



N. Columbus Retail Center

7465 Blackmon Road
Columbus, Georgia 31909

Property Highlights

- Newly constructed retail center
- Prime North Columbus location
- Modified gross lease
- Build-to-suit option

Property Overview

Premier leasing opportunity in North Columbus Retail Center. This under-construction retail center features six units, each leasing for \$20/SF/YR plus CAM charges with a modified gross lease. Build-to-suit options are available, and spaces can be combined to accommodate larger tenants.

Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	+/- 8,640 SF
Available SF:	+/- 1,080 - 5,400 SF
Lot Size:	+/- 1.06 Acres

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	279	1,127	2,821
Total Population	754	2,907	7,096

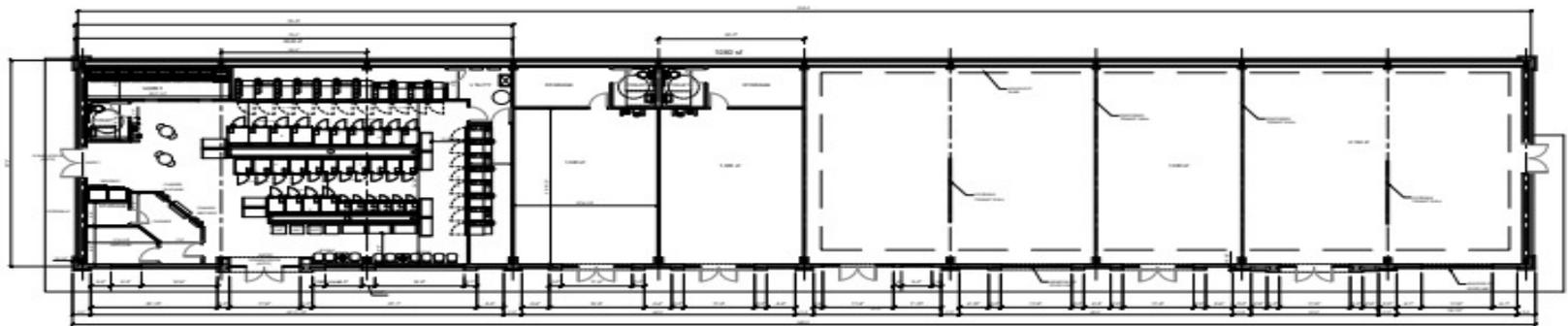
For More Information

Lakshmi Karthik

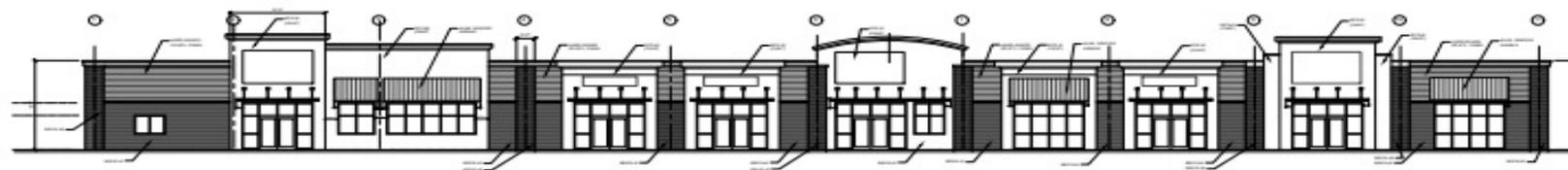
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FLOOR PLAN



FRONT ELEVATION

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	+/- 1,080 - 5,400 SF	Lease Rate:	\$20.00 SF/yr

