



LEASE Beaver Run Retail Center

7920 BEAVER RUN ROAD
Columbus, GA 31820

PRESENTED BY:

RICHARD MOBLEY
O: 706.445.2300
richard.mobley@svn.com

FRANKLIN HARCOURT
O: 706.445.2300
franklin.harcourt@svn.com

2 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"



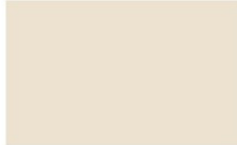
1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



BLACK METAL AWNING



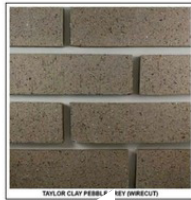
CLEAR ANODIZED ALUMINUM STOREFRONT



EIFS AND FIBER CEMENT PANEL COLOR



CREAM BRICK IMAGE



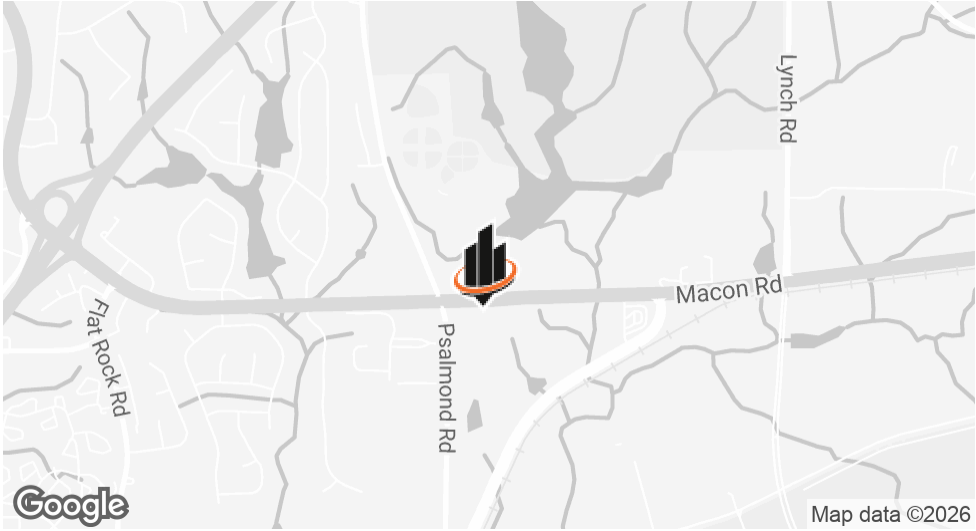
PEBBLE CLAY PEBBLES
CUT BY WIRE

oaklinestudio
architecture + design
421 PENMAN STREET, SUITE 200
COLUMBUS, GA 31820
706.373.1900 OAKLINESTUDIO.COM

MIDLAND RETAIL CENTER
COLOR ELEVATIONS
7930 BEAVER RUN
MIDLAND, GA

DATE: 8-21-25
PROJECT #: 25-073
DRAWN BY: VW
CADD FILE NAME:
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$38.00 SF/yr plus (NNN)
NUMBER OF UNITS:	4
AVAILABLE SF:	1,400 SF
LOT SIZE:	7 Acres
BUILDING SIZE:	11,200 SF

PROPERTY DESCRIPTION

This new construction 11,200 SF strip center will be anchored by leading healthcare provider Piedmont Primary Care, with delivery expected in Q2 2026. Available for lease are four (4) total suites at 1,400 SF each (20' x 70'), including one (1) end-cap suite offering drive-thru capability and patio seating potential. In addition to the retail suites, the site includes three (3) adjacent outparcels available for Ground Lease or Build-to-Suit opportunities. Located in one of Columbus' fastest-growing corridors, the center sits at a newly signalized intersection of Psalmond Road and Beaver Run Road, providing full access in all directions. The surrounding roadways carry 18,000+ vehicles per day, giving tenants strong daily exposure, easy ingress/egress, and excellent visibility.

