



Rosemont Shopping Center

3744 Woodruff Road, Columbus, GA 31904

Property Highlights

- High Traffic / High Visibility
- Established Neighborhood Center

Property Overview

Rosemont Center is an established mixed-use property located at a high traffic, high visibility signalized intersection. The recent Warm Springs Rd. widening project significantly improved the property's accessibility.

Convenient to shopping, dining, schools, area hospitals, medical offices, and central Columbus neighborhoods.

Located in Midtown, 2 blocks from St. Francis Hospital and less than 5 minutes to I-185/Manchester Expwy interchange.

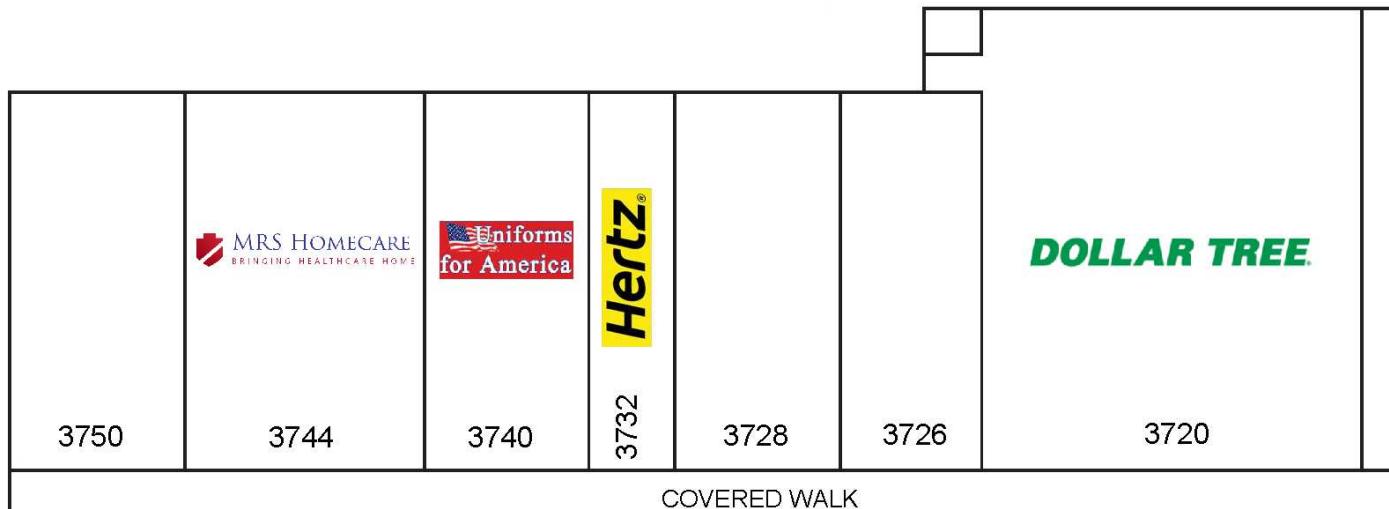
Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	+/- 35,265 SF
Available SF:	+/- 3,800 - 4,100 SF
Lot Size:	4.5 Acres

