



Main Street Village

6298 Veterans Parkway Columbus, Georgia

Property Overview

Landmark North Columbus retail, restaurant, and office center. Village atmosphere consisting of multiple one and two-story buildings built around an attractively landscaped common area.

Tenants Include Painting with a Twist, Sassy & Southern Boutique, Hudson's at Main Street, Odyssey Printing, HPRC, and Hughston Clinic.

Offering Summary

Lease Rate:	\$12.50 - 16.00 SF/yr (NNN)
Available SF:	1,403 - 8,400 SF
Lot Size:	9.65 Acres

For More Information

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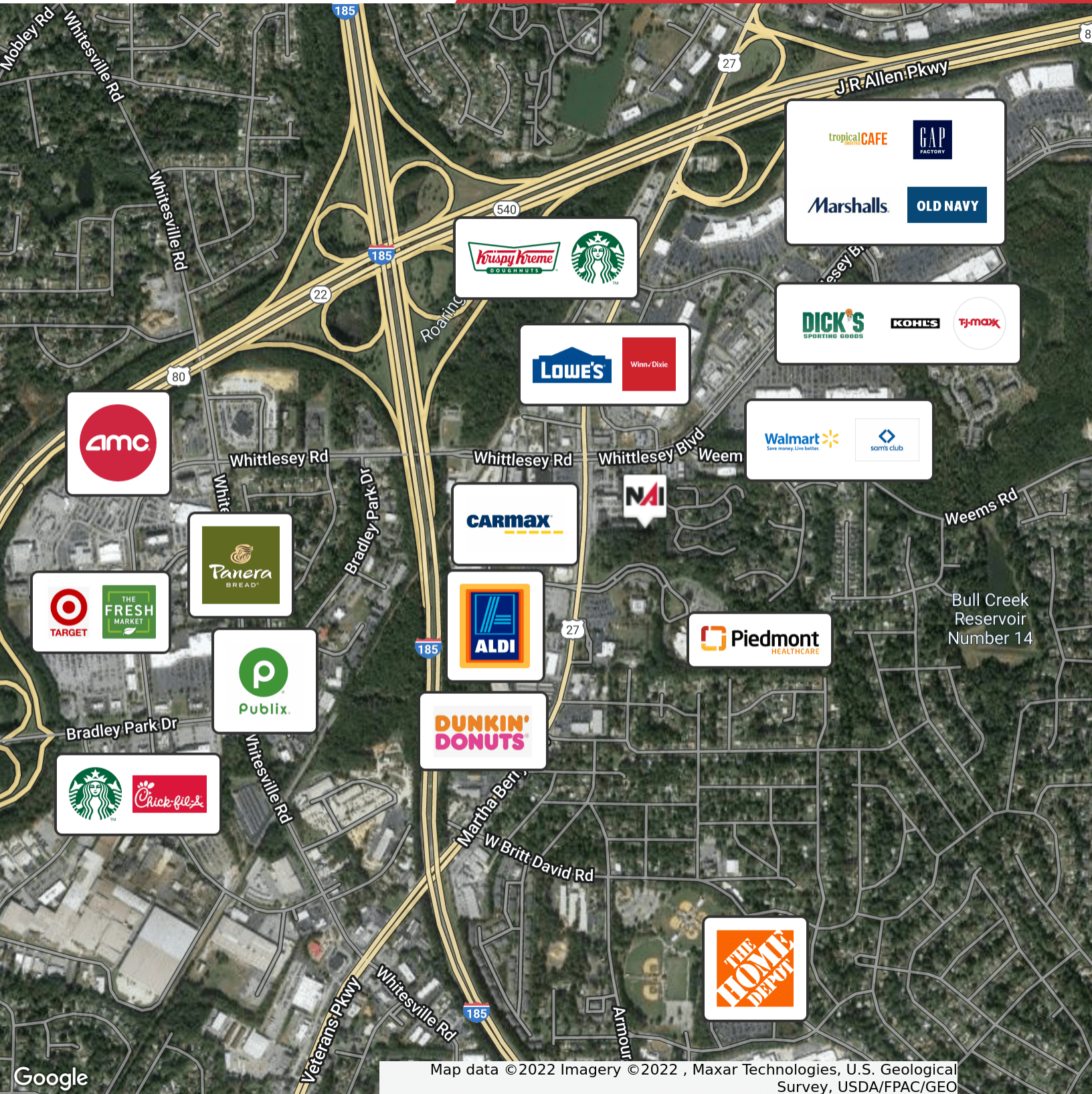