Available Spaces

Suite Size (SF) Lease Type Lease Rate Description

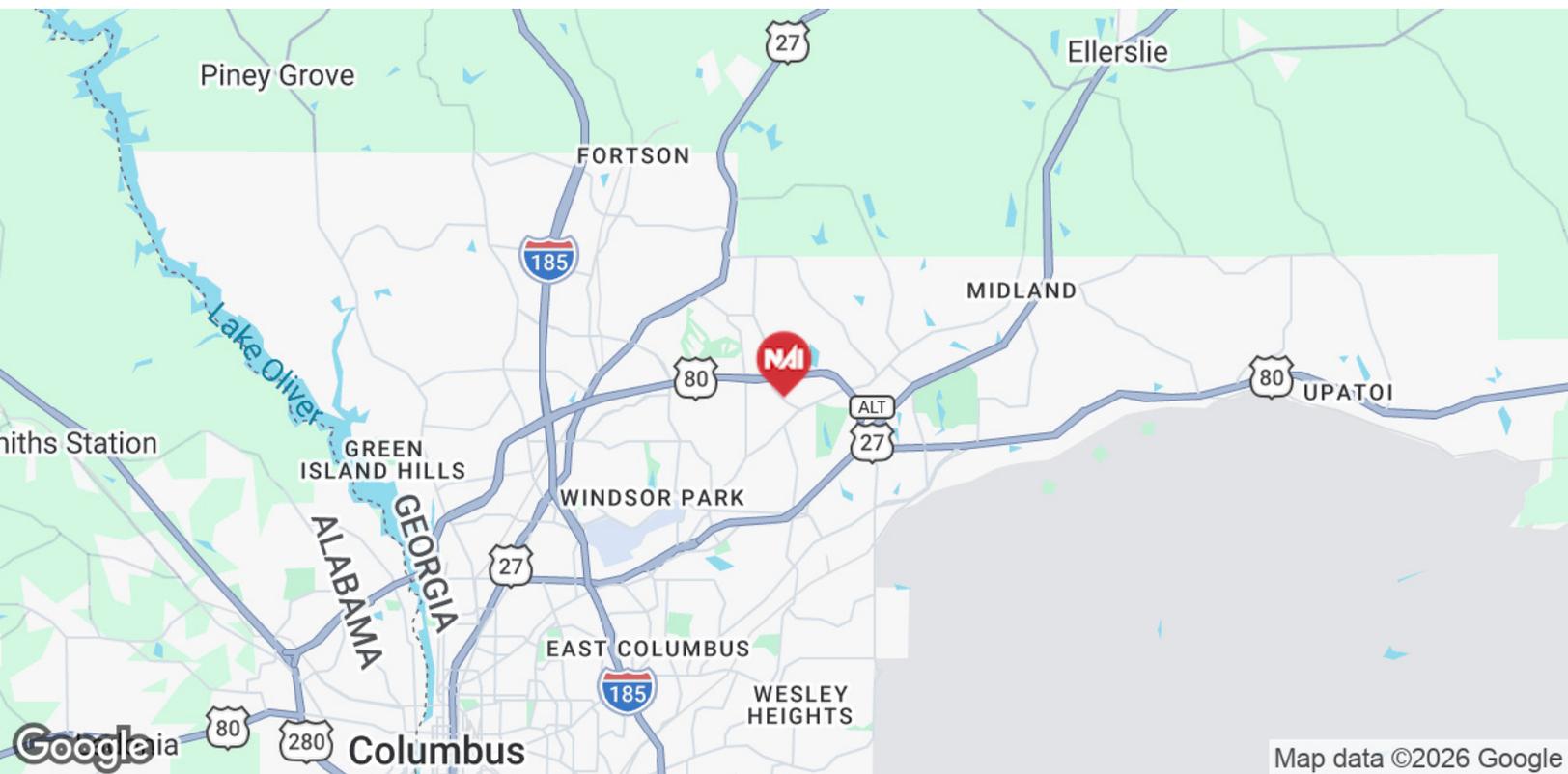
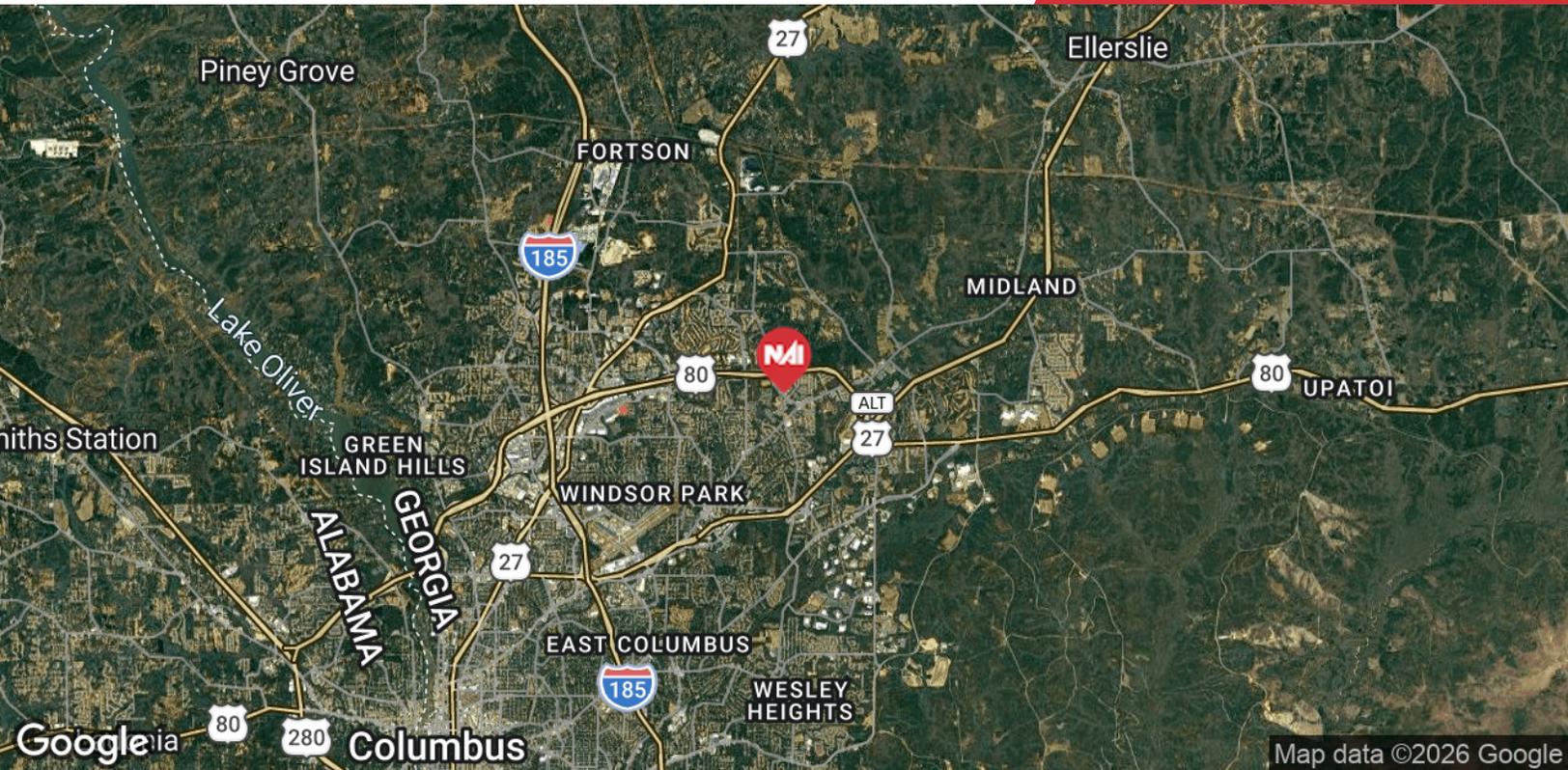
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite B	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.
Suite C	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.
Suite D	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.
Suite E	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.
Suite F	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.



