

FOR LEASE

1246 1ST AVE
Columbus, GA 31901



LEASE RATE \$20.00 - \$22.00 SF/yr

Carson Cummings
706 289 2468

Tripp Crawford
706 984 1251



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

This commercial property is located in the heart of uptown Columbus at the intersection of First Avenue and 13th Street. The Class B office building was completed in 1955 features a total of 39,324 SF. It currently houses Truist Bank, a national tenant. This space is ideal for financial, legal, medical, insurance and other professional use. It has been well maintained with entrances on 1st and 2nd Avenues. This is a full service lease that includes utilities, parking, janitorial services, taxes and insurance.

PROPERTY HIGHLIGHTS

- Excellent location in uptown Columbus, GA
- High traffic area, with great visibility
- Close proximity to U.S. Hwy 27 - a major thoroughfare
- Walking distance to restaurants, post office and other government offices

OFFERING SUMMARY

Lease Rate:	\$20.00 - 22.00 SF/yr (NNN)
Number of Units:	1
Available SF:	6,373 - 7,893 SF
Lot Size:	0.66 Acres
Building Size:	39,324 SF
Zoning:	CRD
APN:	004 006 009

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,245	62,222	115,790
Total Population	5,589	126,112	261,910
Average HH Income	\$32,979	\$45,738	\$56,843

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,373 - 21,155 SF	Lease Rate:	\$20.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1246 1st Avenue, 2nd Floor	Available	7,893 SF	NNN	\$20.00 SF/yr	-
1246 1st Avenue, 3rd Floor	Available	6,889 SF	NNN	\$22.00 SF/yr	-
1246 1st Avenue, 4th Floor	Available	6,373 SF	NNN	\$20.00 SF/yr	-

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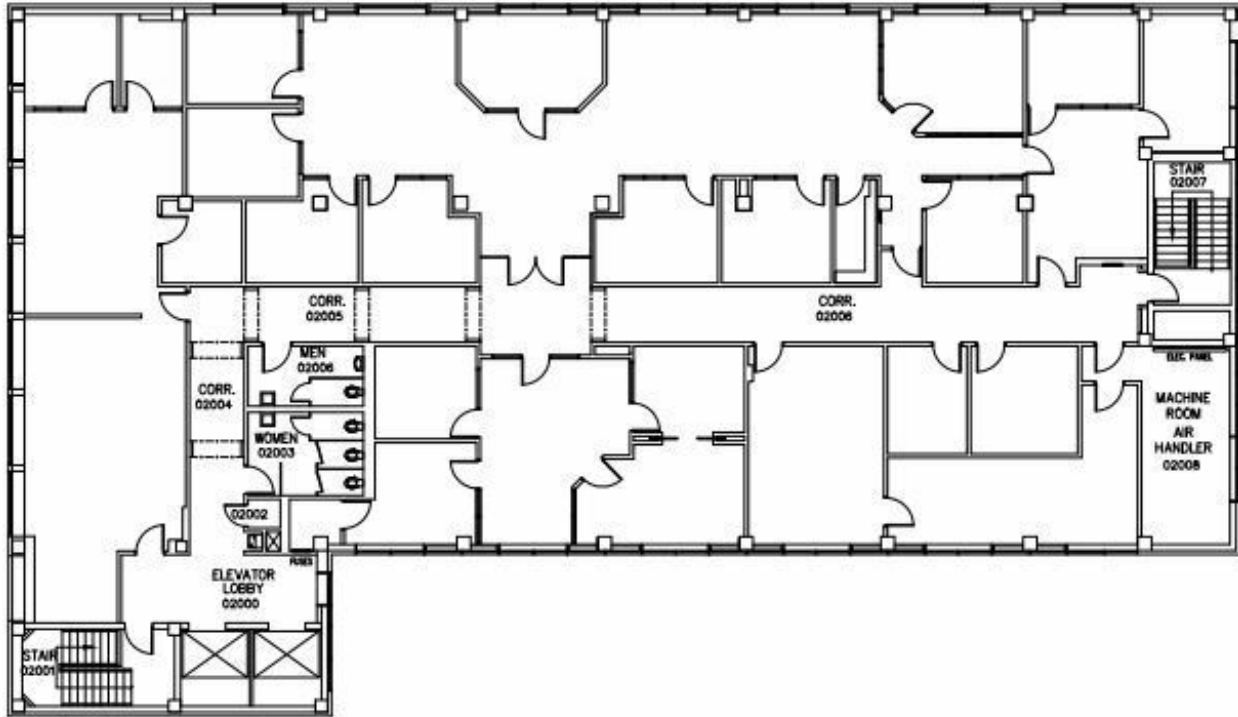
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2ND FLOOR - DESIGN PLAN

