


RETAIL
PROPERTY
FOR
LEASE

THE LANDINGS

2521 AIRPORT THRUWAY COLUMBUS, GA 31904



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WOODRUFF  **BROKERAGE
COMPANY**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Bring your business to a place where customers say "it's fun to shop & eat at The Landings! Filled with colorful flowers spilling out of planters, bronze sculptures throughout the center, and a play area for families to gather. Co-tenants include Applebee's, Orange theory, Chicken Salad Chick, Clothes Mentor, Gigi's Cupcakes, Main Squeeze Juice Co., Metro Diner, Peach Cobbler Factory, Shoe Station, Once Upon a Child, & many other boutique retailers. The Landings...where shopping is fun!

OFFERING SUMMARY

Lease Rate:	\$16.00 - 29.00 SF/yr (NNN)
Number of Units:	83
Available SF:	1,200 - 18,368 SF
Lot Size:	45 Acres
Building Size:	297,657 SF

PROPERTY HIGHLIGHTS

- The Landings is located on Airport Thruway & Exit 8 off I-185, at Whitesville Rd.
- Geographically located in the center of Columbus.
- 25,400 VPD- Airport Thruway
- 14,700 VPD- Whitesville Road
- Columbus is the 2nd largest city in Georgia
- Columbus MSA- 328,883
- Great visibility and access
- Close to Ft. Moore, AFLAC, and St. Francis Hospital
- Zoned GC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,447	26,064	66,268
Total Population	5,609	62,850	158,535
Average HH Income	\$71,232	\$81,795	\$82,560

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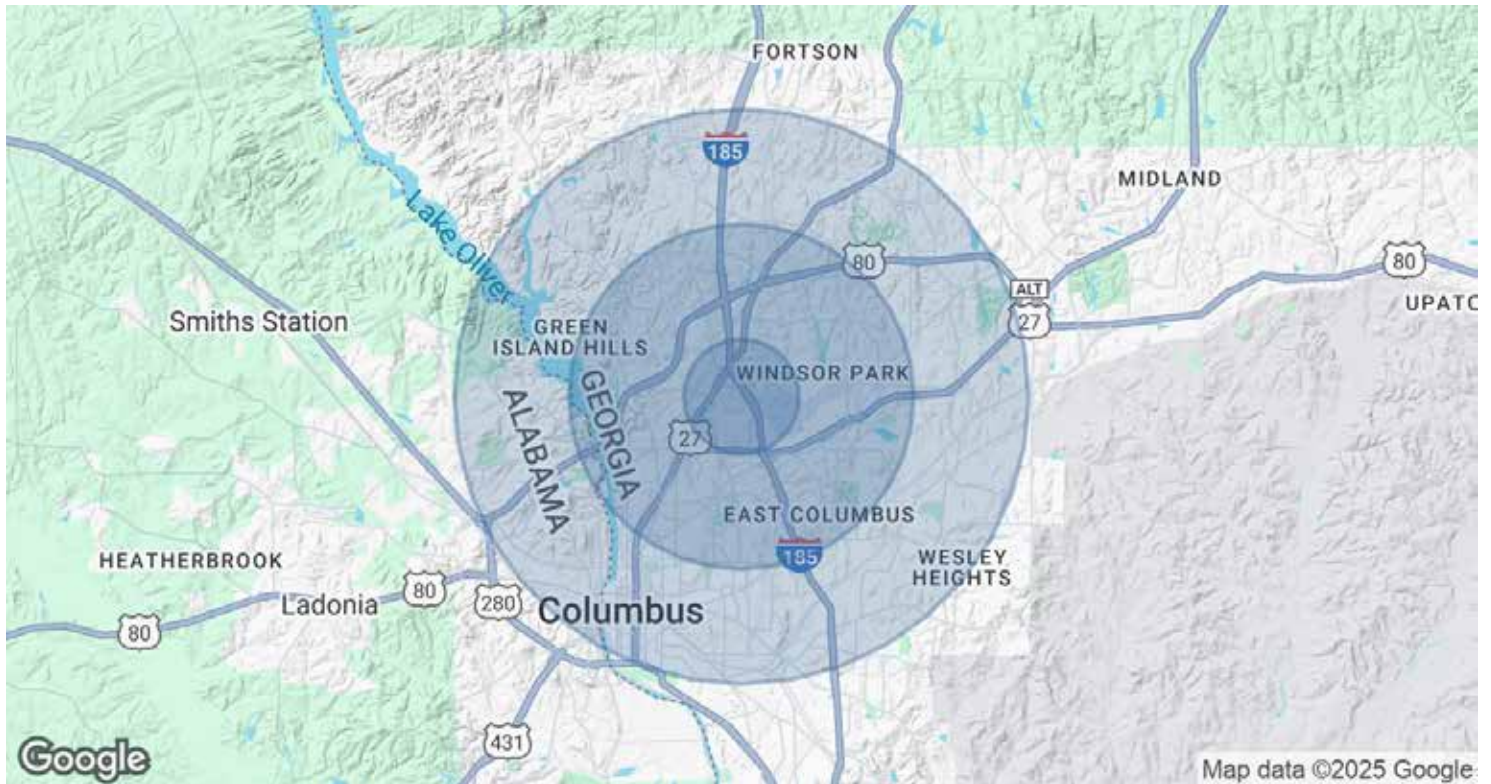
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,609	62,850	158,535
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,447	26,064	66,268
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$71,232	\$81,795	\$82,560
Average House Value	\$181,315	\$226,364	\$243,973

