



## 13th Street Portfolio

(1014 & 1016 13th St And 1230 10th Ave.)

### Property Overview

Tremendous redevelopment opportunity located on the 13th Street corridor in the Warehouse District of Midtown Columbus, Georgia. The east-west corridor with +18,920 AADT links the rapidly evolving Uptown and Mid City submarkets to Lake Bottom Park.

The portfolio of three (3) properties includes 1014 13th Street, 1016 13th Street, and 1230 10th Avenue. The properties are being sold together as a package in "As-Is, Where-Is" condition.

### Offering Summary

<b>Sale Price:</b>	\$550,000
<b>Total Building Size:</b>	12,852 SF
<b>Total Lot Size:</b>	0.94-Acres
<b>Zoning:</b>	General Commercial (GC)
<b>Utilities:</b>	All public utilities are available.
<b>AADT (2008):</b>	18,920

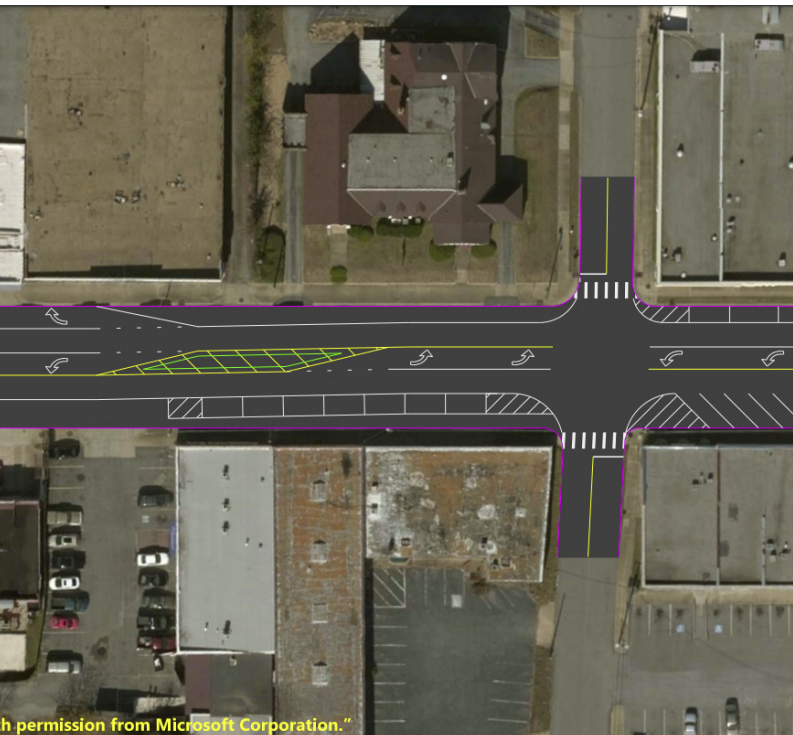
### For More Information

**Amy D. Gill, MICP, MRP**

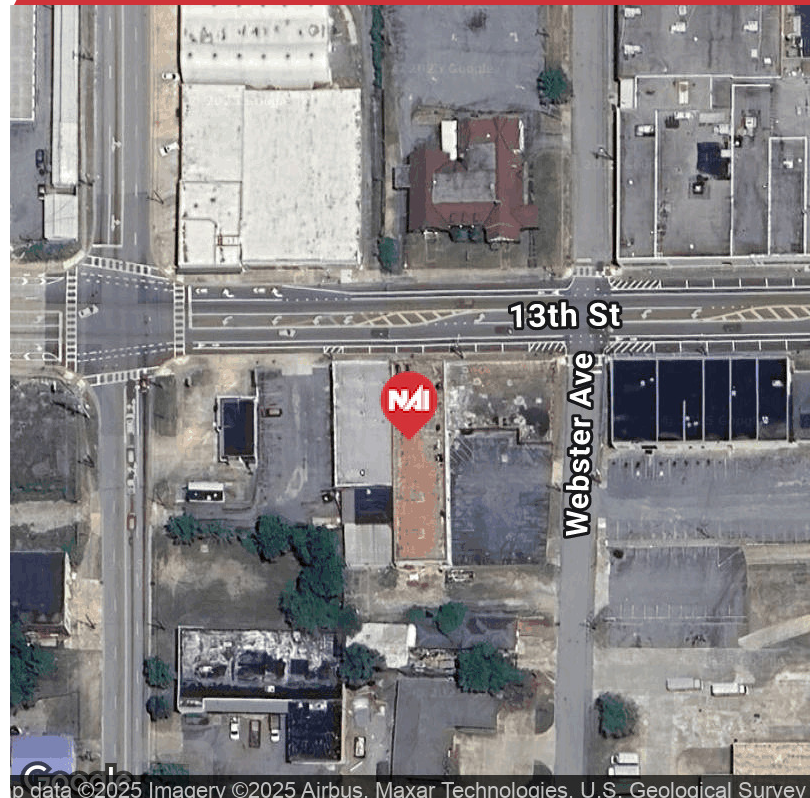
O: 706 660 5418 x1009

agill@g2cre.com | GA #381793





Proposed 13th Street Right-Of-Way Improvements



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## Offering Summary

<b>Total Buildings (SF):</b>	12,852 SF
<b>1014 13th St. (SF):</b>	7,425 SF
<b>1016 13th St. (SF):</b>	5,427 SF
<b>Total Lot Size (AC):</b>	0.94-Acre
<b>Zoning:</b>	General Commercial
<b>Market:</b>	Columbus, Georgia
<b>Submarket:</b>	Midtown
<b>Traffic Count:</b>	18,920

## Property Highlights

- Midtown Redevelopment Opportunity
- Priority Intersection of the 13th Street Transportation Improvement Plan
- Located in a Federal Qualified Opportunity Zone
- Zoned General Commercial (GC)
- High traffic/visibility Midtown location with +18,920 AADT.
- Ample off-street parking and/or expansion room in the rear.
- All public utilities are available.
- Due Diligence items available include Survey, Topo, Floor Plans, and Clean Phase I Environmental Study.

