



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM



FOR LEASE

PROFFESIONAL OFFICE SPACE

**7310 NORTH LAKE DRIVE, SUITE B
COLUMBUS, GA 31904**

 **COLDWELL BANKER** | **KENNON, PARKER,
DUNCAN & DAVIS**



Strategically located along the thriving North Lake Drive corridor, Suite B offers a flexible, move-in ready commercial space in one of north Columbus's most established business districts — ideal for professional or medical use.

± 3,907 SF

LEASE RATE:
\$24.53 / SF

PER MONTH, INCLUSIVE OF CAM

FEATURES

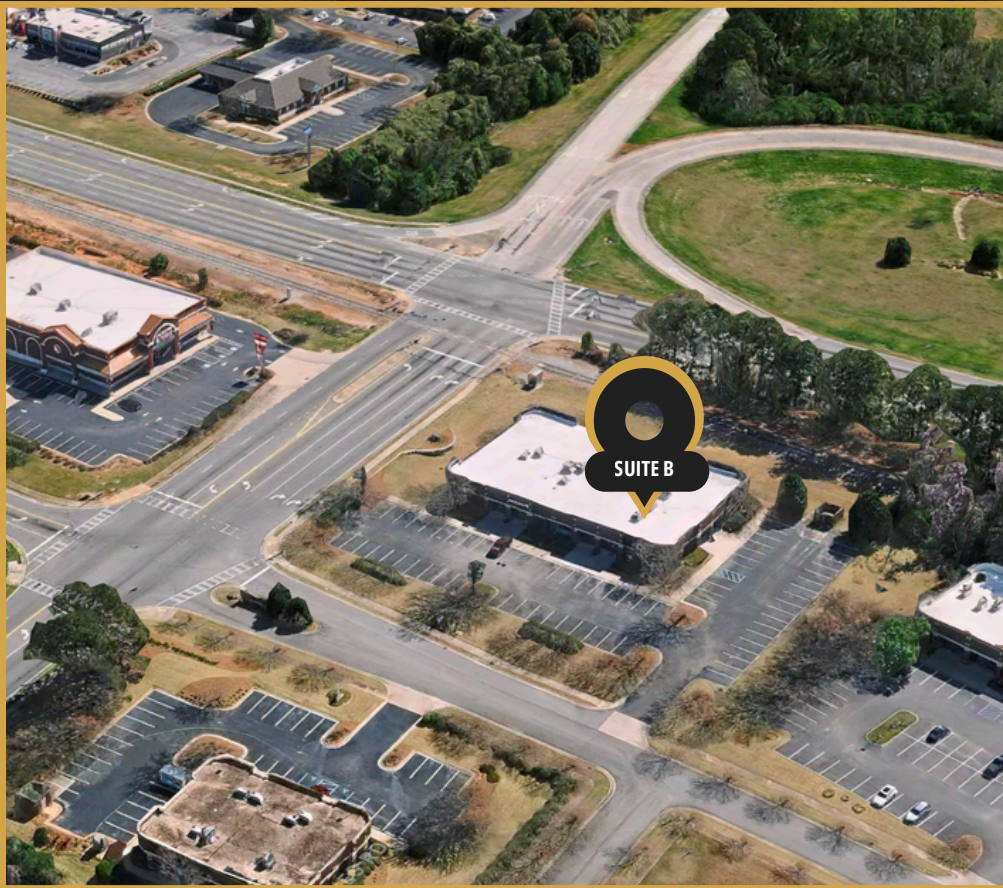
- **Move-In Ready** — Existing cubicles in place for a seamless day-one setup
- **Prime North Columbus Location** — Situated along the high-traffic North Lake Drive corridor
- **Flexible Layout** — Versatile floor plan suitable for office, professional, or service-based businesses
- **Ample Parking** — Convenient on-site parking for staff and clients
- **Thriving Business Community** — Surrounded by established retailers, dining, and professional services
- **Professional Curb Appeal** — Well-maintained commercial building with a polished, business-ready appearance
- **Excellent Visibility** — High exposure to daily traffic along North Lake Drive
- **Convenient Access** — Easy connectivity to I-185 and key Columbus business districts
- **Turnkey Office Solution** — Minimal buildout needed, saving time and upfront costs
- **Ideal for Multiple Uses** — Perfect for corporate offices, call centers, medical, financial, or consulting firms