For More Information

Shaun Roberts

O: 706 660 5418 x1005
sroberts@g2cre.com | GA #401120



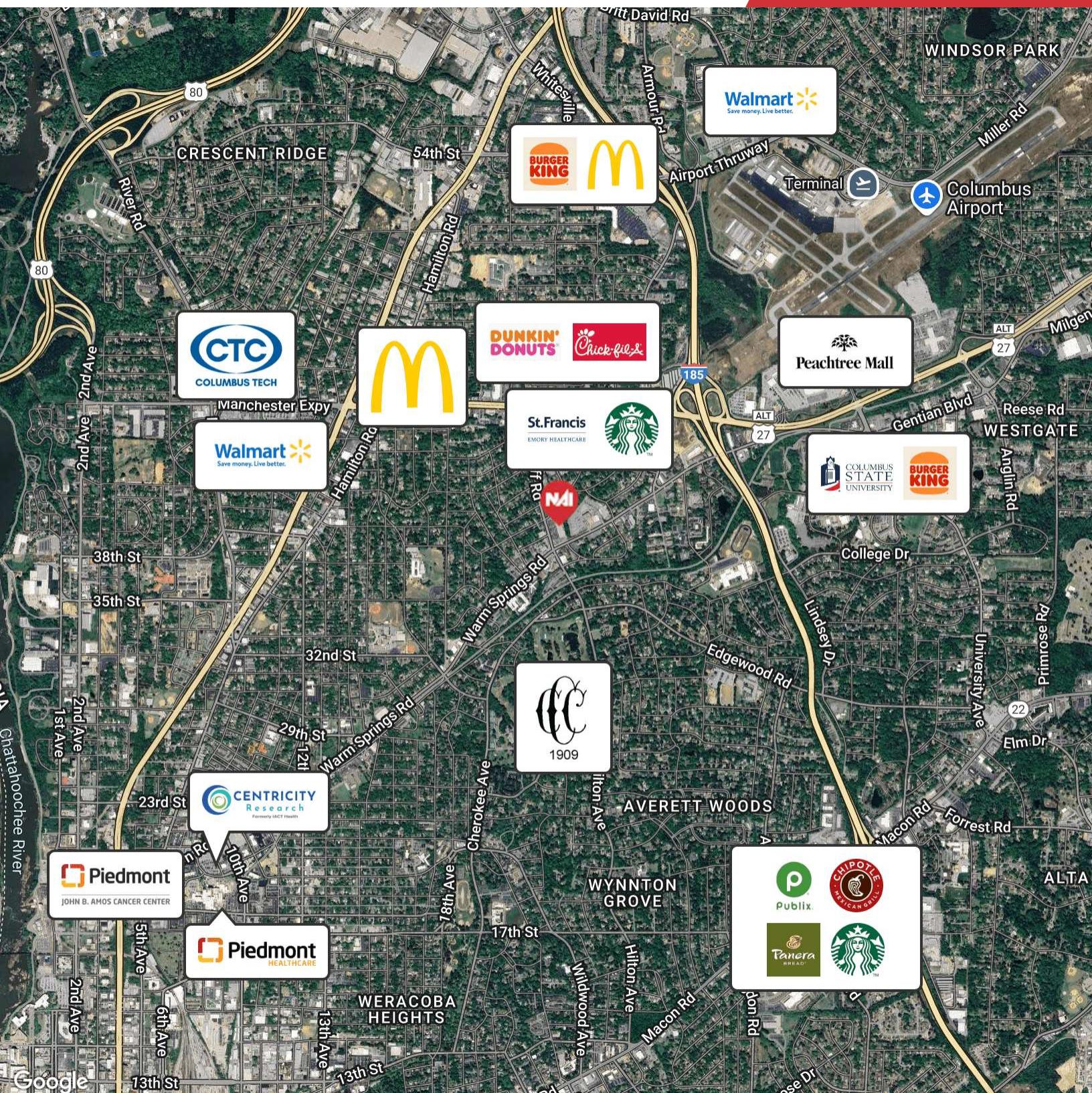
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	+/- 3,800 - 4,100 SF	Lease Rate:	\$15.00 SF/yr