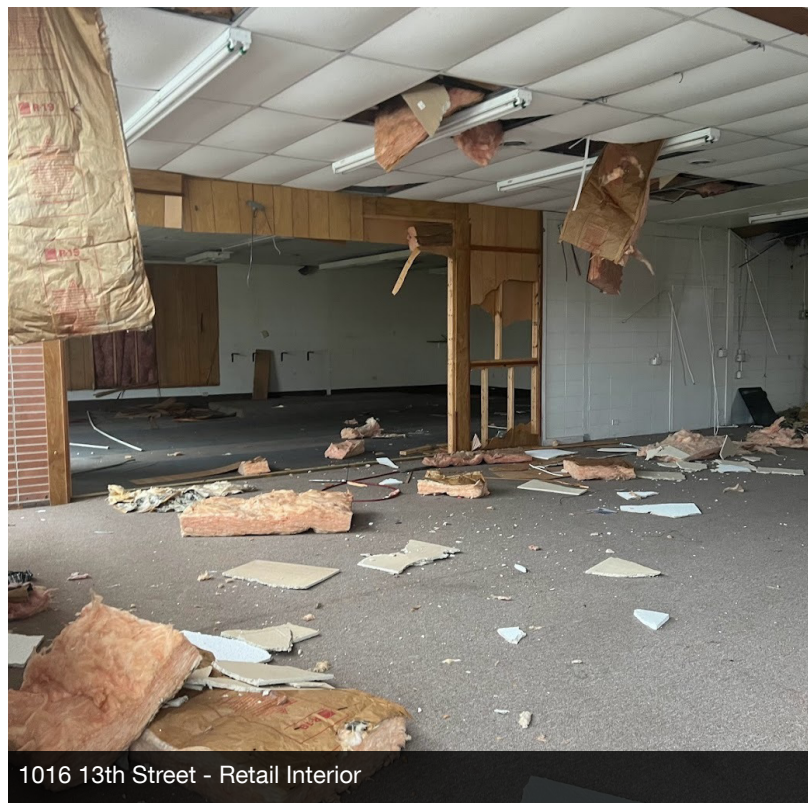




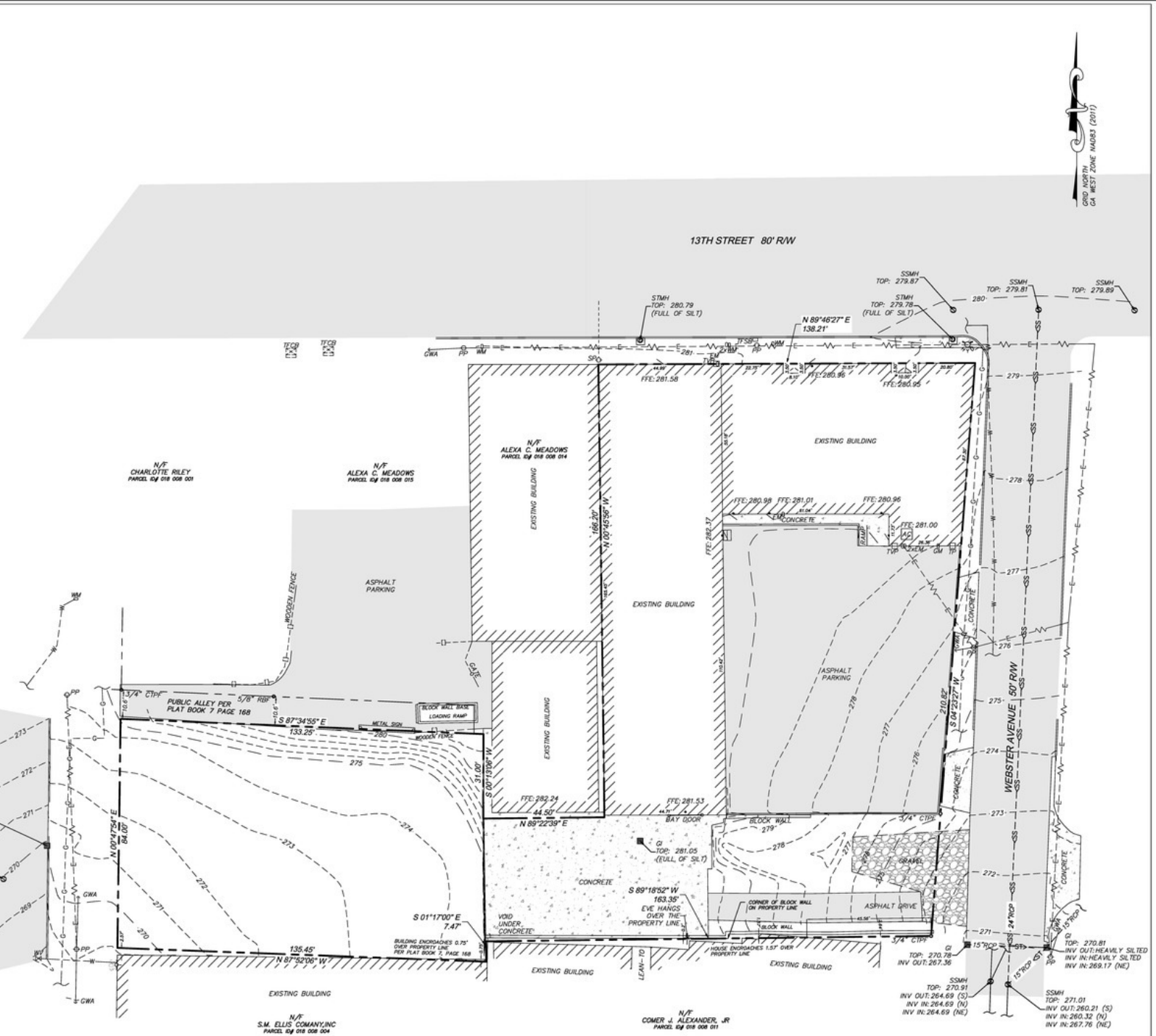
1014 13th Street - Warehouse Interior