Columbus
Ft Moore
Phenix City

MARKET

 **COLDWELL BANKER** | KENNON, PARKER, DUNCAN & DAVIS

LOCATION & BUILDING HIGHLIGHTS



LOCATION HIGHLIGHTS:

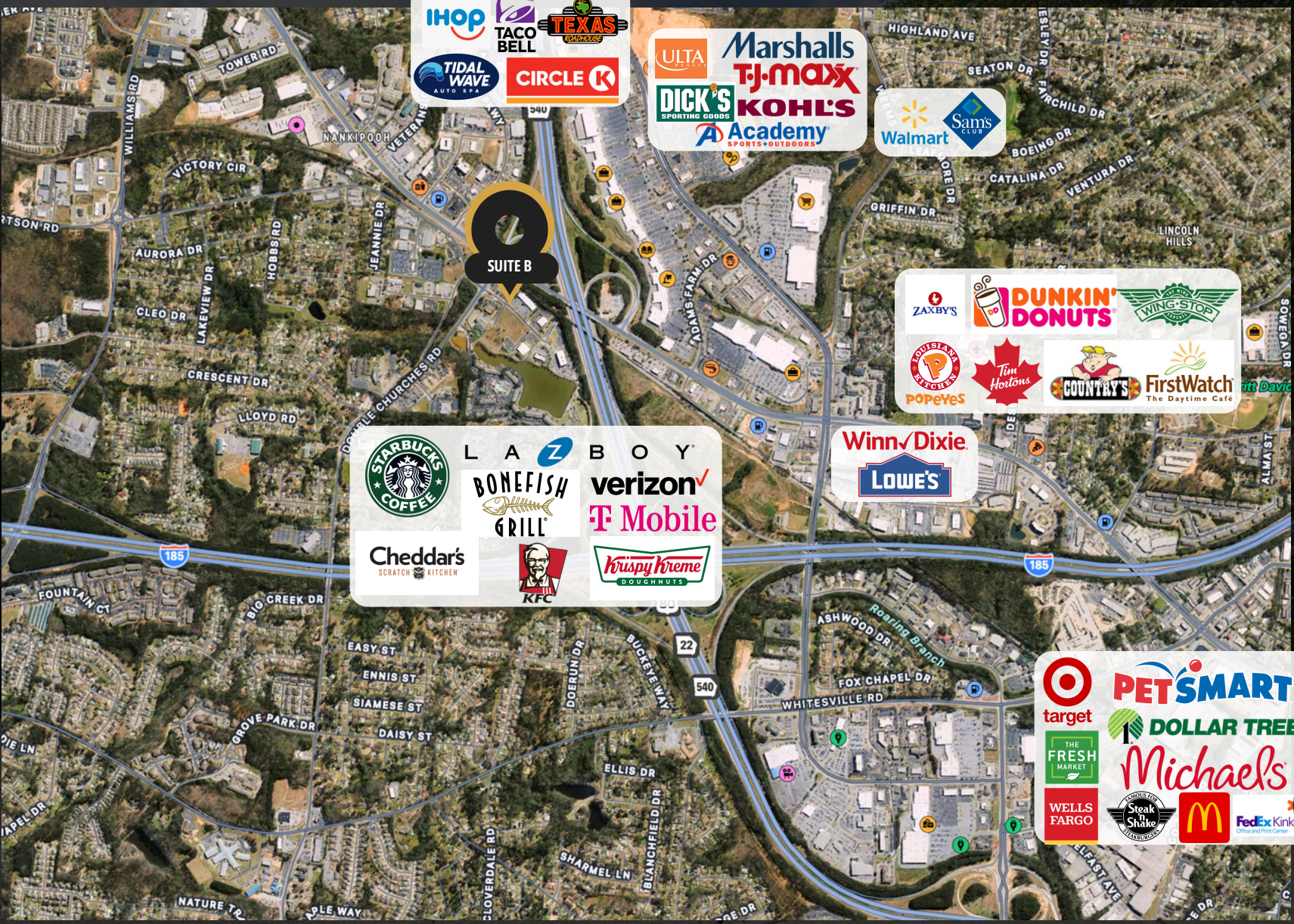
- **Signalized Intersection Access** — Easy ingress and egress with traffic-controlled access points for smooth client arrivals
- **Retail & Amenity Rich Area** — Minutes from restaurants, banks, hotels, and shopping centers supporting daily business needs
- **Strong Regional Connectivity** — Centrally located to serve both Columbus, GA and Phenix City, AL markets simultaneously
- **Growing Commercial Submarket** — North Lake Drive corridor continues to attract new businesses and investment
- **Highly Visible from Major Roadway** — Excellent street-facing exposure maximizing brand visibility and wayfinding for clients

