



N.Columbus Retail / Warehouse

4848 River Road, Columbus, Georgia 31904

Property Overview

The building is comprised of +/-10,000 square feet of masonry constructed conditioned office/showroom and +/-18,000 square feet of metal insulated warehouses space.

The warehouse includes 22' ceilings, 2 dock-high and a dock-high outdoor loading platform.

High visibility with GA-219 / River Road with close proximity to Manchester Expressway and US-80.

Offering Summary

Building Size: 28,000 SF

Lot Size: 1.38 Acres

Spaces	Retail SF:	Space Size
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Suite A	\$10.00 SF/yr	10,000 SF
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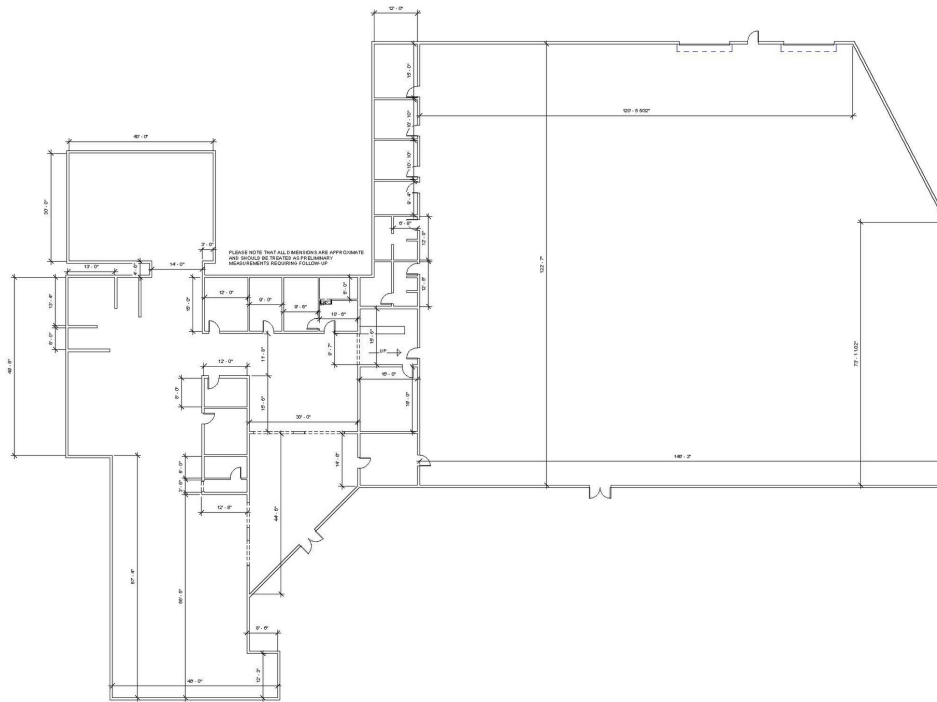
Suite B	\$5.00 SF/yr	18,000 SF
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For More Information

