



Trailside Shoppes Medical Office Sublease

3709 Gentian Boulevard, Suite #12
 Columbus, Georgia 31907

Property Highlights

- +/- 3,089 SF medical office for sublease
- Ample parking
- NNN lease
- Close proximity to various conveniences

Property Overview

Located in Trailside Shoppes on Gentian Boulevard, this +/- 3,089 SF office space is available for sublease. Suite #12 provides an adaptable space that is perfectly suited for a wide range of professional needs. Previously used as a physical therapy office, this space features a waiting and reception area, private office, two exam rooms, kitchen, and a spacious great room. The property features convenient parking facilities, easy accessibility, and close proximity to various conveniences. With a NNN lease, this space offers an ideal opportunity to elevate your business.

Offering Summary

Lease Rate:	Negotiable
Available SF:	+/- 3,089 SF
Lot Size:	1.74 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	249	663	2,612
Total Population	500	1,452	6,437
Average HH Income	\$62,856	\$69,766	\$77,780

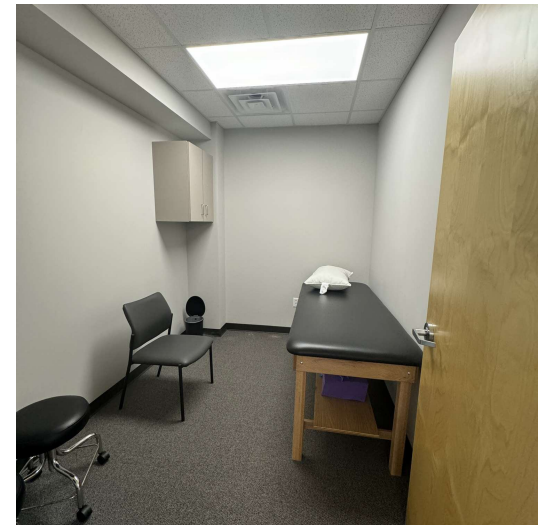
For More Information