1016 13th Street - Retail Interior



1016 13th Street - Retail Interior

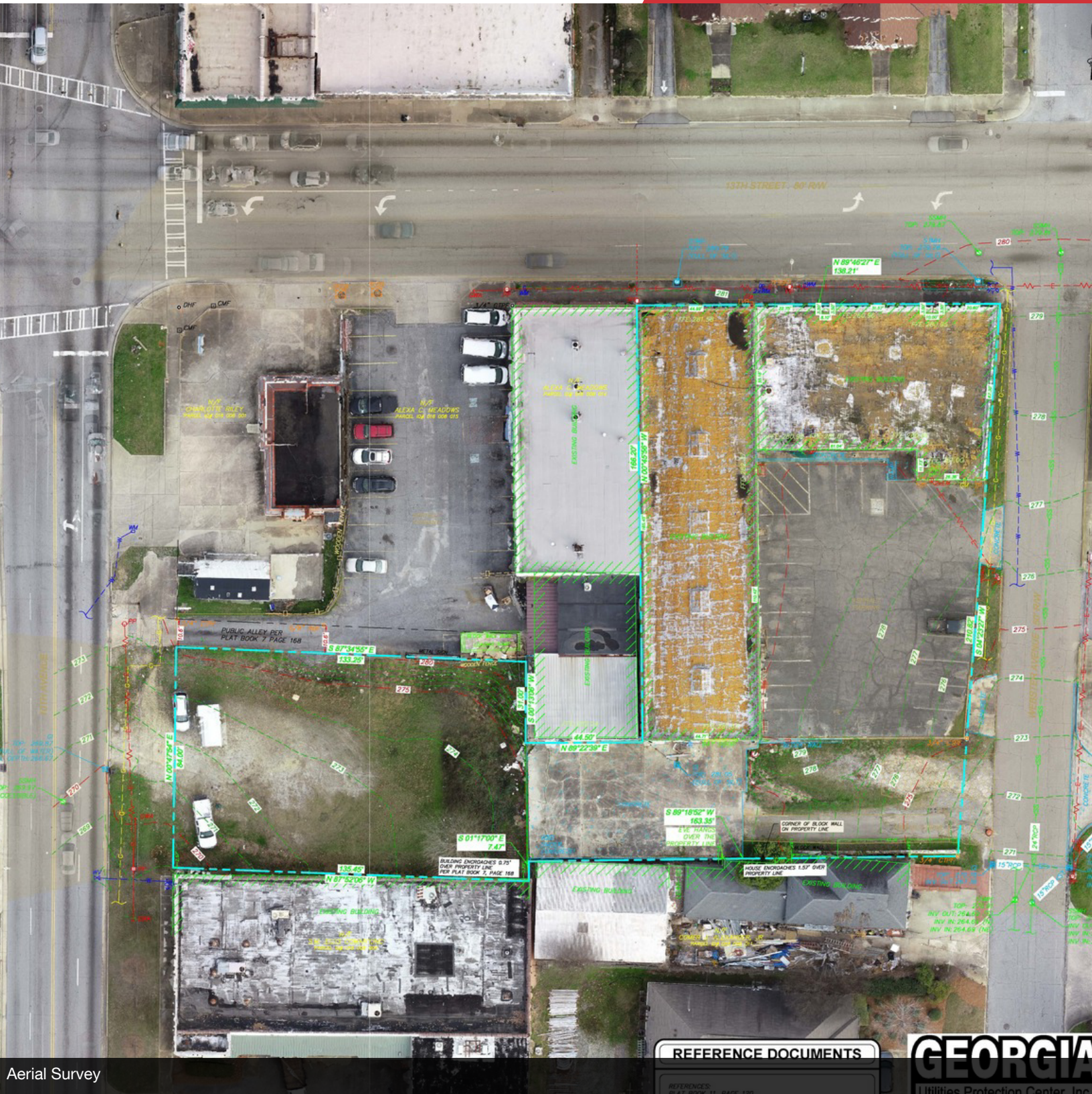


Survey

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Post Office Box 4529  
 Columbus, GA 31904  
 706 660 5418 tel  
**G2cre.com**