Available Spaces

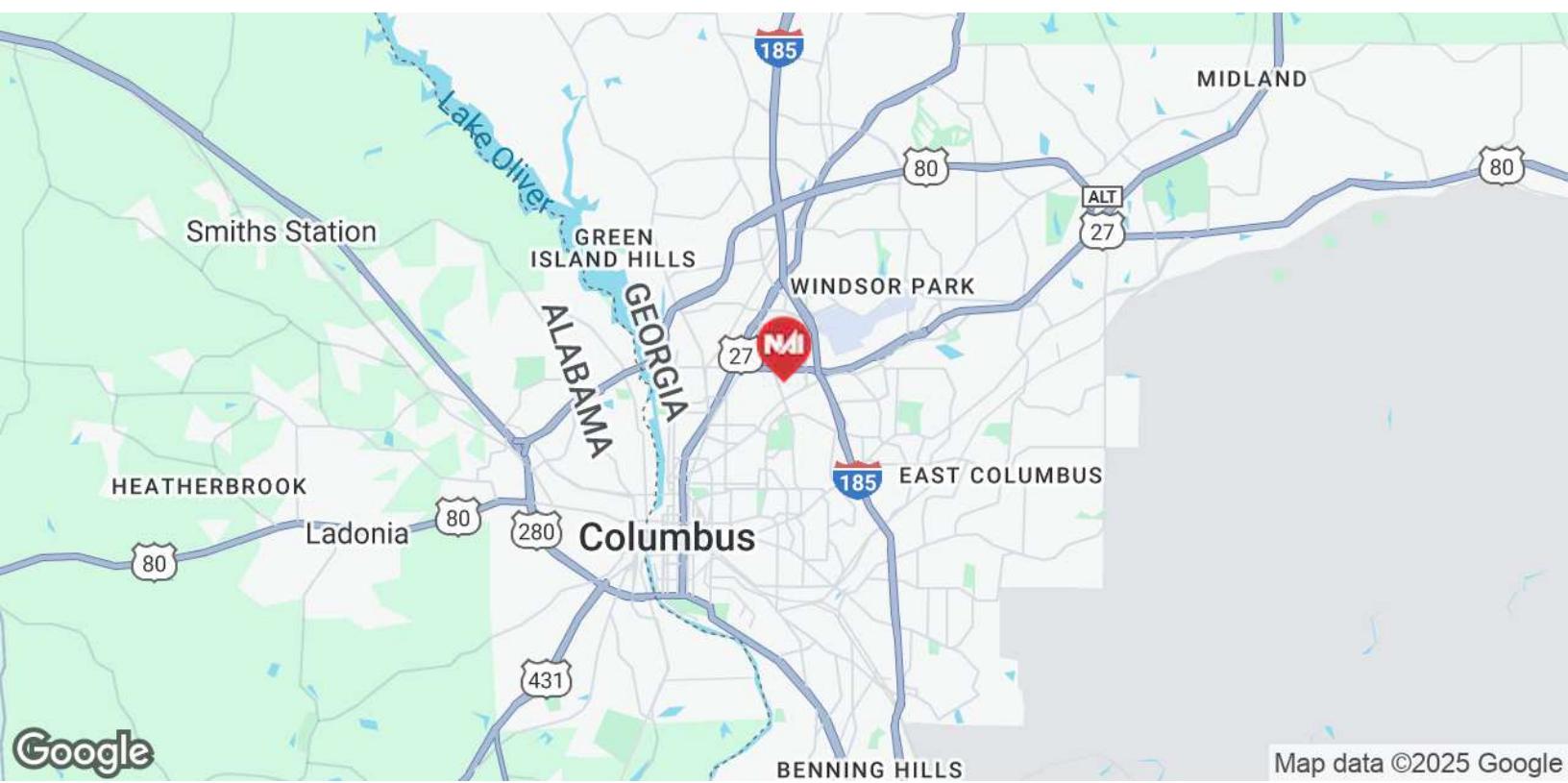
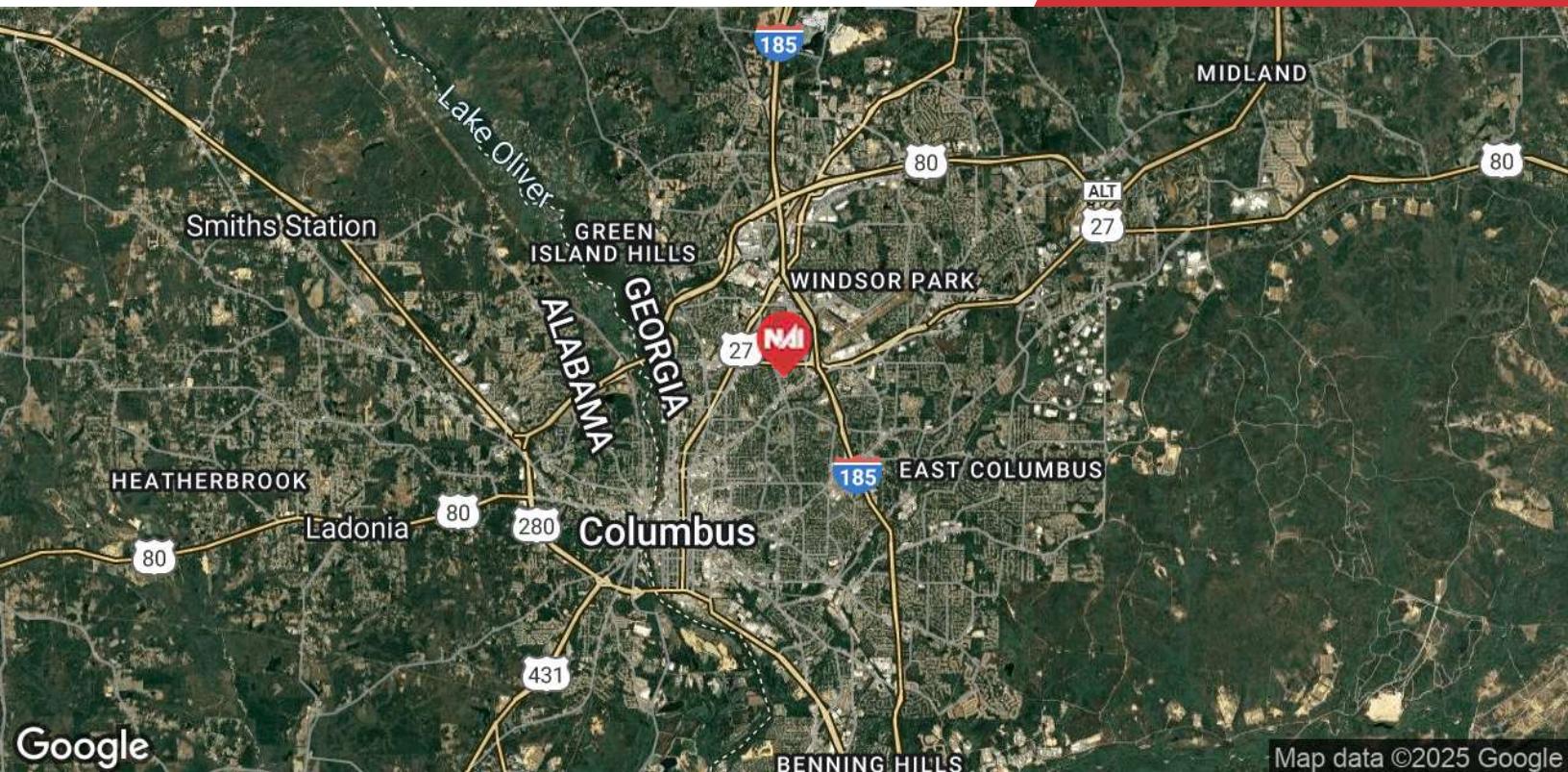
Suite	Size (SF)	Lease Type	Lease Rate	Description
-------	-----------	------------	------------	-------------