Map data ©2026

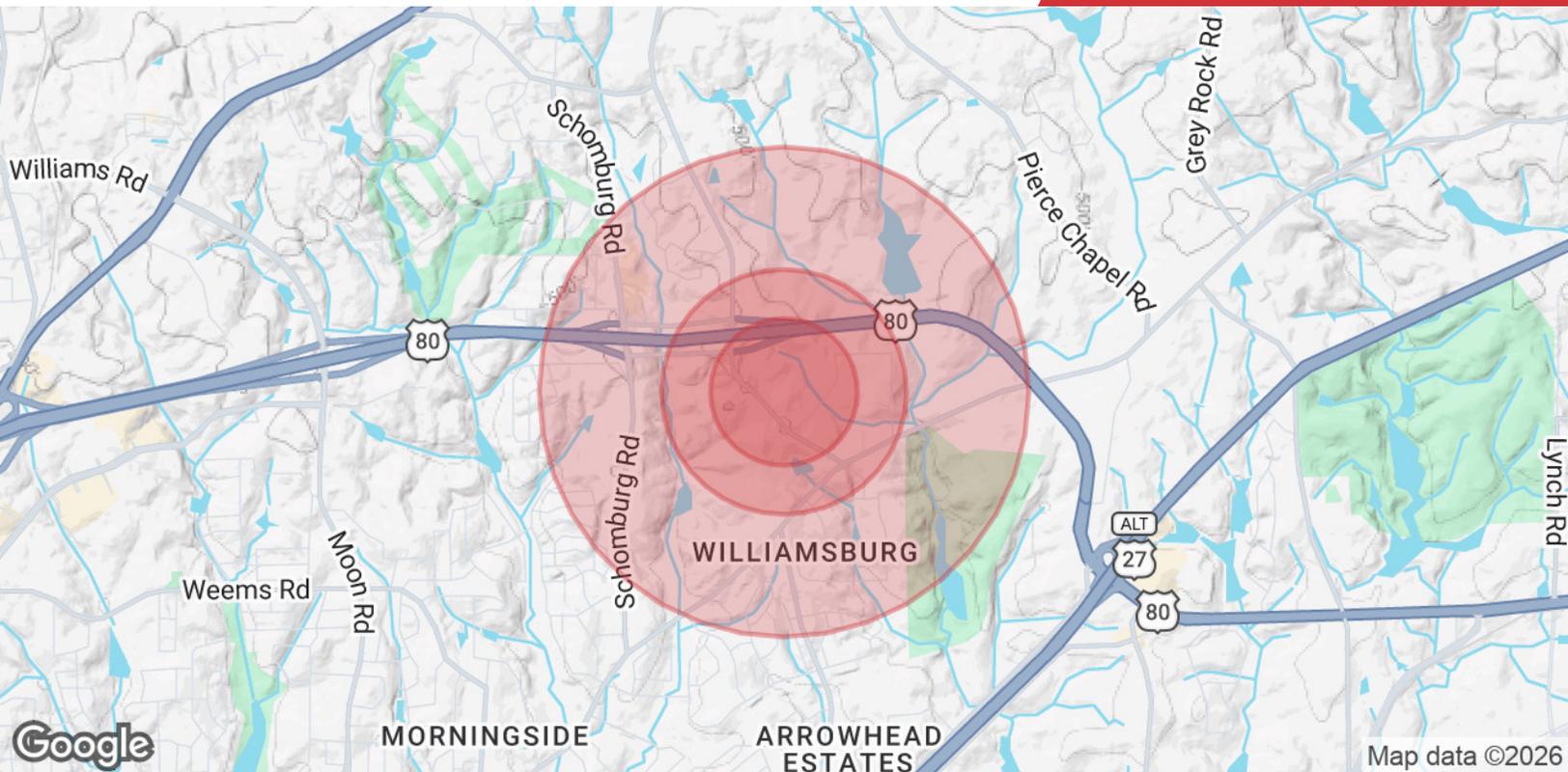
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	754	2,907	7,096
Average Age	37	37	38
Average Age (Male)	36	36	36
Average Age (Female)	37	38	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	279	1,127	2,821
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$156,498	\$138,961	\$117,574
Average House Value	\$440,164	\$377,567	\$323,988

Demographics data derived from AlphaMap