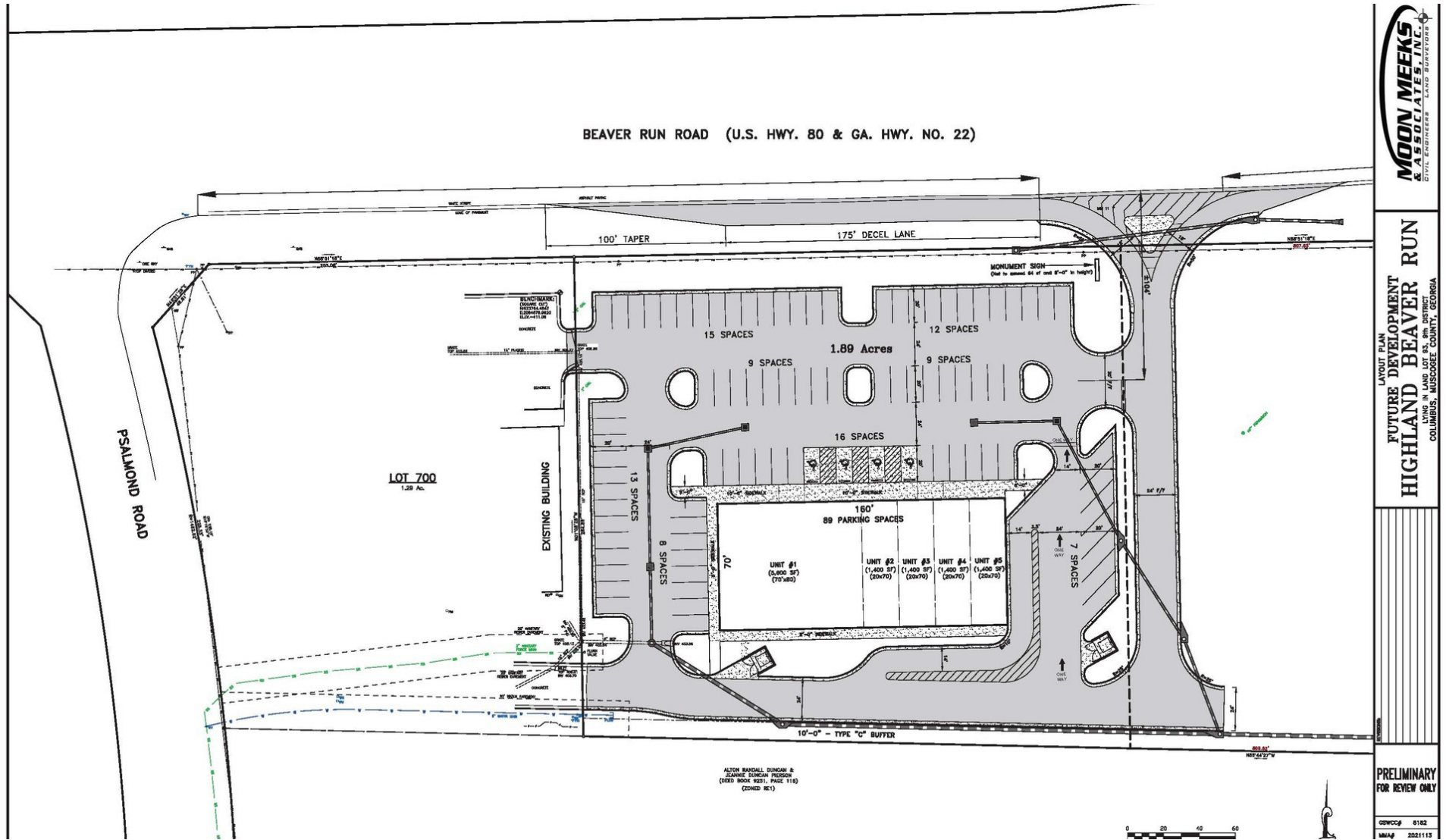
PROPERTY HIGHLIGHTS

- Healthcare-Anchored Strip Center (Piedmont Primary Care)
- New Construction - Delivery expected Q2 2026
- Four (4) Total Suites Available - 1,400 SF each (20' x 70')
- End-Cap Suite Included with Drive-Thru & Patio Seating Potential

