

# FOR LEASE

## FREE-STANDING PROFESSIONAL OFFICE SPACE - NORTH COLUMBUS

2536 Weems Rd Columbus, GA 31909



### PROPERTY DESCRIPTION

Located on Weems Road at the highly visible intersection of Weems Rd. and Whittlesey Blvd., this professional office building offers exceptional convenience and accessibility for both clients and staff. The property is positioned just minutes from premier shopping centers, restaurants, schools, and established residential communities, making it an ideal setting for businesses seeking a strong presence in the heart of Columbus.

The site provides quick access to Highway 80/US-280, allowing seamless travel throughout Columbus and into Alabama, as well as convenient connectivity to I-185 for direct routes to Atlanta and surrounding markets. Featuring a flexible layout, the space allows will support a variety of tenant's specific needs.

This is an outstanding opportunity for professional offices, service-based businesses, or boutique firms seeking a strategic, high-visibility, and high-value location.

### OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	3,136 SF
Lot Size:	54,891 SF
Building Size:	5,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	488	2,353
Total Population	475	1,115	5,420
Average HH Income	\$75,502	\$76,399	\$81,062

**Carson Cummings**  
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carson@cummingscre.com

**Tripp Crawford**  
(706) 984-1251  
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## PROPERTY HIGHLIGHTS

- Premier North Columbus location
- Flexible layout options with customization potential
- High-visibility corner at Weems Rd. & Whittlesey Blvd.
- Well-maintained property
- Shower facilities
- Excellent accessibility with strong traffic counts

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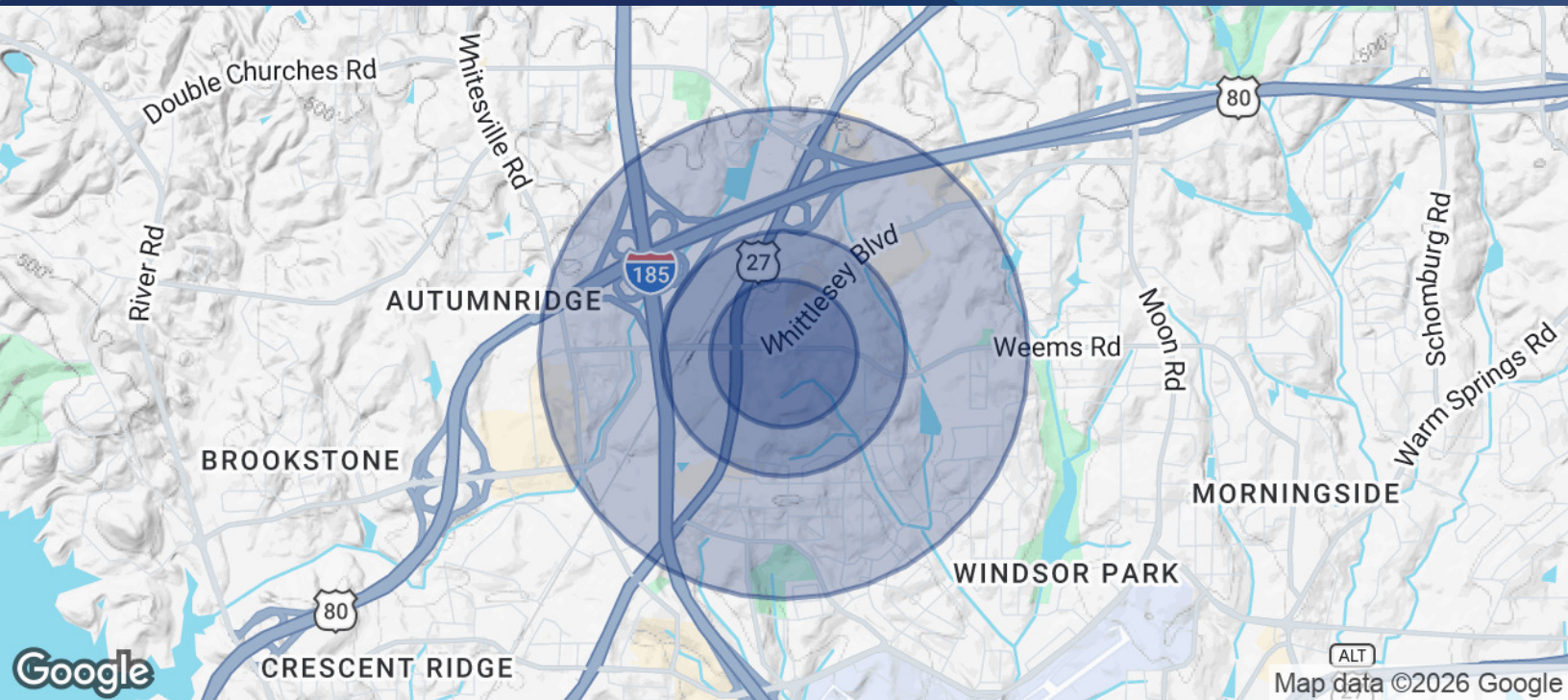
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	475	1,115	5,420
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	488	2,353
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$75,502	\$76,399	\$81,062
Average House Value	\$182,297	\$186,950	\$206,437

Demographics data derived from AlphaMap

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