Aerial Survey

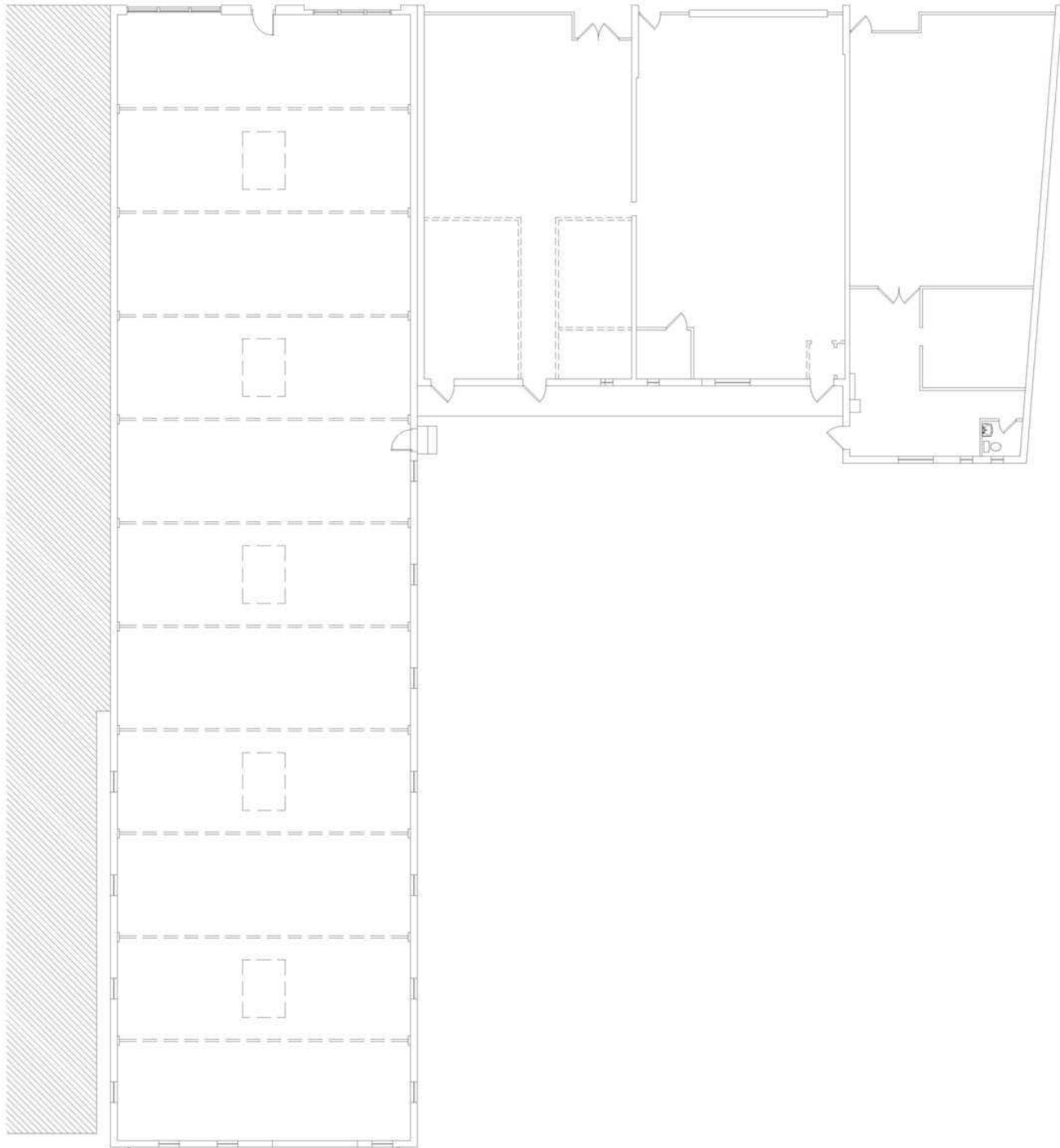
REFERENCE DOCUMENTS

**GEORGIA**  
Utilities Protection Center, Inc.

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1 EXISTING / DEMO FLOOR  
A.D. SCALE 1/8" = 1'-0"