Suite 3726 3,800 SF	NNN	\$15.00 SF/yr	+/- 3,800 SF space, most recently used as a medical office, available for lease for \$15/SF/yr with a NNN lease. This space is ideal for a medical, retail, or office tenant.
Suite 3750 4,100 SF	NNN	\$15.00 SF/yr	This +/- 4,100 SF space is located on the north end-cap of the shopping center and is available for lease beginning 4/1/25. Previously used as an antique store, this space features a large showroom, three private offices, and one restroom and is ideal for a retail or office tenant.



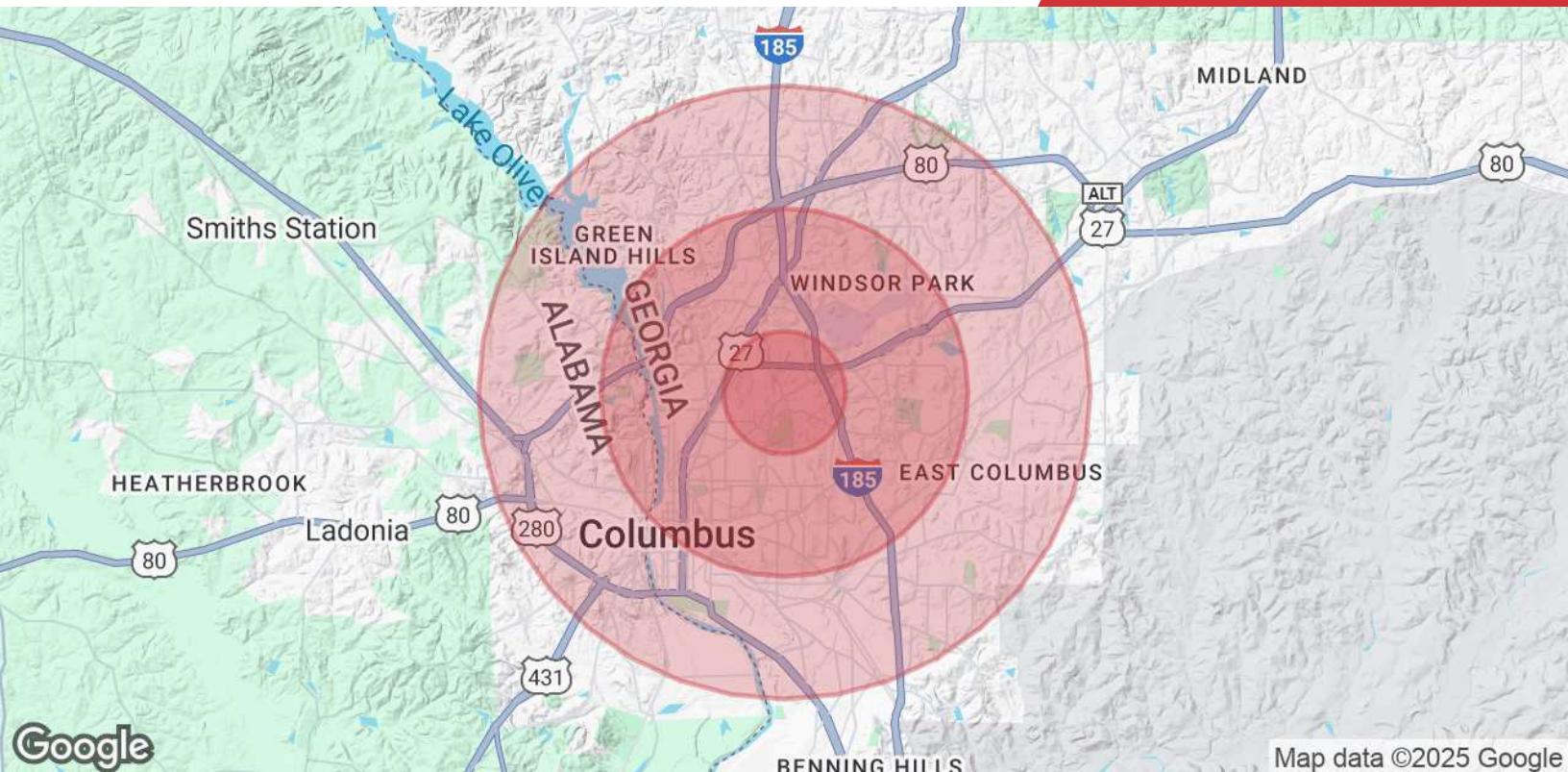
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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



Population

	1 Mile	3 Miles	5 Miles
Total Population	9,182	67,079	149,642
Average age	39.4	36.5	35.9
Average age (Male)	37.4	34.5	34.2
Average age (Female)	40.0	37.7	37.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	4,087	29,042	62,545
# of persons per HH	2.2	2.3	2.4
Average HH income	\$62,251	\$51,409	\$50,568
Average house value	\$204,167	\$166,833	\$148,304

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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