LAST PLAN UPDATE: 09.06.07

SCALE: AS NOTED

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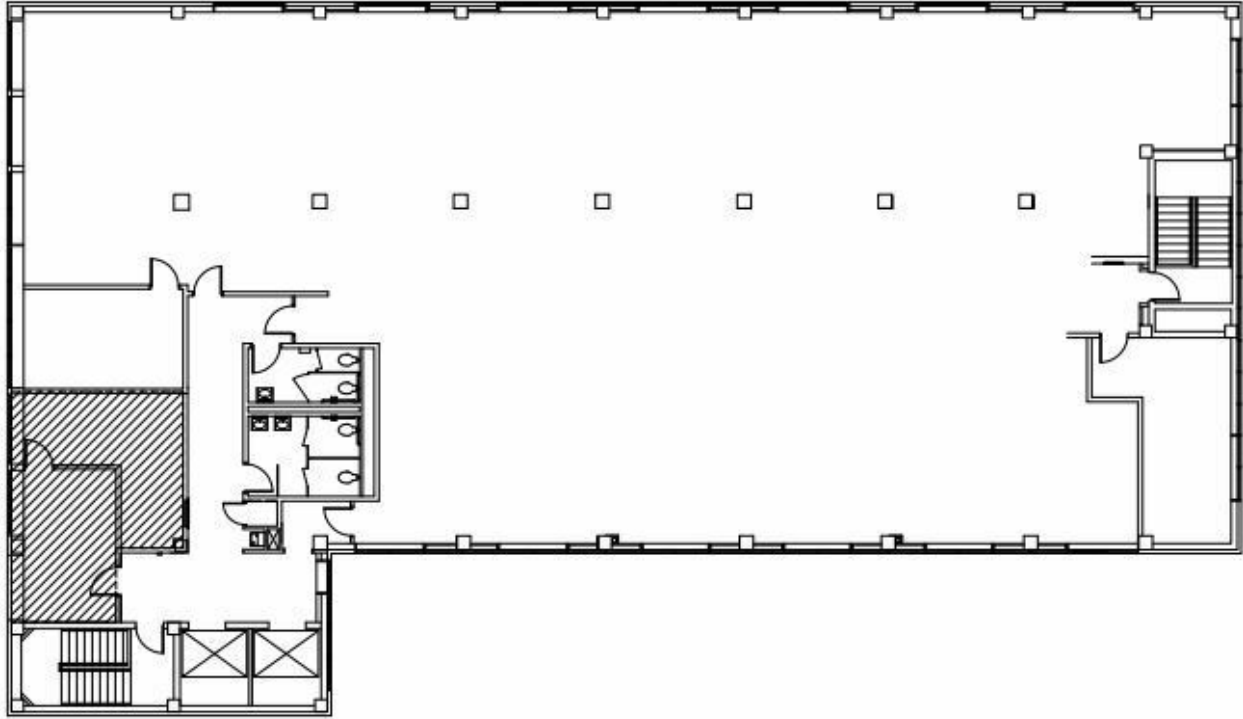


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3RD FLOOR - DESIGN PLAN

LAST PLAN UPDATE: 06.04.07

SCALE: AS NOTED

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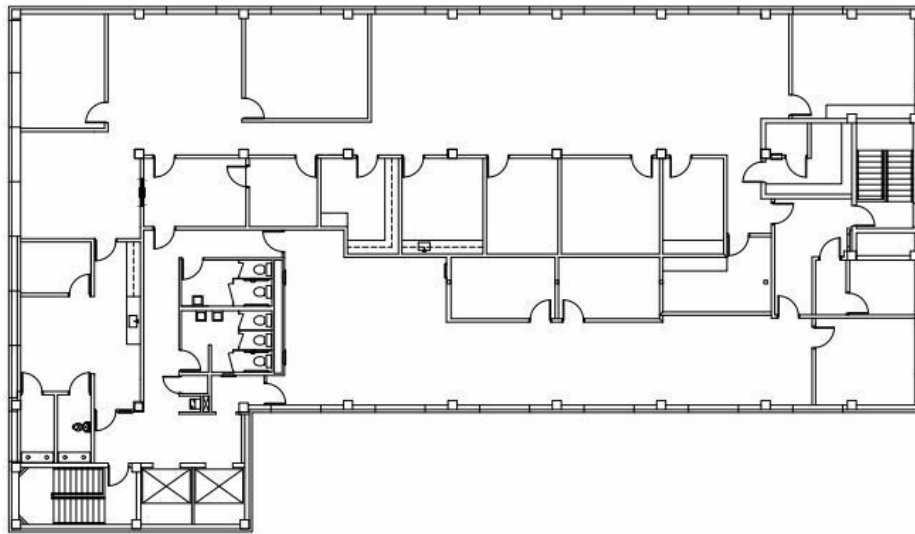
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4TH FLOOR - DESIGN PLAN