BUILDING HIGHLIGHTS:

- **Suite-Style Configuration** — Private suite entry offering a distinguished, professional experience for staff and visitors
- **Natural Light** — Well-windowed space creating a bright, productive work environment
- **Functional Infrastructure** — Office-ready with existing electrical, data, and utilities in place
- **Shared Common Areas** — Well-kept common spaces enhancing the overall professional building environment
- **Accessible Design** — ADA-compliant building features ensuring accessibility for all employees and clients
- **lients**



NEARBY RETAILERS



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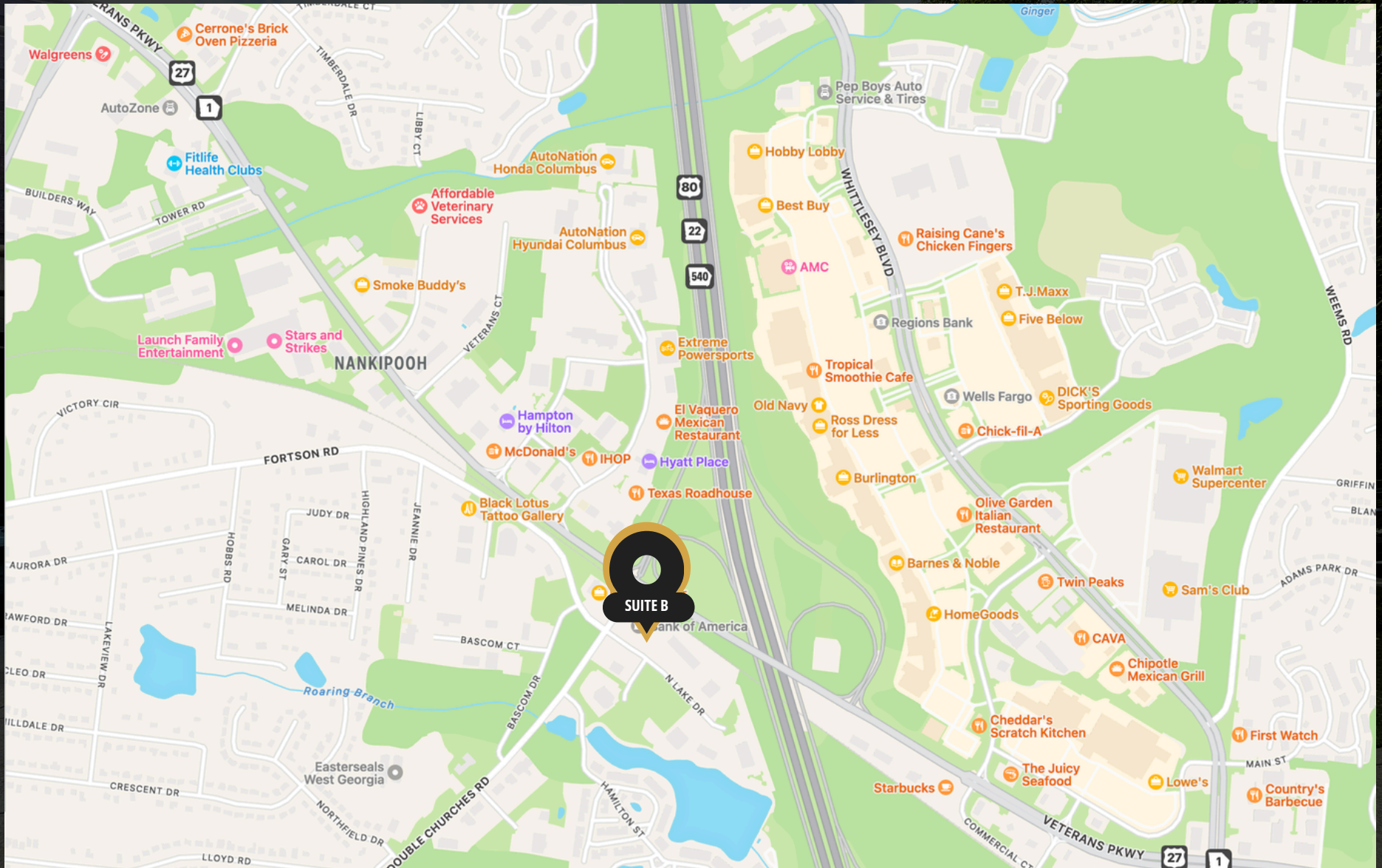