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,403 - 8,400 SF	Lease Rate:	\$12.50 - \$16.00 SF/yr

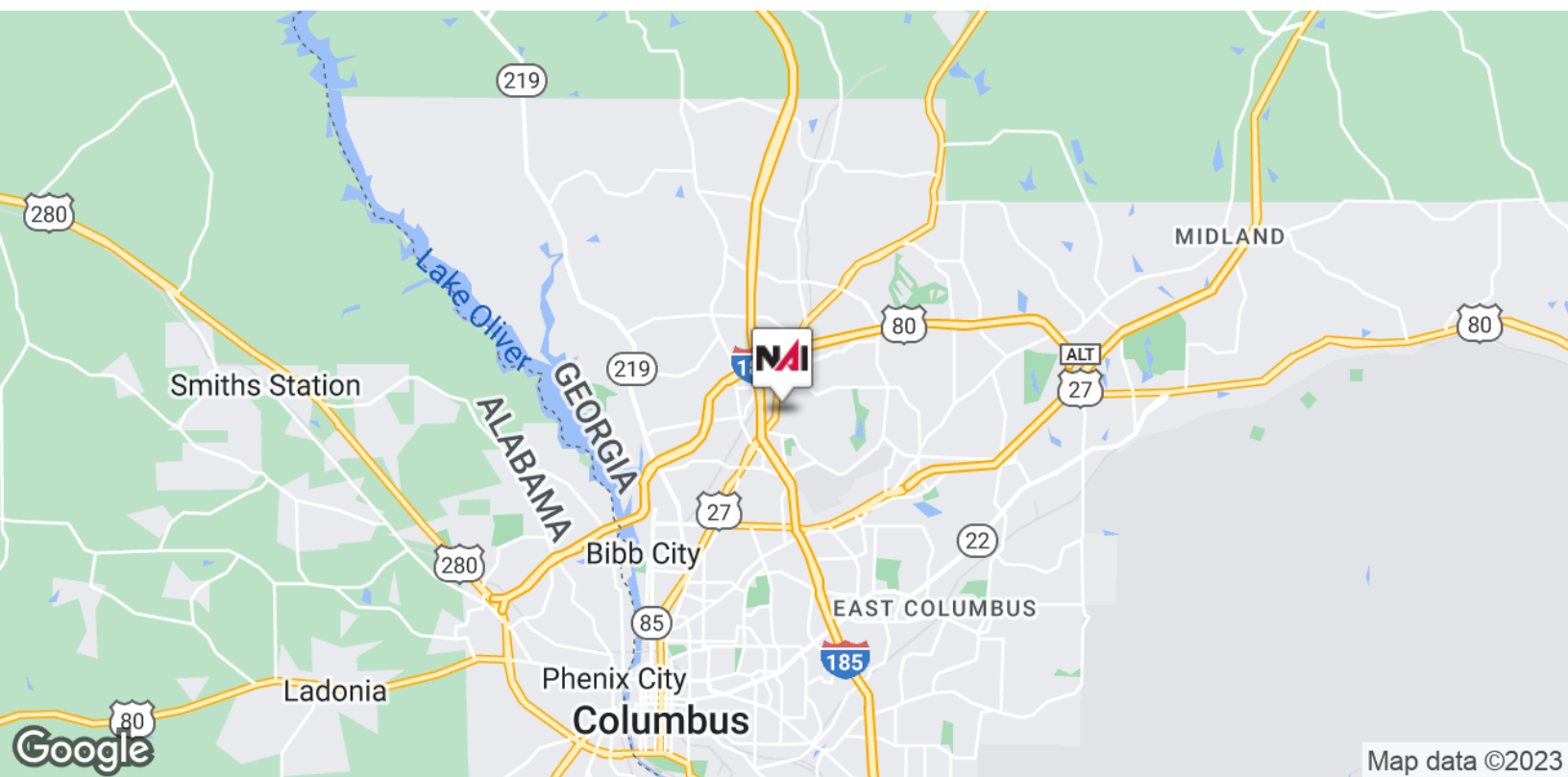
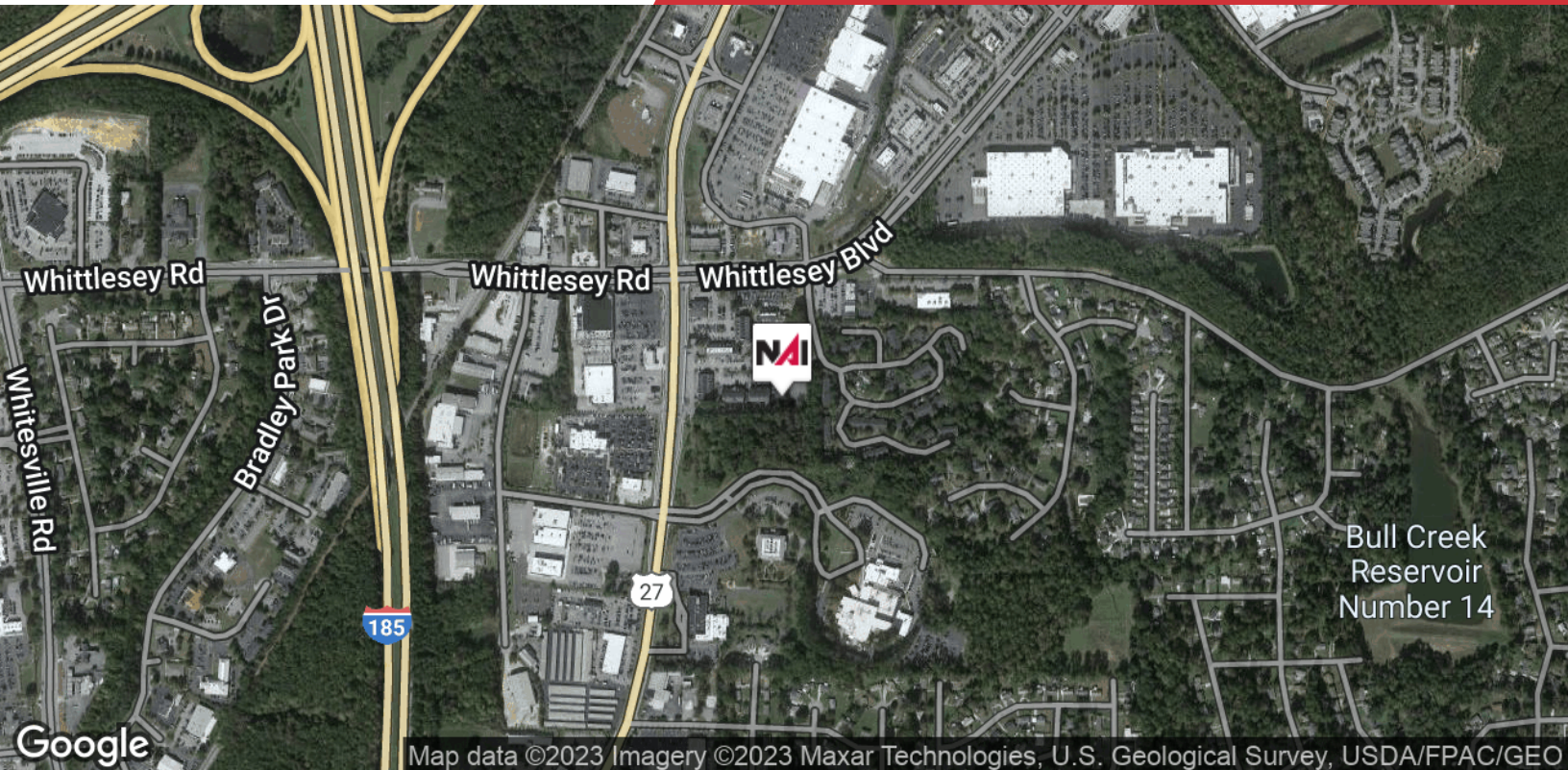
Available Spaces