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Floor Plan

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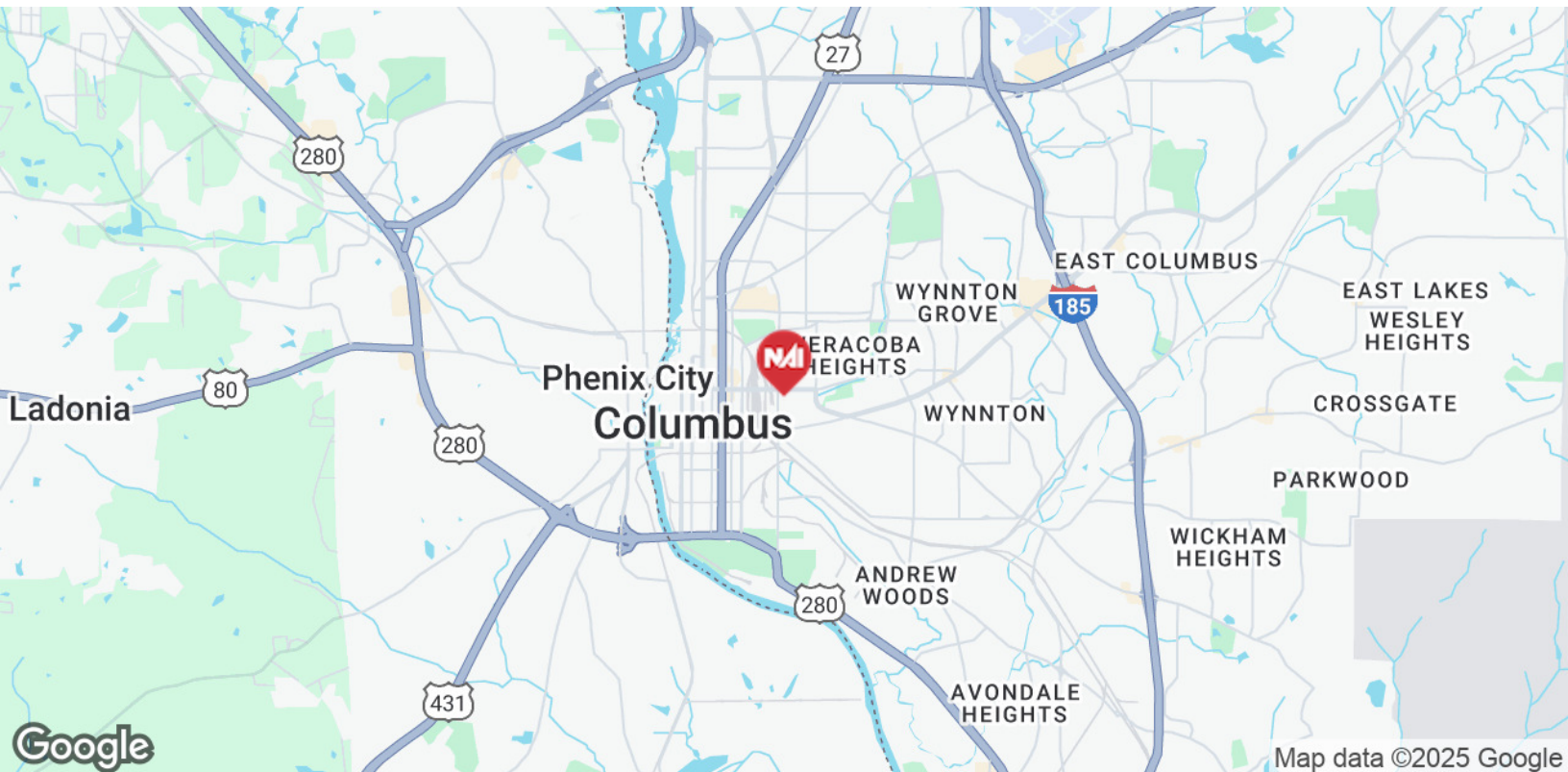
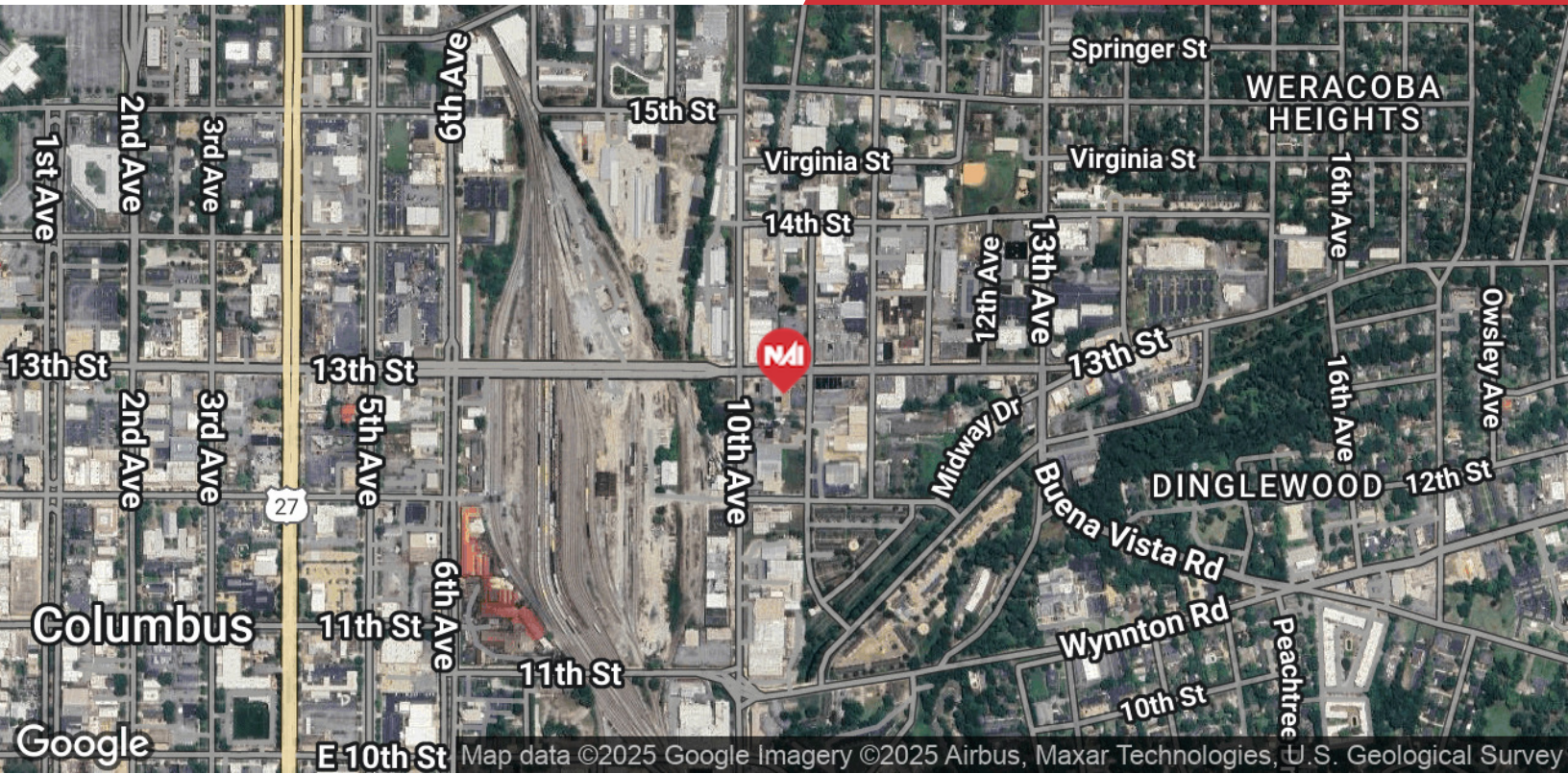