Demographics data derived from AlphaMap

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AERIAL VIEWS OF LANDINGS NORTH



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PICTURES OF LANDINGS NORTH



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LANDINGS NORTH: 2521 AIRPORT THRUWAY & 5592 WHITESVILLE RD

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 18,368 SF	Lease Rate:	\$18.00 - \$29.00 SF/yr

AVAILABLE SPACES	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor, Space 6, 2521-I	Available	18,368 SF	NNN	\$16.00 SF/yr	Open Showroom retail space, located at the entrance into The Landings. Anchor position. Dock high loading.
1st Floor, Ste 2505-H	Available	4,200 SF	NNN	\$18.00 SF/yr	Open retail space located on Airport Thruway. Drop in ceiling.
1st Floor, Ste 2523-A	Available	3,600 SF	NNN	\$29.00 SF/yr	Former Boutique. High Ceilings, stained concrete floors, located at main entrance into The Landings. Signaled intersection.
1st Floor, Ste 2511-H	Available	1,400 SF	NNN	\$23.00 SF/yr	Former Hair Salon
1st Floor, Ste 2521-F Airport Thruw	Available	4,000 SF	NNN	\$18.00 SF/yr	Former HR Block space. Private office and large open area for work stations.
2401 Airport Thruway	Available	5,372 SF	NNN	Inquire	Former Bank Building
5524 Whitesville Rd	Available	0.869 Acres	NNN	Inquire	Former Liquor Store/ Opportunity for redevelopment, Pad ready.

AVAILABLE SPACES:	TENANT:	SIZE (SF):	LEASE TYPE:	LEASE RATE:	DESCRIPTION
1st Floor, Ste 5592-G	Available	1,200 SF	NNN	\$18.00 SF/yr	This space has a large open showroom, with small storage room in the rear, drop in ceiling.
1st Floor, Ste 5592-Q	Available	1,200 SF	NNN	\$18.00 SF/yr	Open showroom floor plan. Traditional retail space. Drop in ceiling.
1st Floor, Ste 5592-S	Available	1,200 SF	NNN	\$18.00 SF/yr	-

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PICTURES OF LANDINGS SOUTH



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AERIAL VIEWS OF LANDINGS SOUTH



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LANDINGS SOUTH: 5300 SYDNEY SIMONS BLVD

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 13,202 SF	Lease Rate:	\$16.00 - \$29.00 SF/yr

AVAILABLE SPACES	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor, Ste 5300-14	Available	1,400 SF	NNN	\$16.00 SF/yr	1,400 SF open space.
1st Floor, Ste 5300 - 5	Available	2,400 SF	NNN	\$16.00 SF/yr	Traditional retail space. Open showroom, drop in ceiling.
1st Floor, Ste 5300- 29	Available	5,425 SF	NNN	\$16.00 SF/yr	Large open floor plan, large parking field in front of building. Concrete Flooring,
1st Floor, Ste 5300 - 25	Available	10,705 SF	NNN	\$12.00 SF/yr	Open warehouse space. Can be converted to flex or retail space. Part of Office Depot.
1st Floor, Ste 5300-23	Available	13,202 SF	NNN	\$12.00 SF/yr	Traditional retail space. Open showroom. Drop in ceiling.