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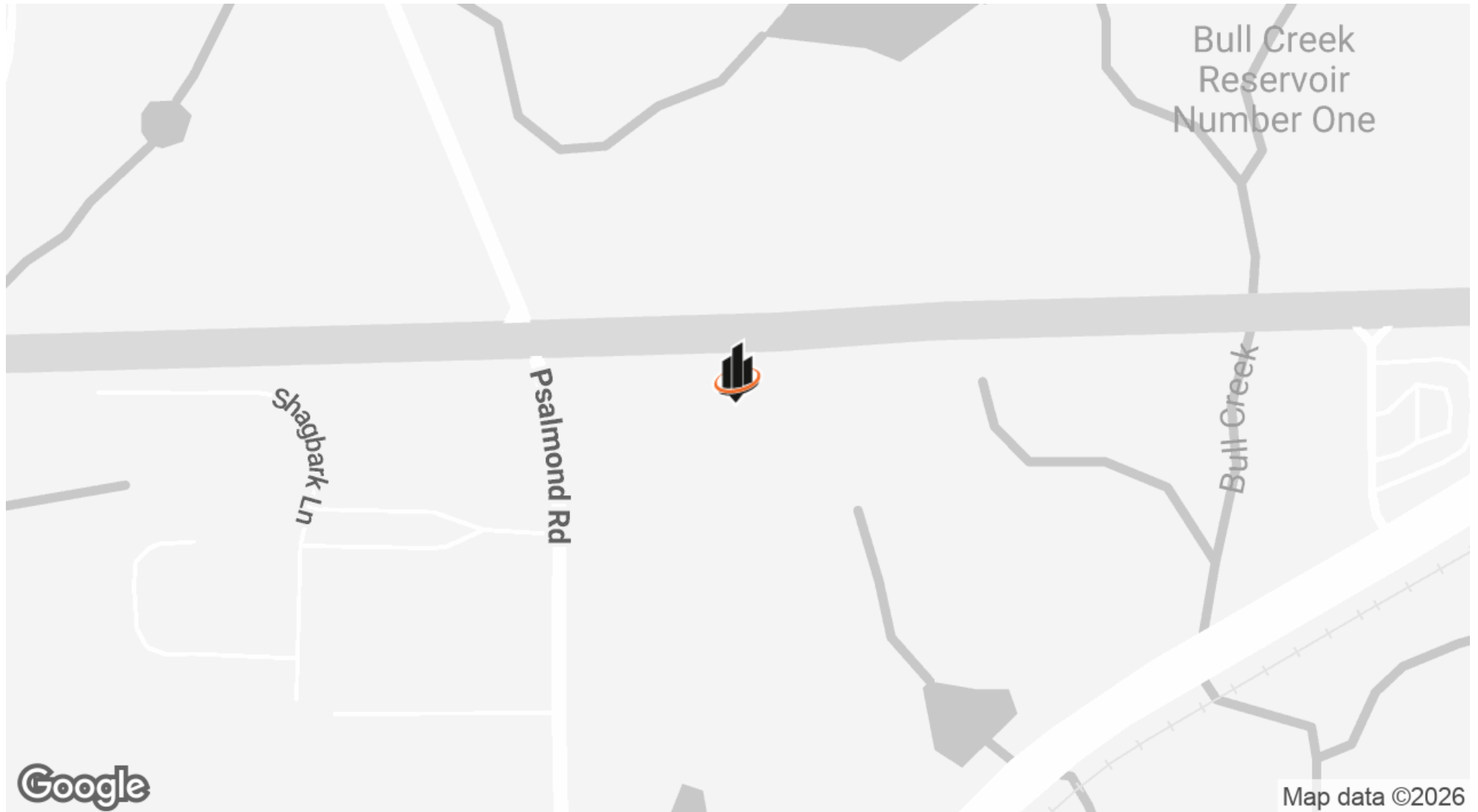
ADDITIONAL PHOTOS