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Lease Information

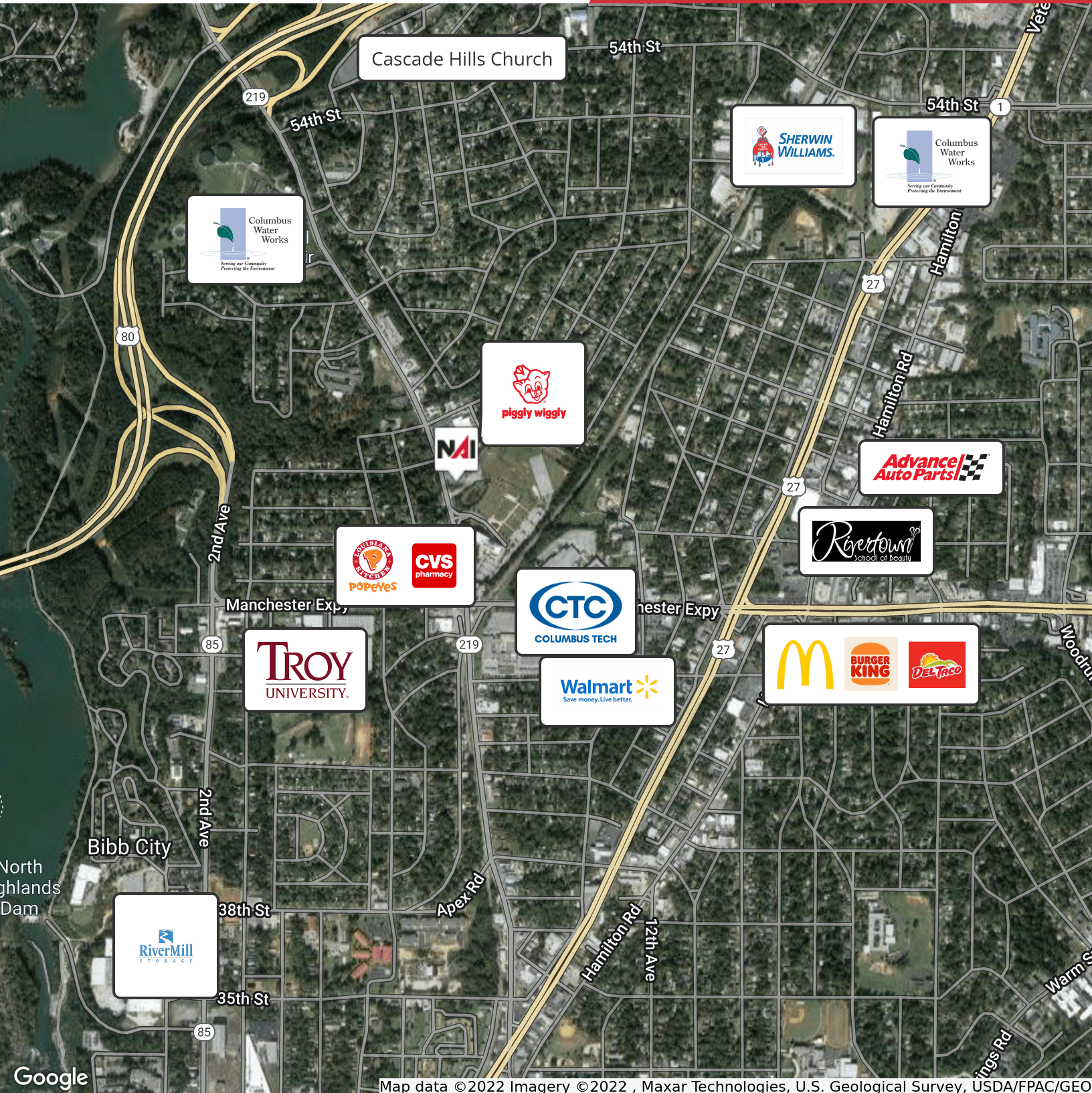
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	28,000 SF	Lease Rate:	per space

Available Spaces

Suite Tenant Size (SF) Lease Type Lease Rate Description

Suite A	Available	10,000 SF	Modified Gross	\$10.00 SF/yr	10,000 SF of conditioned retail space. Former Flooring showroom. Large open floorplan with lots of natural light with small offices / storage in the rear.
Suite B	Available	18,000 SF	Modified Gross	\$5.00 SF/yr	Currently Occupied with a month-to-month tenant.

