

3729 MACON ROAD, COLUMBUS, GA 31907



## PROPERTY DESCRIPTION

Located at 3729 Macon Road, Columbus, GA, 31907, this prime commercial space offers a central and convenient location. Featuring an open floor plan and ample parking, this property is perfectly suited for a wide range of businesses. It's high visibility make it a good choice for retail or service-oriented ventures. Centrally located, this property presents a great opportunity for businesses seeking to establish or expand their presence in the Midtown area.

## PROPERTY HIGHLIGHTS

- Midtown location on Macon Rd
- In-line space
- Drop Ceilings, Open Floor Plan, 8'5" Finished Ceilings
- .6 Miles to I-85, Exit 16
- Traffic /Count: 16,900 VPD Macon Rd
- Traffic /Count: 10,000 VPD University Ave.

## OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Number of Units:	1
Available SF:	4,900 SF
Lot Size:	4,900 SF
Building Size:	51,874 SF

## DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	209	750	2,783
Total Population	471	1,934	7,362
Average HH Income	\$71,024	\$81,304	\$86,205

WENDY ELLIOTT

(706)-325-3412

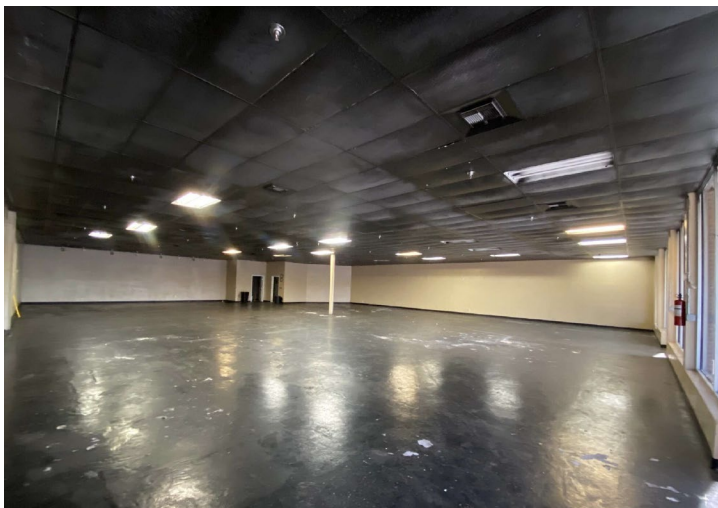
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COMPANY

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## ADDITIONAL PHOTOS



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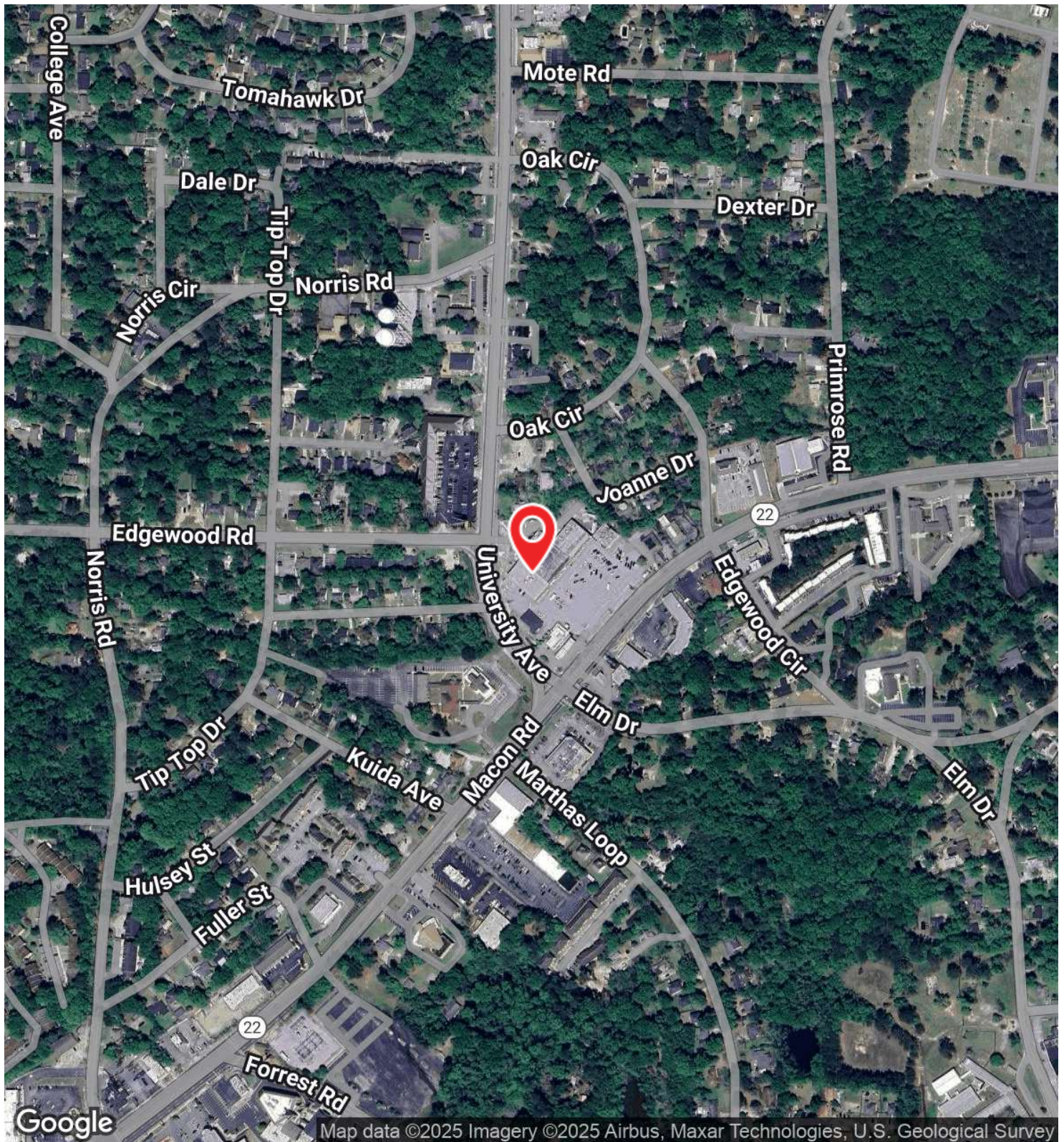
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## LOCATION MAP