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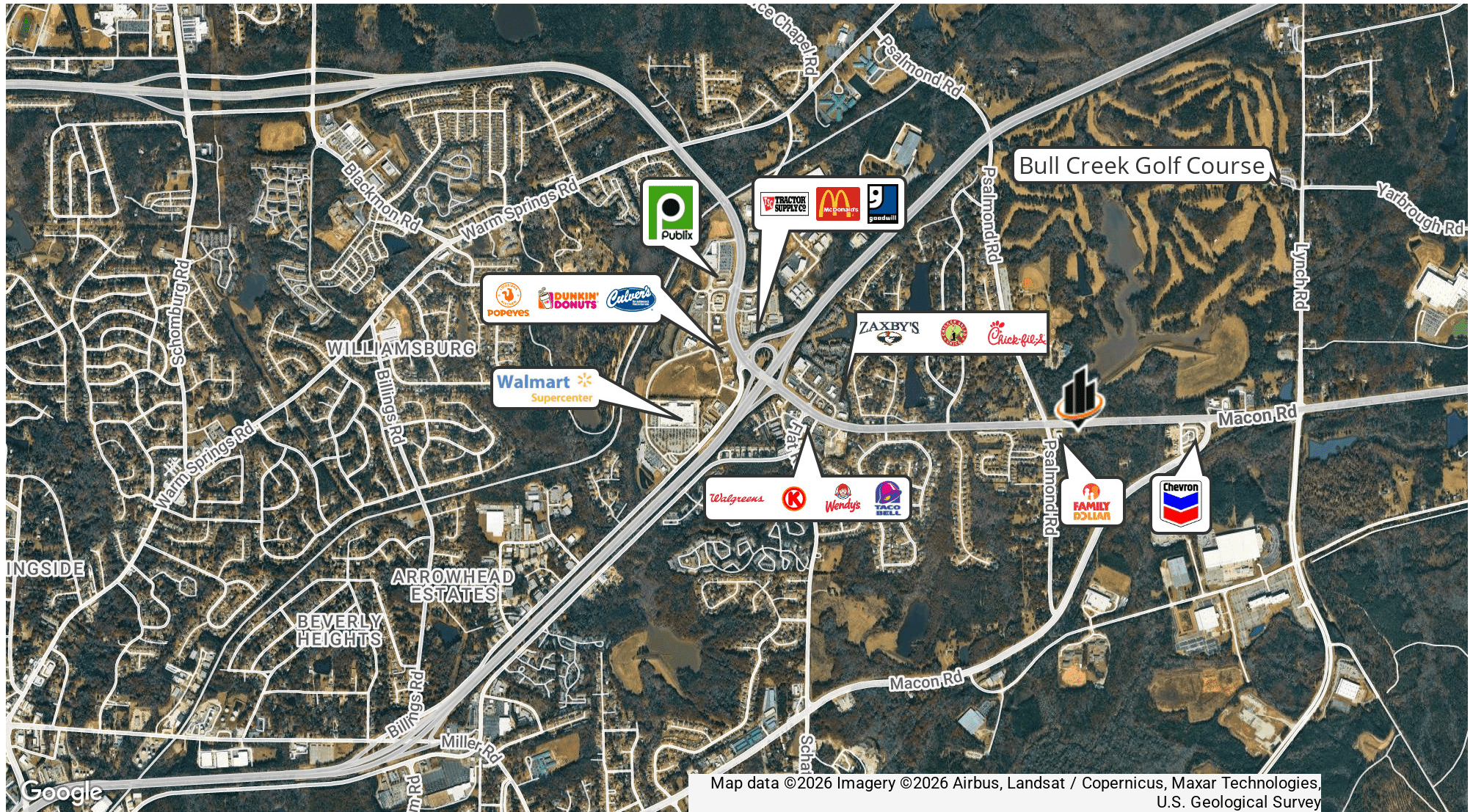
LOCATION MAP



RICHARD MOBLEY
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FRANKLIN HARCOURT
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RETAILER MAP



RICHARD MOBLEY
O: 706.445.2300
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