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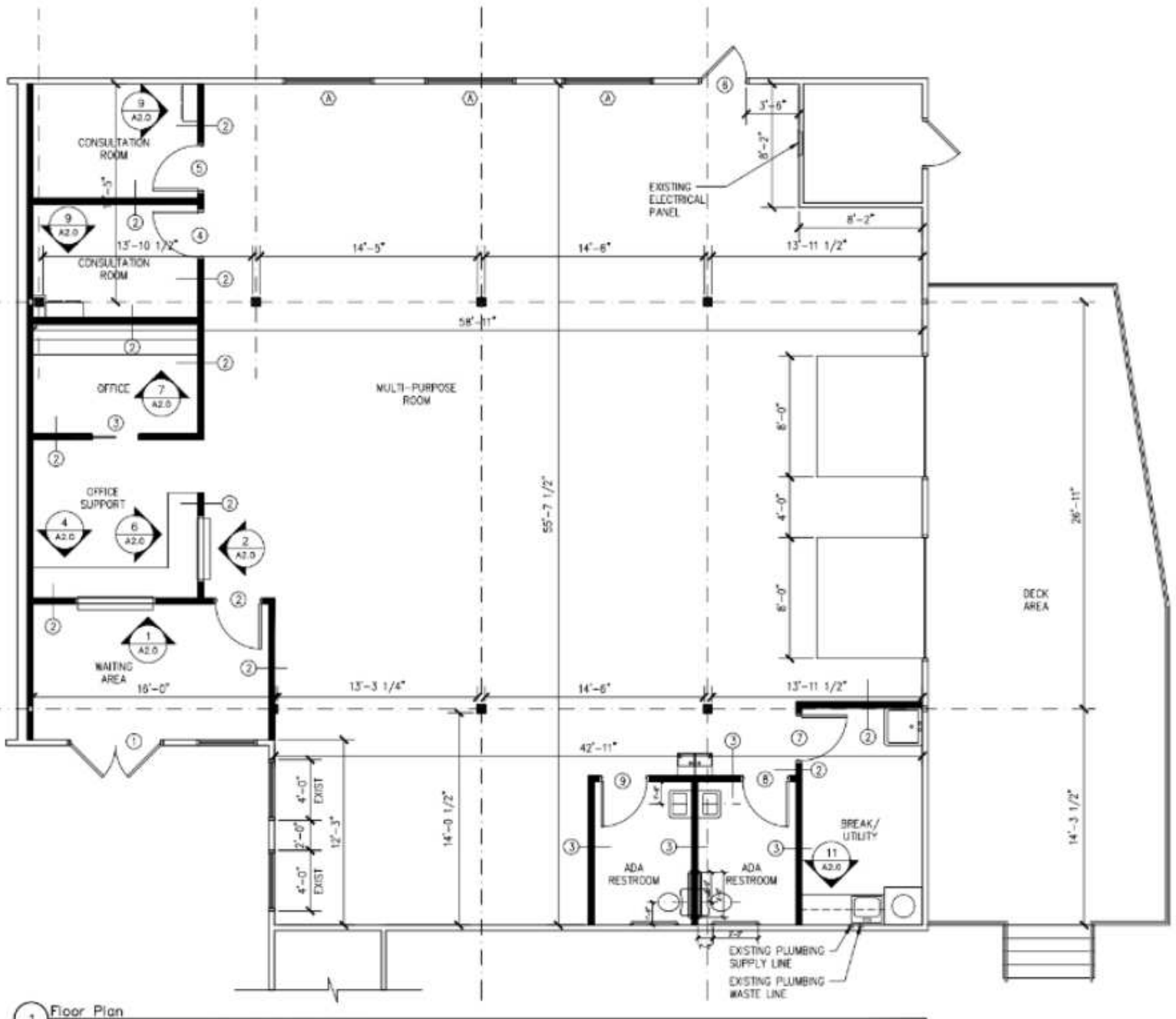
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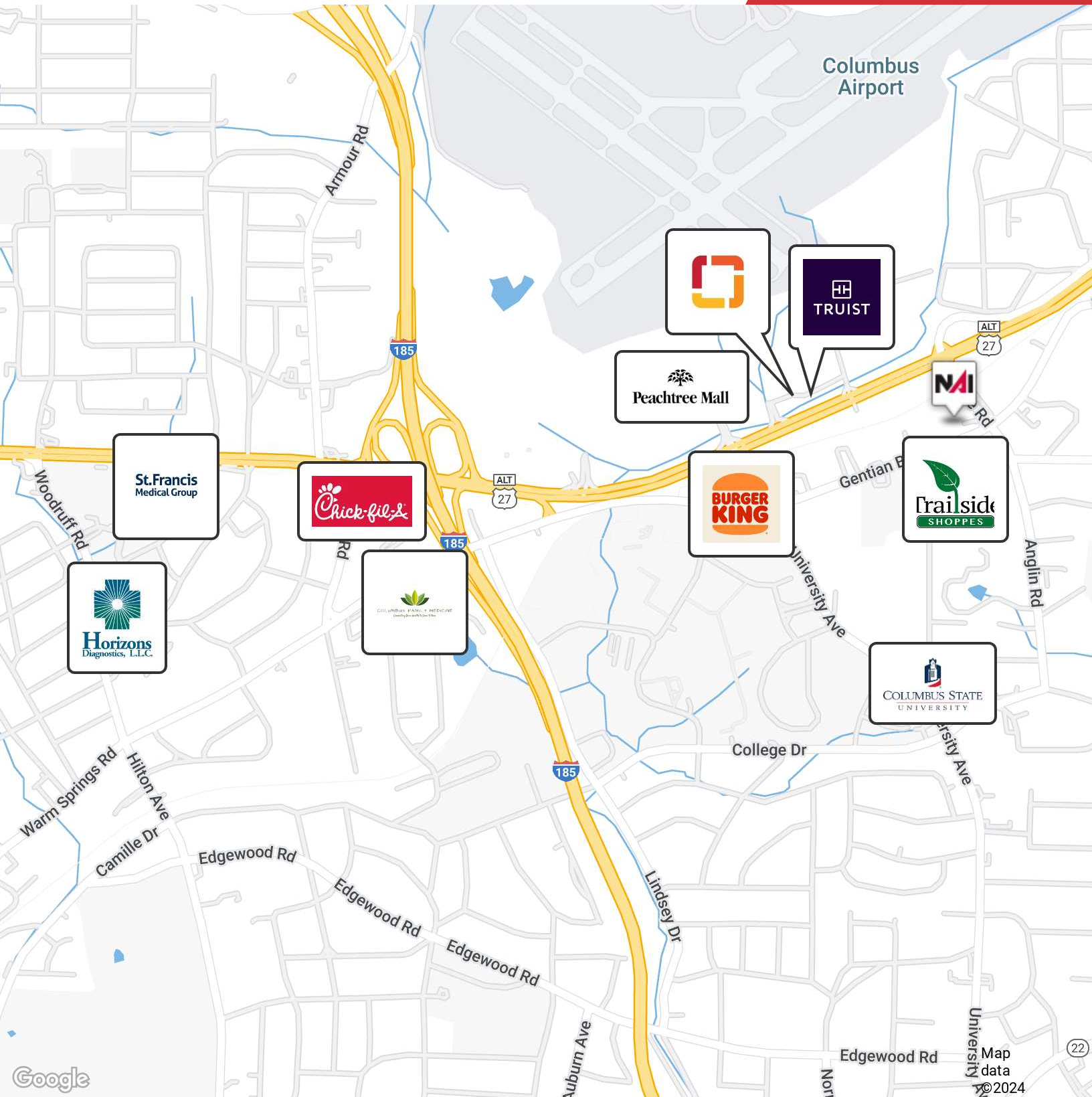
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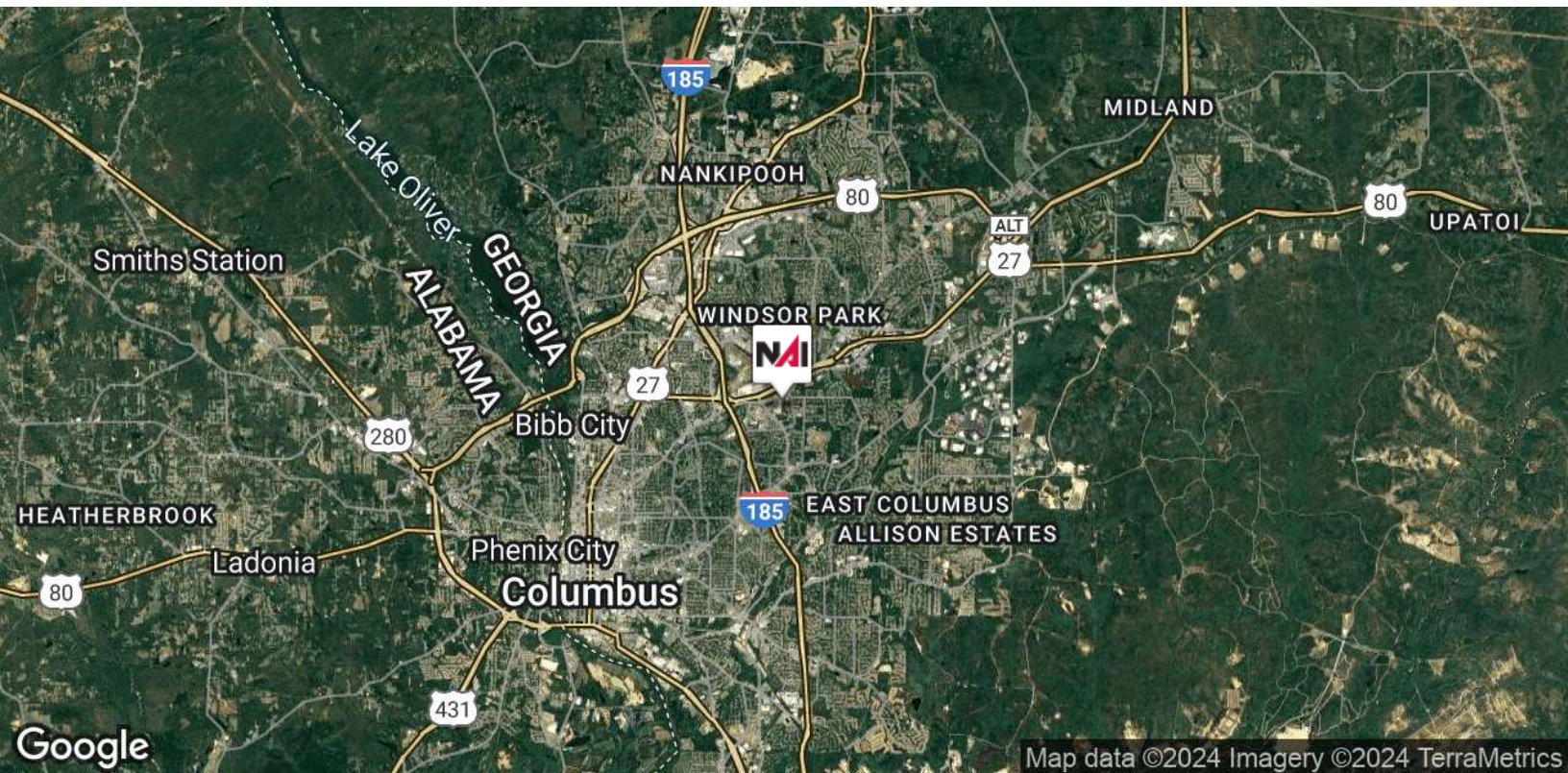
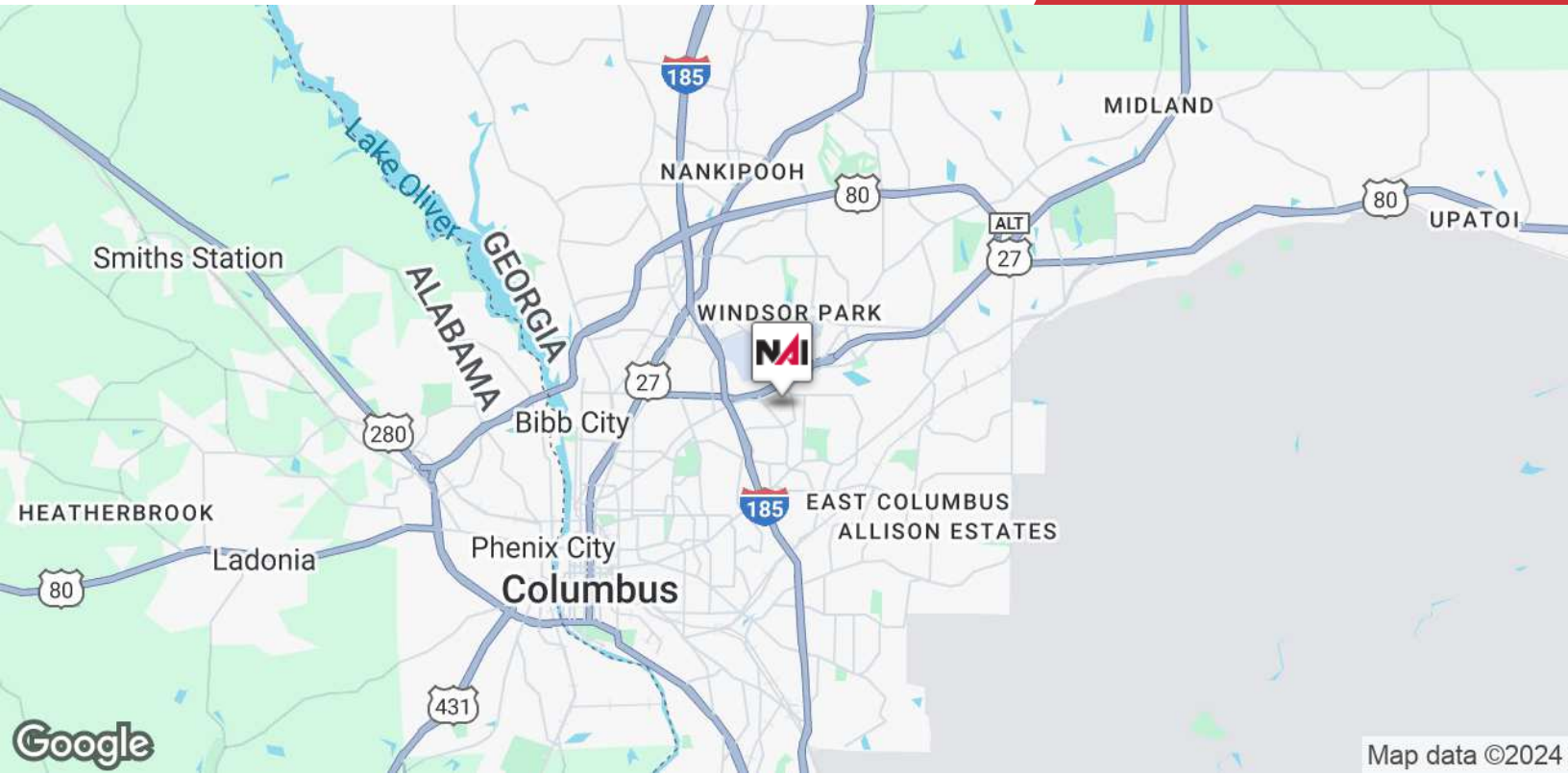
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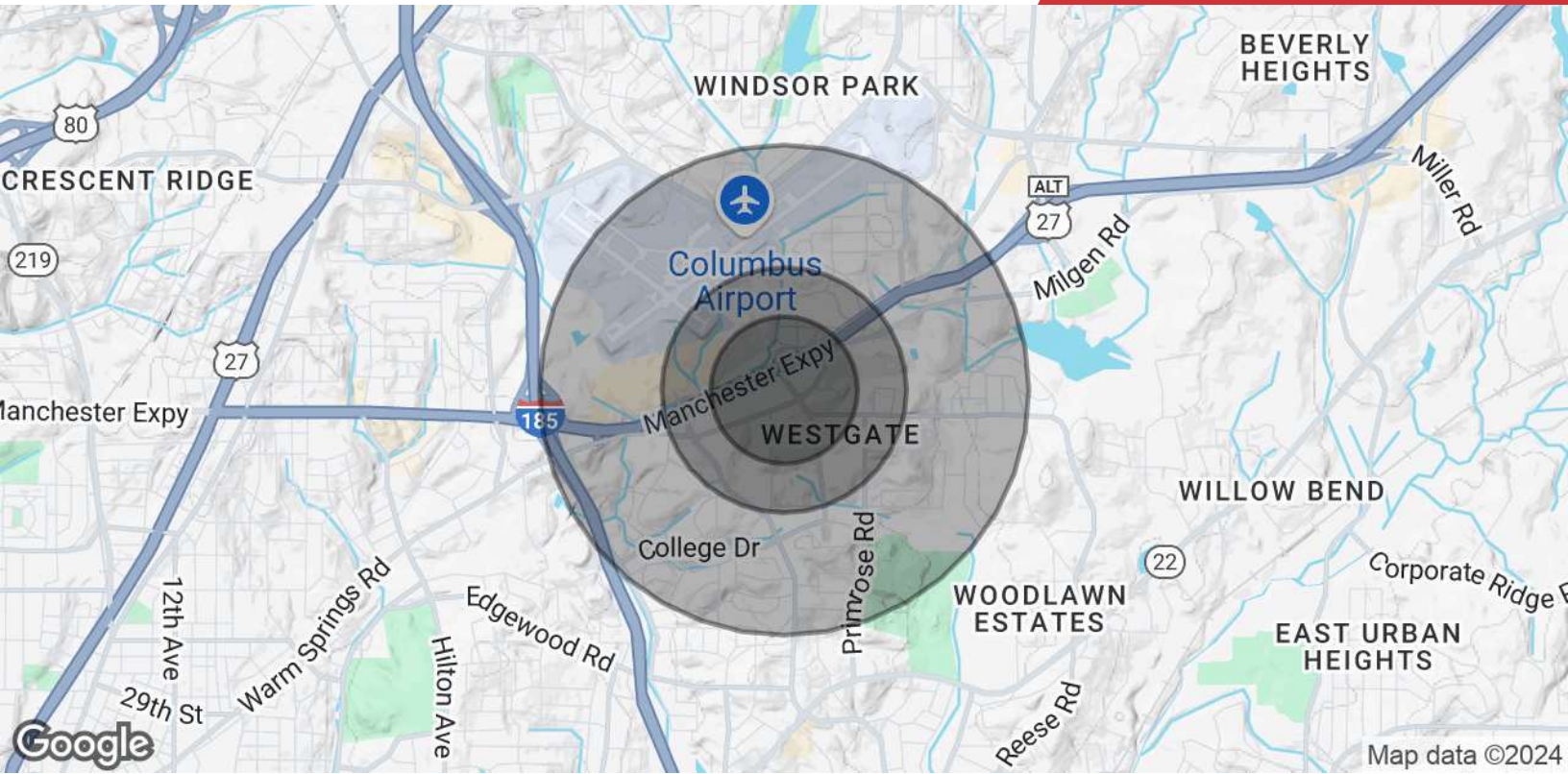


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	500	1,452	6,437
Average Age	39	37	36
Average Age (Male)	37	36	35
Average Age (Female)	40	39	37
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	249	663	2,612
# of Persons per HH	2	2.2	2.5
Average HH Income	\$62,856	\$69,766	\$77,780
Average House Value	\$280,710	\$266,473	\$237,669

Demographics data derived from AlphaMap