LAST PLAN UPDATE: 10.06.15

SCALE: AS NOTED

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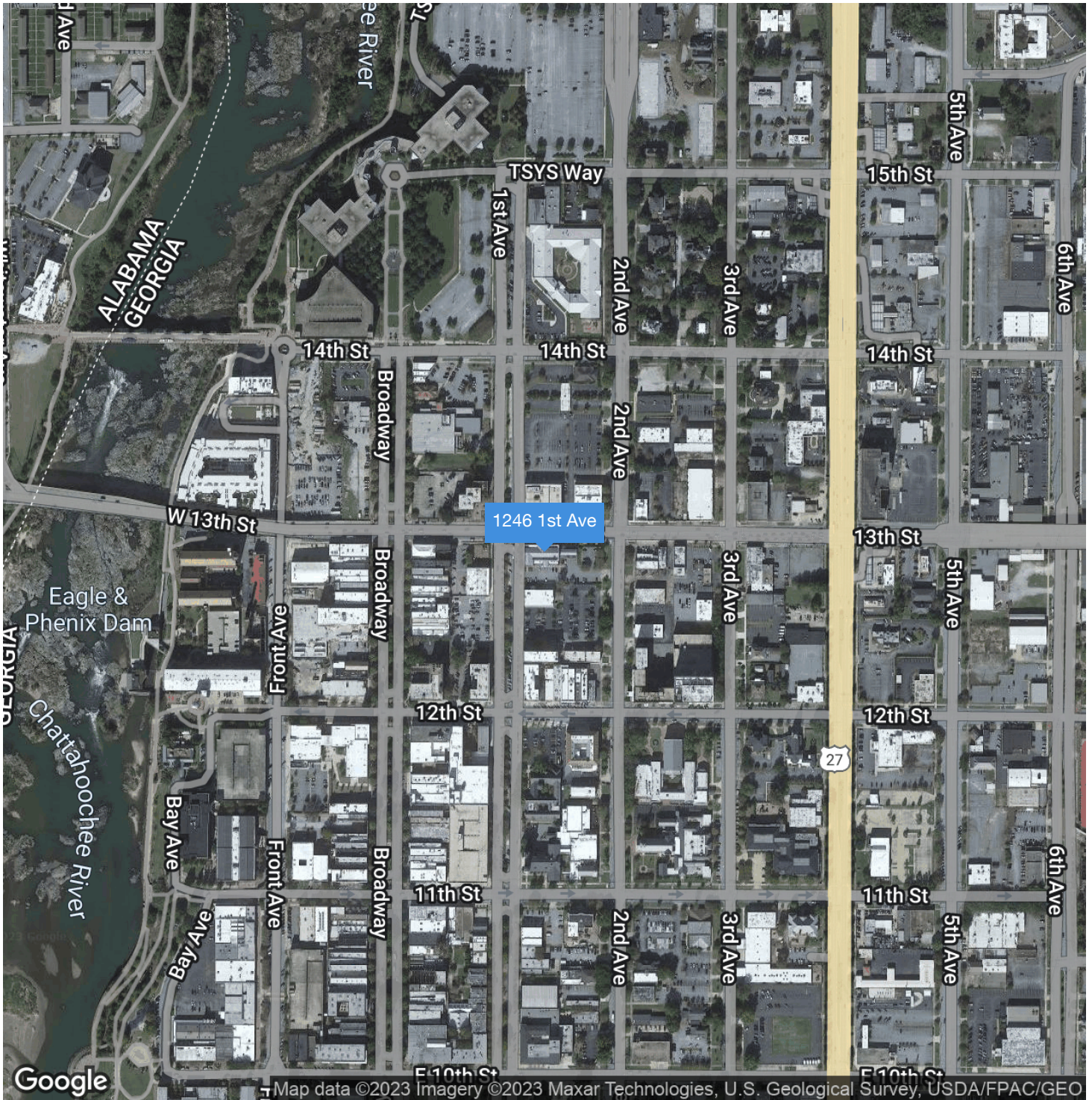