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NEARBY TRAFFIC COUNTS



LOCATION MAP





DEMOGRAPHICS

31904 AREA · COLUMBUS, GA

POPULATION

38,261

↑ 2.1% since 2020

HOUSEHOLDS

15,685

Avg 2.4 persons

MEDIAN AGE

39.5

Working-age core

MEDIAN HH INCOME

\$42,800

GA avg: \$61K

DAYTIME POP.

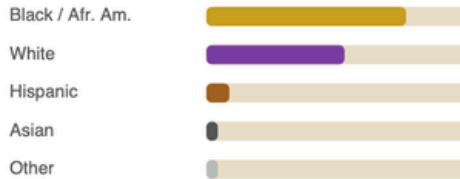
41,500

1,240+ businesses

AGE DISTRIBUTION



RACE & ETHNICITY



Diversity Index: **67** (mod. diverse)

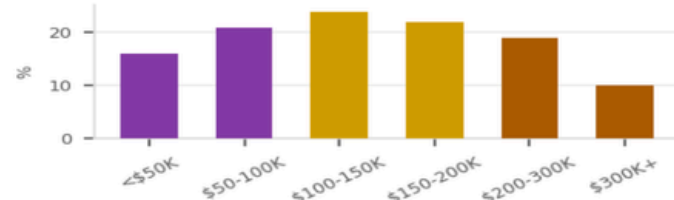
EMPLOYMENT BY INDUSTRY



HOUSEHOLD INCOME DISTRIBUTION



HOME VALUE DISTRIBUTION



HOUSING TENURE

59% Renter-Occupied

41% Owner-Occupied

Affordability Index: **106**

LABOR PROFILE

Labor Force Part. **58%**

Unemployment Rate **6.8%**

Avg. Commute Time **22 min**

Total Businesses **1,240+**

EDUCATION (AGE 25+)



COST OF LIVING

41

Below natl avg

AFFORDABILITY INDEX

106

Above 100 = good

DIVERSITY INDEX

67

Mod. diverse

MEDIAN HOME VALUE

\$148K

GA avg \$230K

5-YR POP. GROWTH

+4.2%

Steady trend



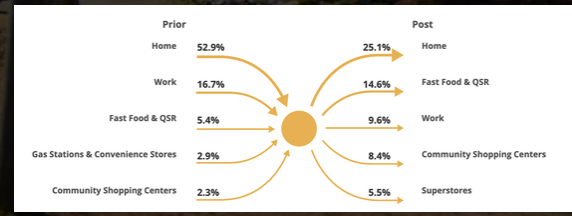
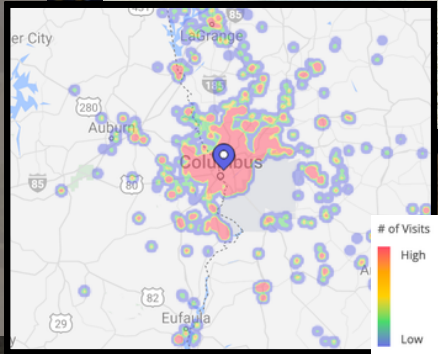


