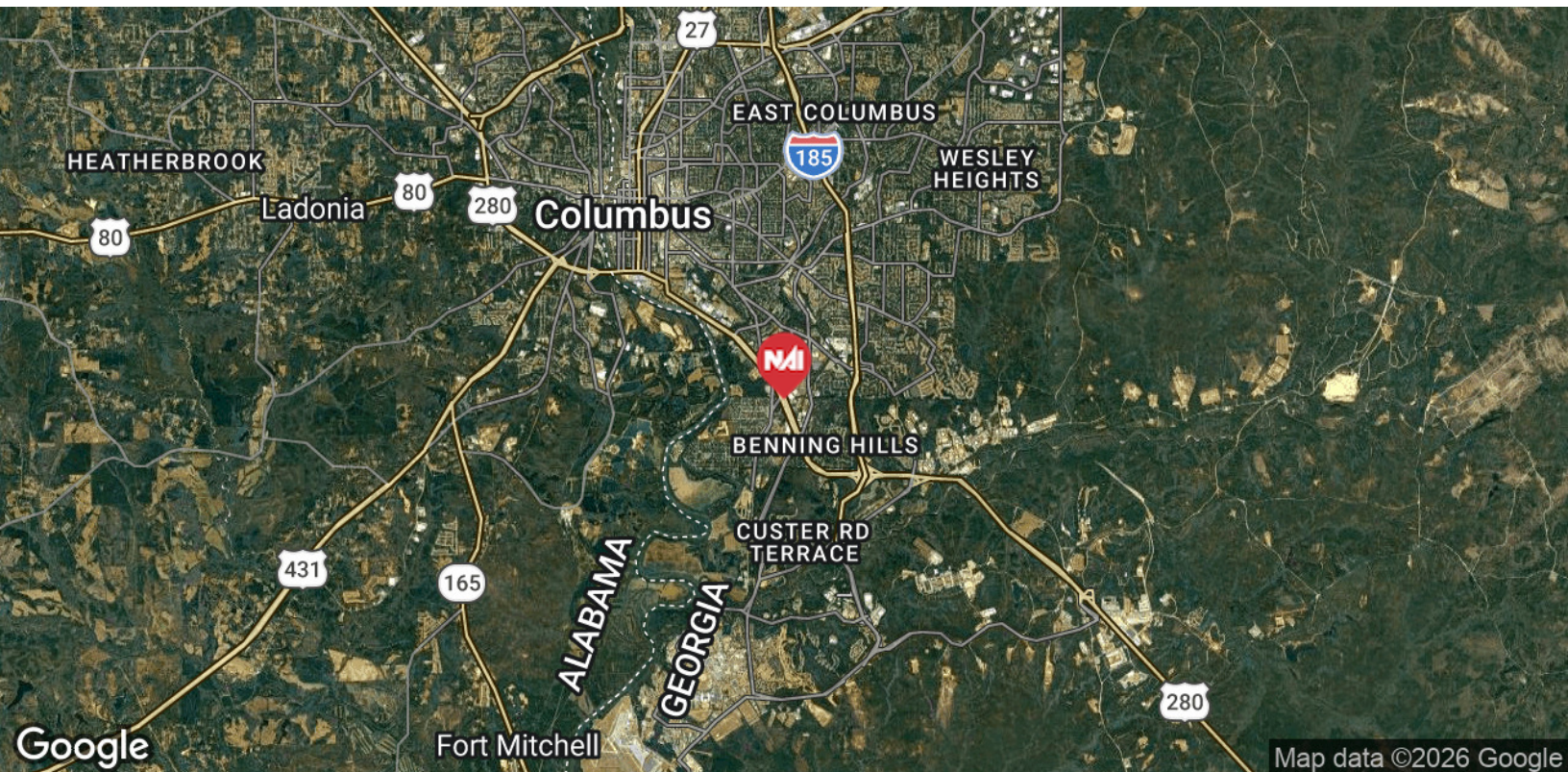
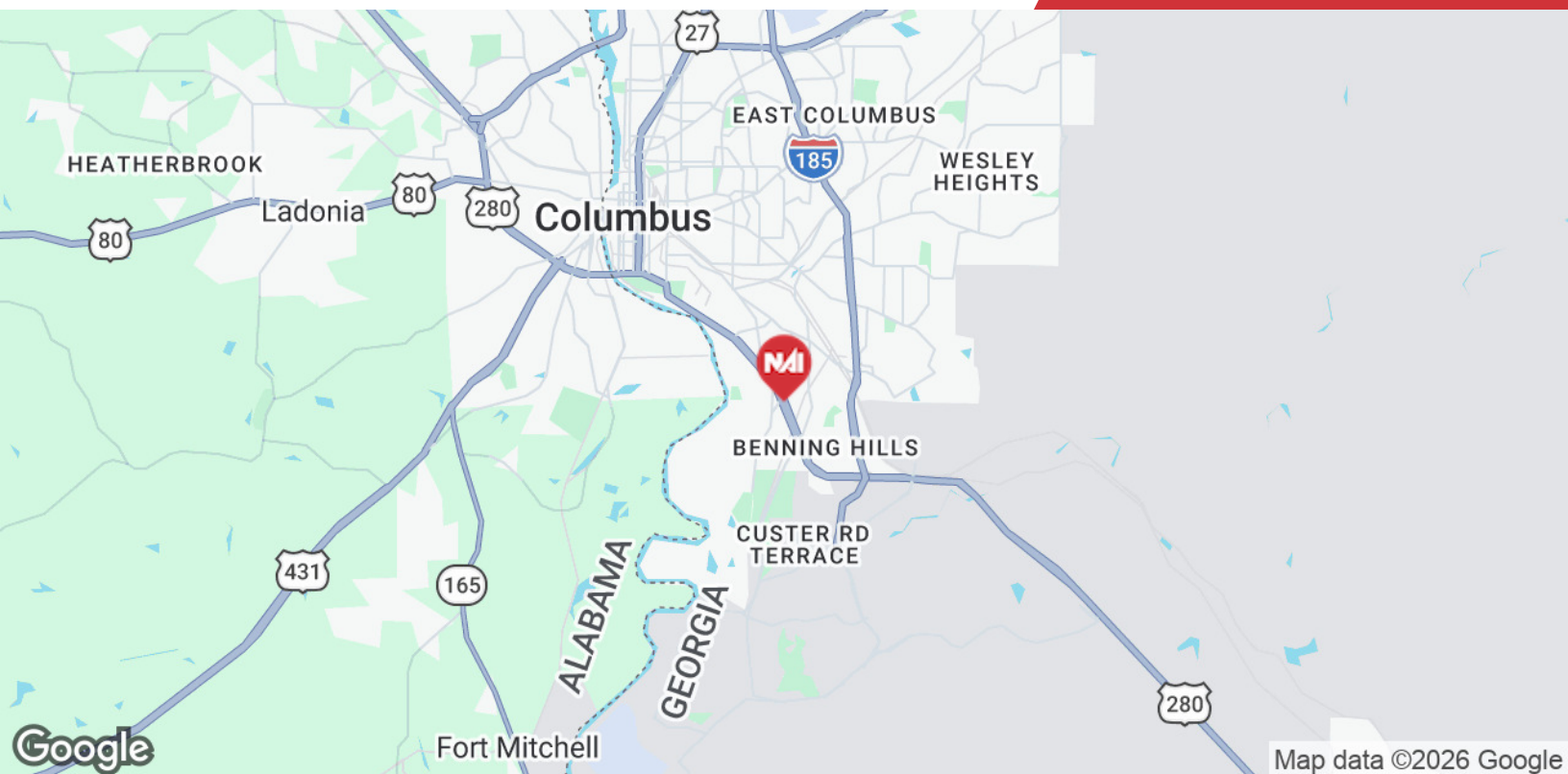
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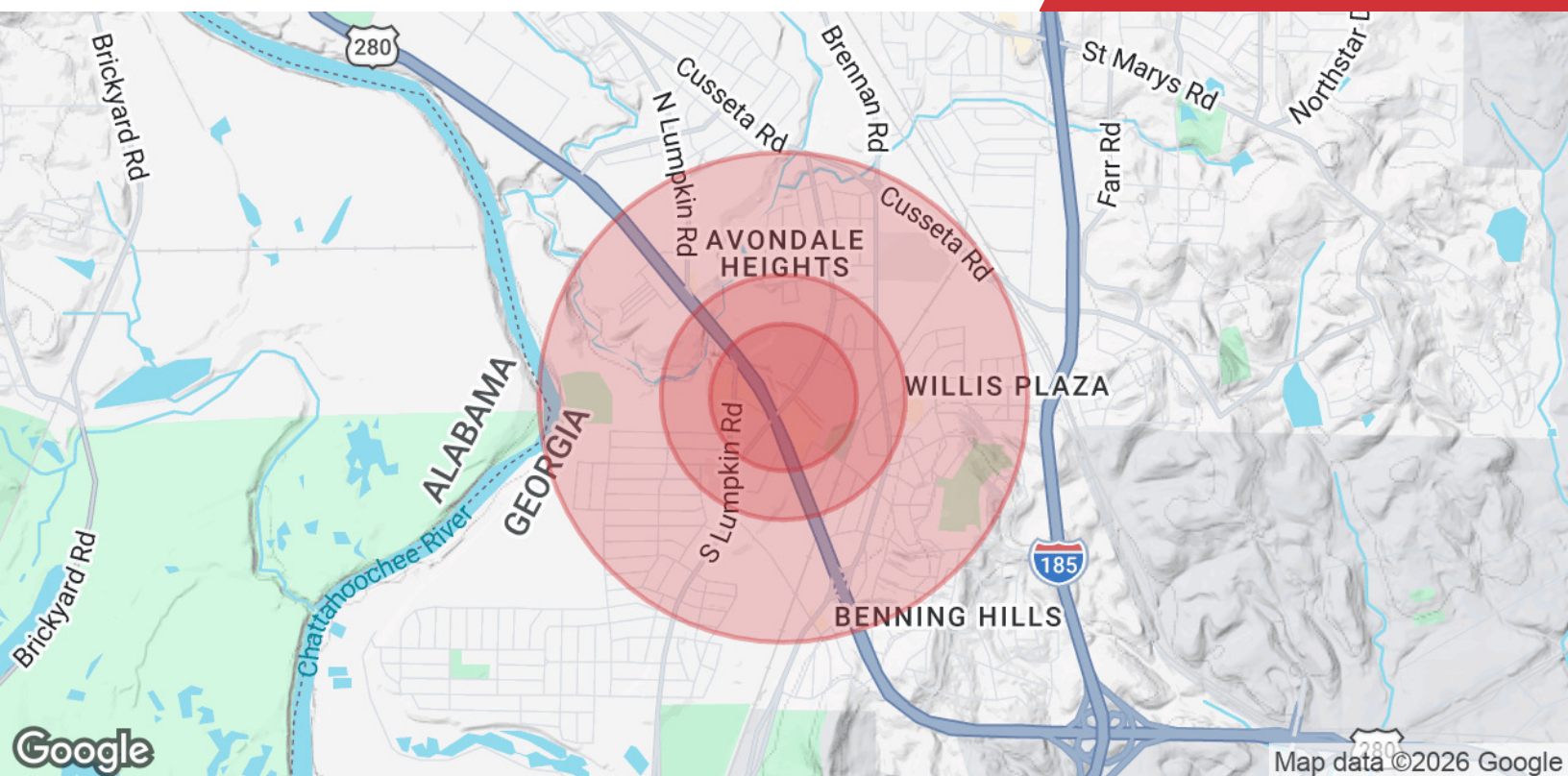






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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	581	1,690	8,568
Average Age	36	38	38
Average Age (Male)	33	35	36
Average Age (Female)	39	40	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	272	781	3,650
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$34,164	\$35,803	\$38,738
Average House Value	\$46,753	\$58,746	\$172,196

2020 American Community Survey (ACS)

Agent Owner Disclosure Notice

Broker's designated agent is a licensed real estate professional in the State of Georgia, and holds an ownership interest in the property being advertised.