Suite	SF	Lease Type	Rate	Description
3A	6,941 SF	NNN	\$12.50 SF/yr	6,941 SF retail / office. Located next to NG Salon & Country's BBQ.
9F	8,400 SF	NNN	\$12.50 SF/yr	8,400 SF office / retail space. Former DiVerge Fitness.
10B	3,528 SF	NNN	\$14.50 SF/yr	-
2G	3,236 SF	NNN	\$13.00 SF/yr	Salon space available May 1, 2023 in Main Street Village. Owners are willing to sell all equipment. CAM: \$2.52
3G	1,403 SF	NNN	\$16.00 SF/yr	Former State Farm Insurance Office. Located next to Euphoria Salon.



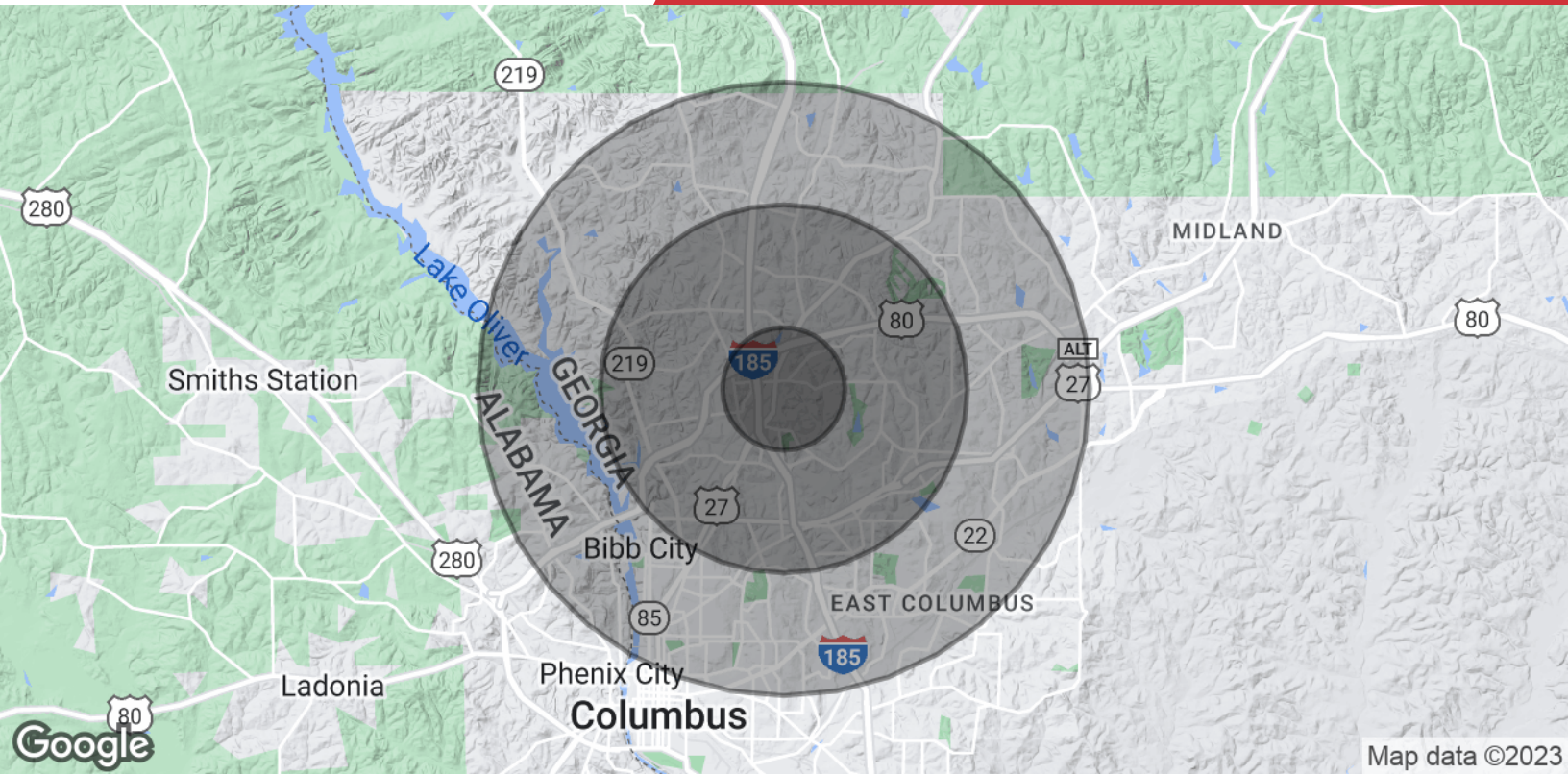
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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,623	43,029	108,158
Average Age	39.6	38.4	37.2
Average Age (Male)	39.9	38.2	36.6
Average Age (Female)	39.2	38.4	37.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,449	18,302	46,071
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$70,151	\$64,082	\$61,947
Average House Value	\$160,655	\$153,727	\$163,196

* Demographic data derived from 2020 ACS - US Census