MARKET OVERVIEW

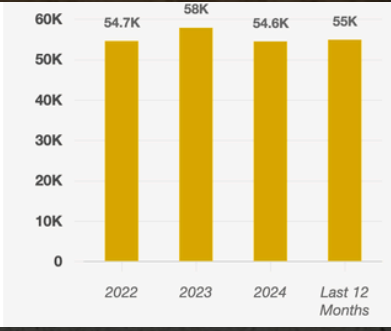
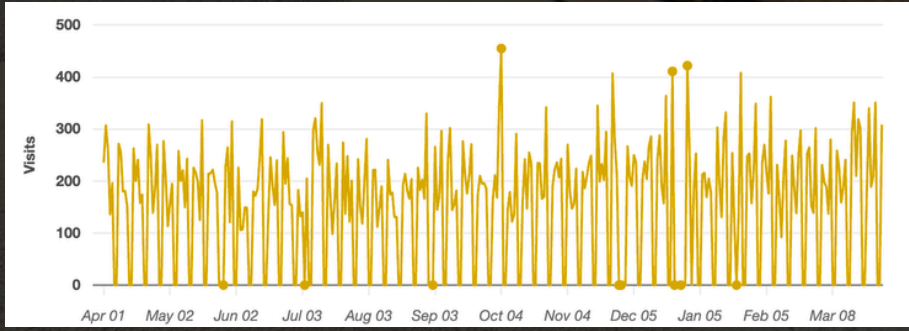
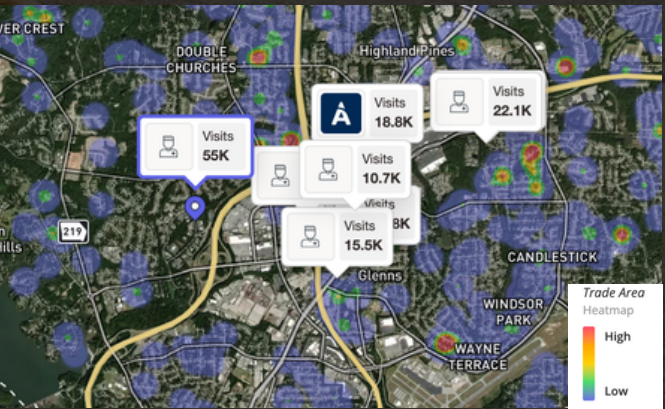
COLUMBUS, GA

Columbus, GA blends Southern charm with economic opportunity, offering a thriving business climate and a high quality of life. Strategically located along the Chattahoochee River and just 90 minutes from Atlanta, Columbus is home to a diverse economy supported by healthcare, manufacturing, military, and technology sectors. It's also the home of Fort Benning, one of the largest military installations in the U.S., which brings a strong workforce and steady economic activity.

The city features a revitalized downtown, a growing arts scene, and miles of riverfront trails, making it attractive for both professionals and families. Affordable living, access to higher education institutions like Columbus State University, and a supportive business environment—including incentives for entrepreneurs



VISITOR JOURNEY



DAILY NEARBY



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PROPERTY



0.4
MILES

TO
VETERANS
PKWY

7.4
MILES

TO
MIDTOWN
COLUMBUS

18
MILES

TO
FT BENNING

9.1
MILES

TO
PHENIX
CITY

32
MILES

TO
WEST
POINT


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INTERIOR PROPERTY PHOTOS



 **COLDWELL BANKER** | **KENNON, PARKER, DUNCAN & DAVIS**



INTERIOR PROPERTY PHOTOS



MEET THE BROKER



ERNIE SMALLMAN, CCIM, MRED

Ernie Smallman is a top-performing commercial real estate broker with more than 25 years of experience in sales, leasing, development, and property management. Over the course of his career, he has been involved in numerous transactions that led to the formation of Commercial Management Group, a full-service property management company managing more than 600,000 square feet of real estate across multiple asset classes, including both personally owned and third-party properties.

A graduate of the University of Georgia, Ernie also earned his Master's in Real Estate Development from Auburn University. He holds the prestigious CCIM designation and has consistently ranked among the top 2% of Coldwell Banker Commercial brokers nationwide since 2014.

Widely recognized throughout Columbus and Phenix City for his deep market knowledge and strategic, deal-driven approach, Ernie delivers results-oriented solutions for landlords, tenants, and investors across a diverse range of asset types.

In addition to his professional accomplishments, Ernie is deeply engaged in his community. He is a member of the Rotary Club of Columbus and has served as Past Chair of both the Hospital Authority of Columbus and the Downtown Development Authority. He currently serves on the boards of the Business Improvement District (BID), the Board of Zoning Appeals, and the Colony Bank Advisory Board.



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