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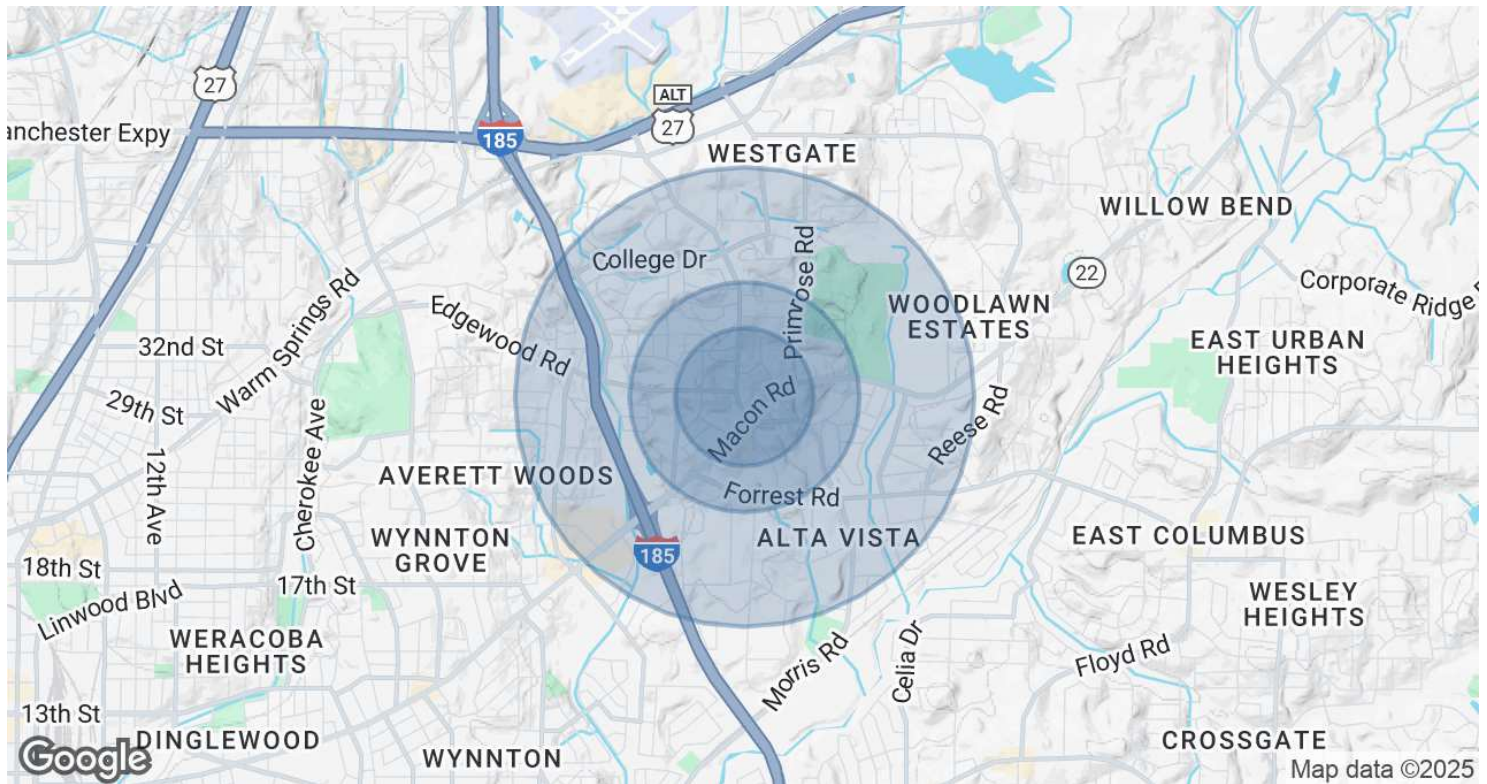
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## DEMOGRAPHICS MAP & REPORTS



### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	471	1,934	7,362
Average Age	40	38	38
Average Age (Male)	38	36	36
Average Age (Female)	41	39	39

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	209	750	2,783
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$71,024	\$81,304	\$86,205
Average House Value	\$282,824	\$267,878	\$276,835

Demographics data derived from AlphaMap

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## RETAILER MAP



Map  
data  
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Google

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## MEET WENDY



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