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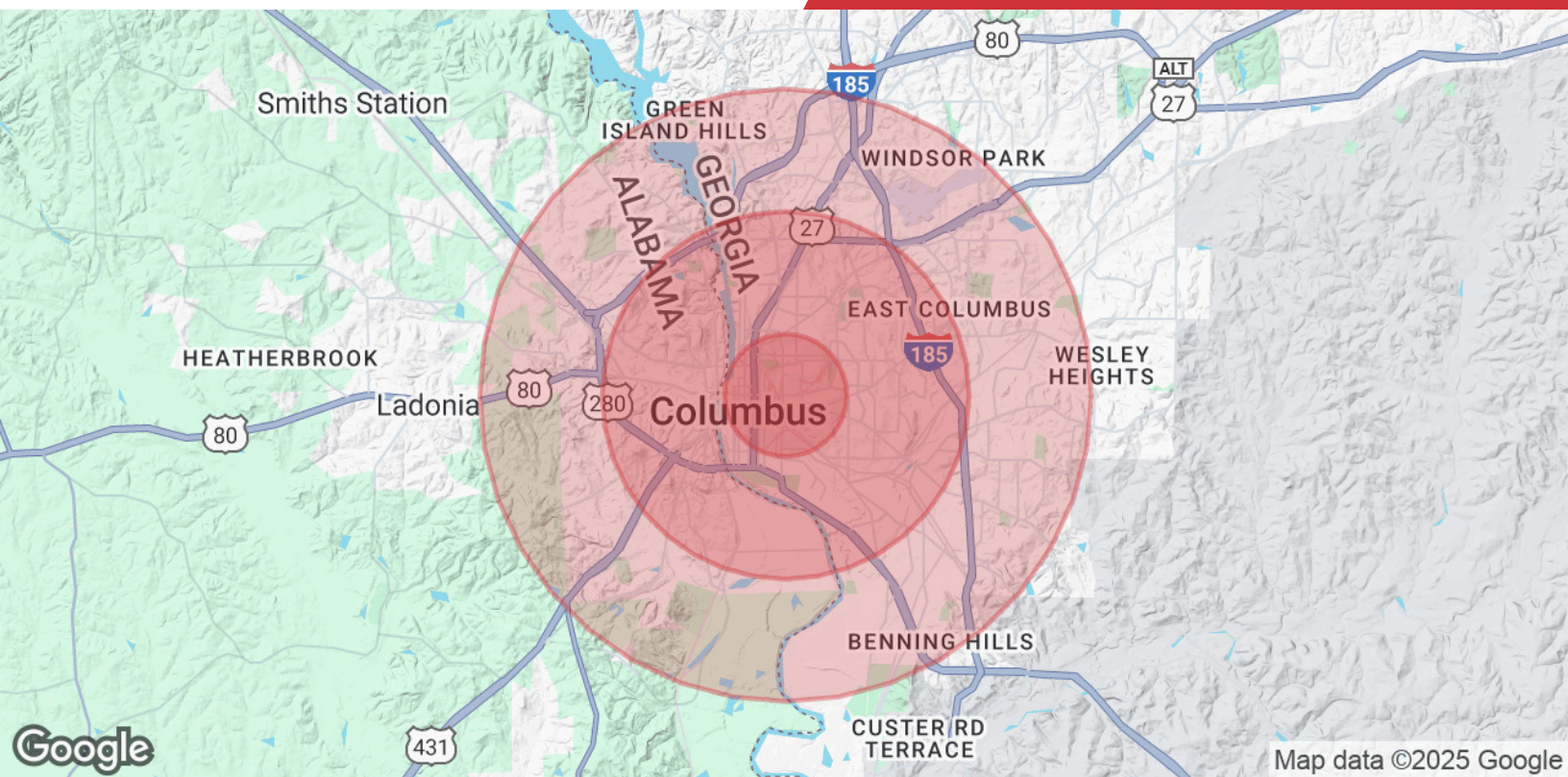
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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,760	65,170	139,979
<b>Average Age</b>	37.3	35.2	34.9
<b>Average Age (Male)</b>	33.1	32.3	33.0
<b>Average Age (Female)</b>	40.3	37.0	36.4

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,348	27,748	57,769
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$34,301	\$40,253	\$44,547
<b>Average House Value</b>		\$168,471	\$145,284

\* Demographic data derived from 2020 ACS - US Census



## Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.