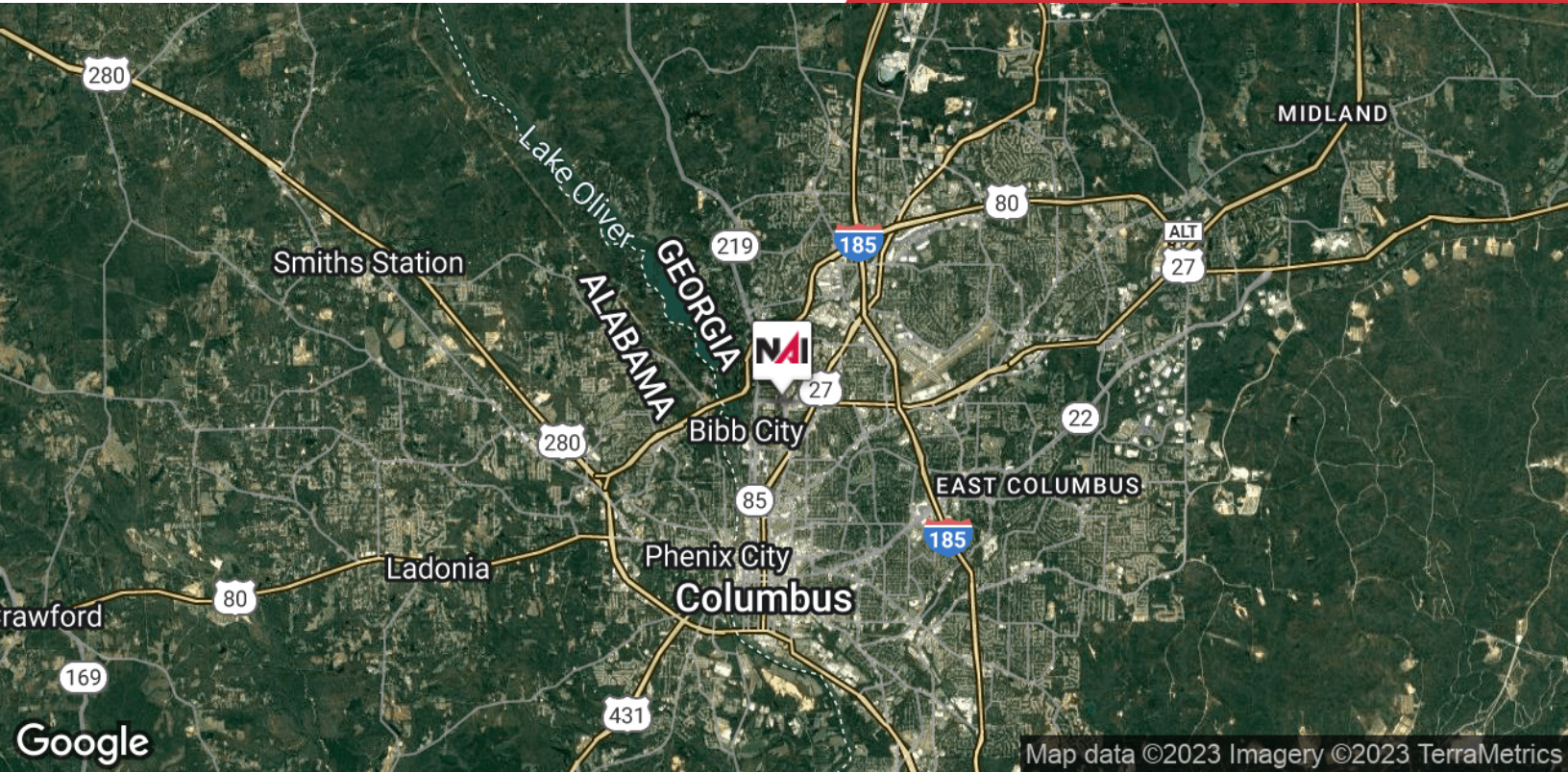


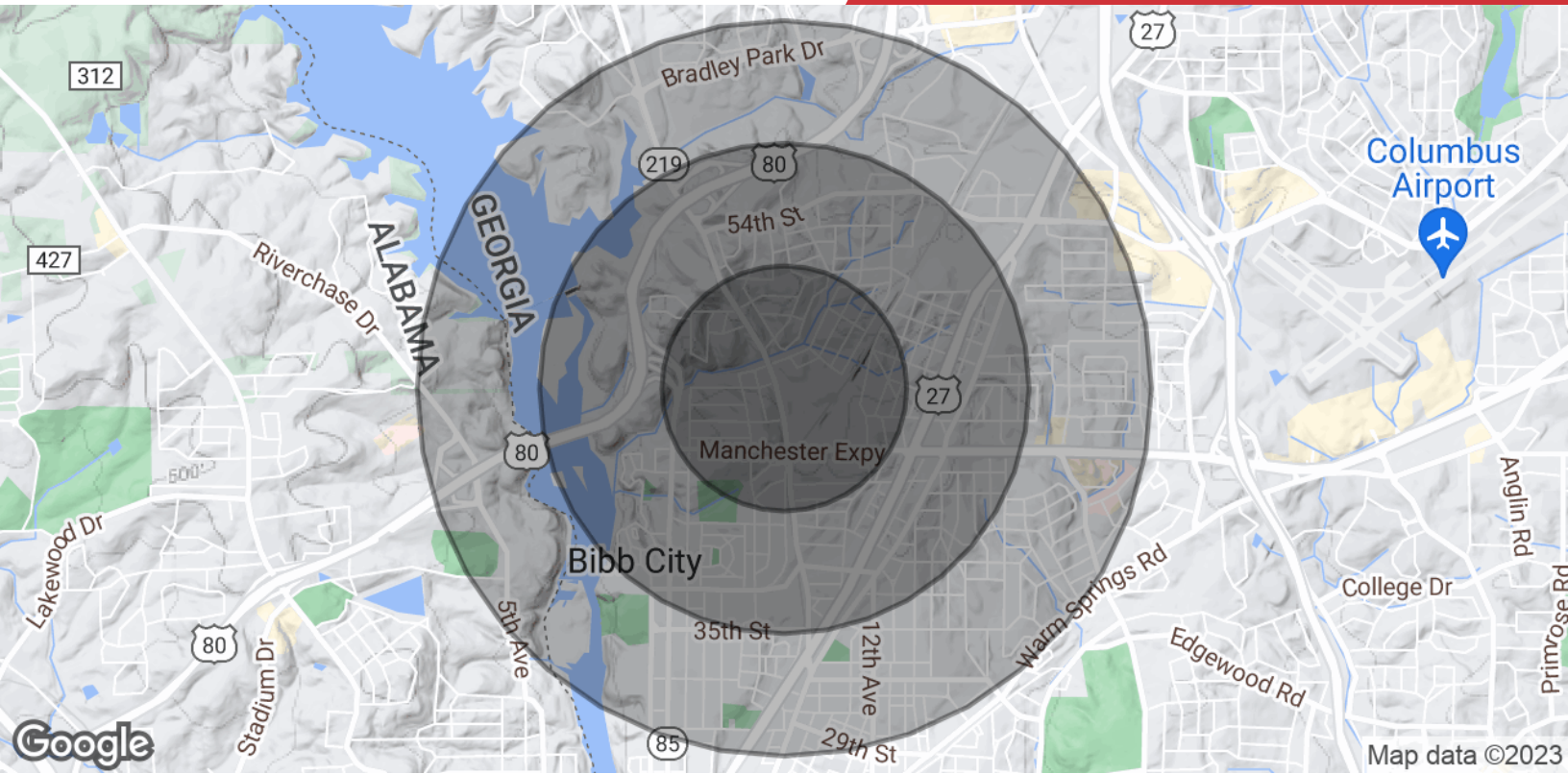


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Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,322	5,109	12,354
Average Age	34.1	33.9	35.3
Average Age (Male)	33.5	33.3	34.3
Average Age (Female)	38.4	35.1	36.6

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	738	2,479	5,780
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$38,109	\$39,411	\$44,914
Average House Value	\$408,015	\$301,763	\$281,303

* Demographic data derived from 2020 ACS - US Census