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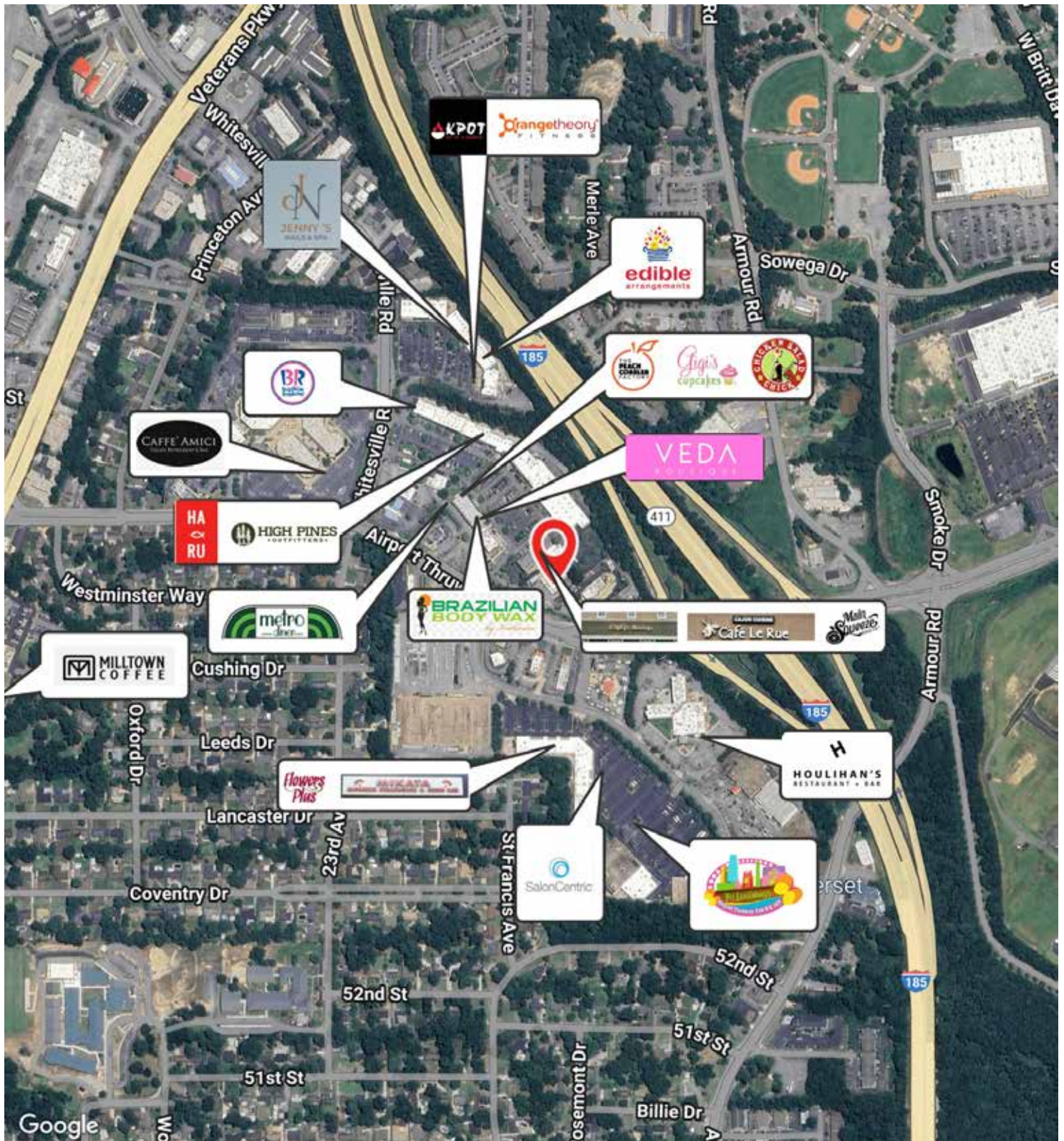
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RETAILER MAP