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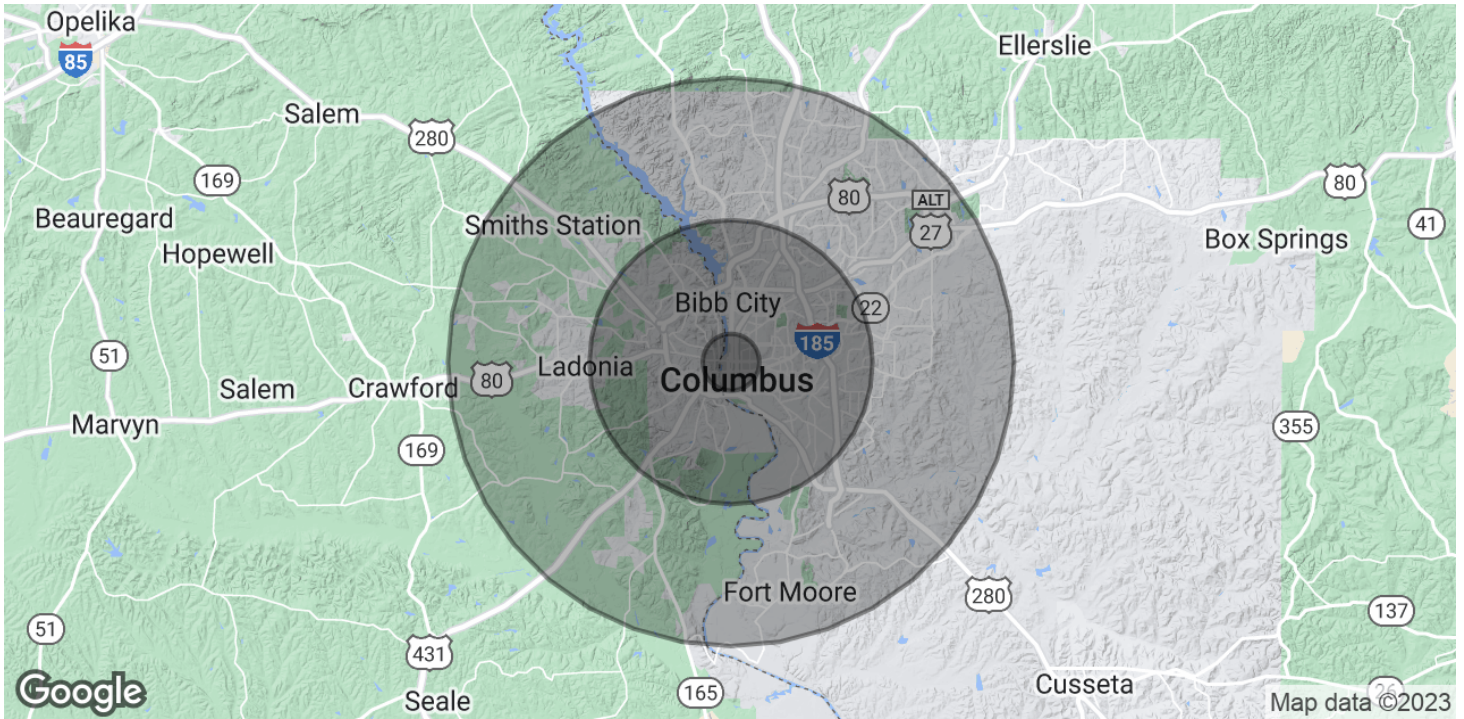


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,589	126,112	261,910
Average Age	34.2	36.9	35.9
Average Age (Male)	31.6	34.4	34.3
Average Age (Female)	35.4	39.1	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,245	62,222	115,790
# of Persons per HH	1.7	2	2.3
Average HH Income	\$32,979	\$45,738	\$56,843
Average House Value	\$83,192	\$113,381	\$134,476

* Demographic data derived from 2020 ACS - US Census

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