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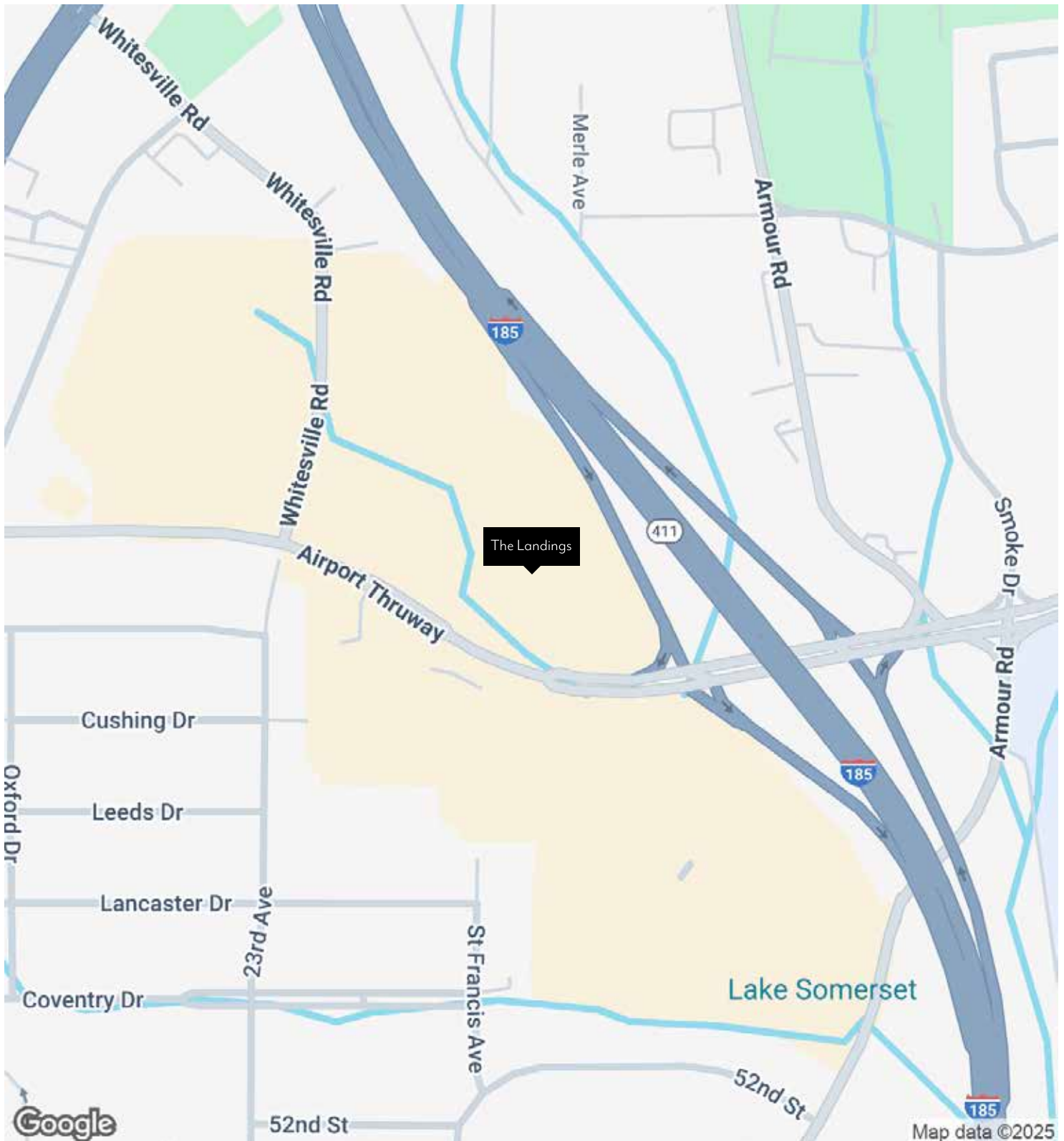
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LOCATION MAP



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MEET WENDY



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