



## North Columbus Retail

3885 Miller Road, Columbus, GA 31909

### Property Highlights

- Established Windsor Village location
- High traffic and visibility
- Flexible floor plan

### Property Overview

Welcome to Windsor Village, situated in a prime location and available for lease immediately. With +/- 49,165 SF this commercial retail building is ready to accommodate your business needs.

The property enjoys a strategic location, facing Airport Thruway, with an average traffic count of 13,000 vehicles daily. Situated between Columbus Park Crossing and The Landings.

Lease Rate:	\$14.00 SF/YR
Building Size:	49,165 SF
Available SF:	2,752 SF
Lot Size:	6.83 Acres

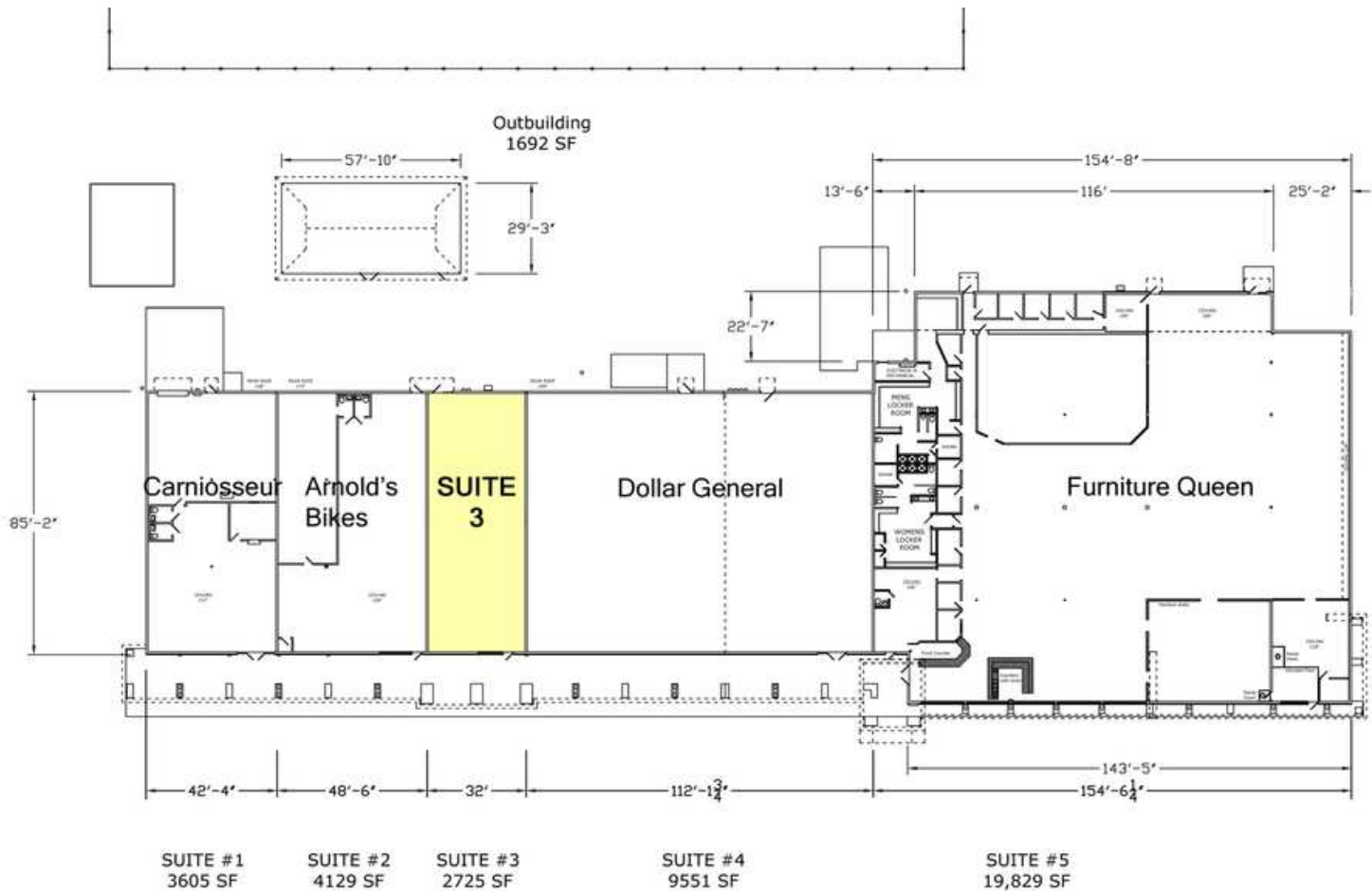
### For More Information

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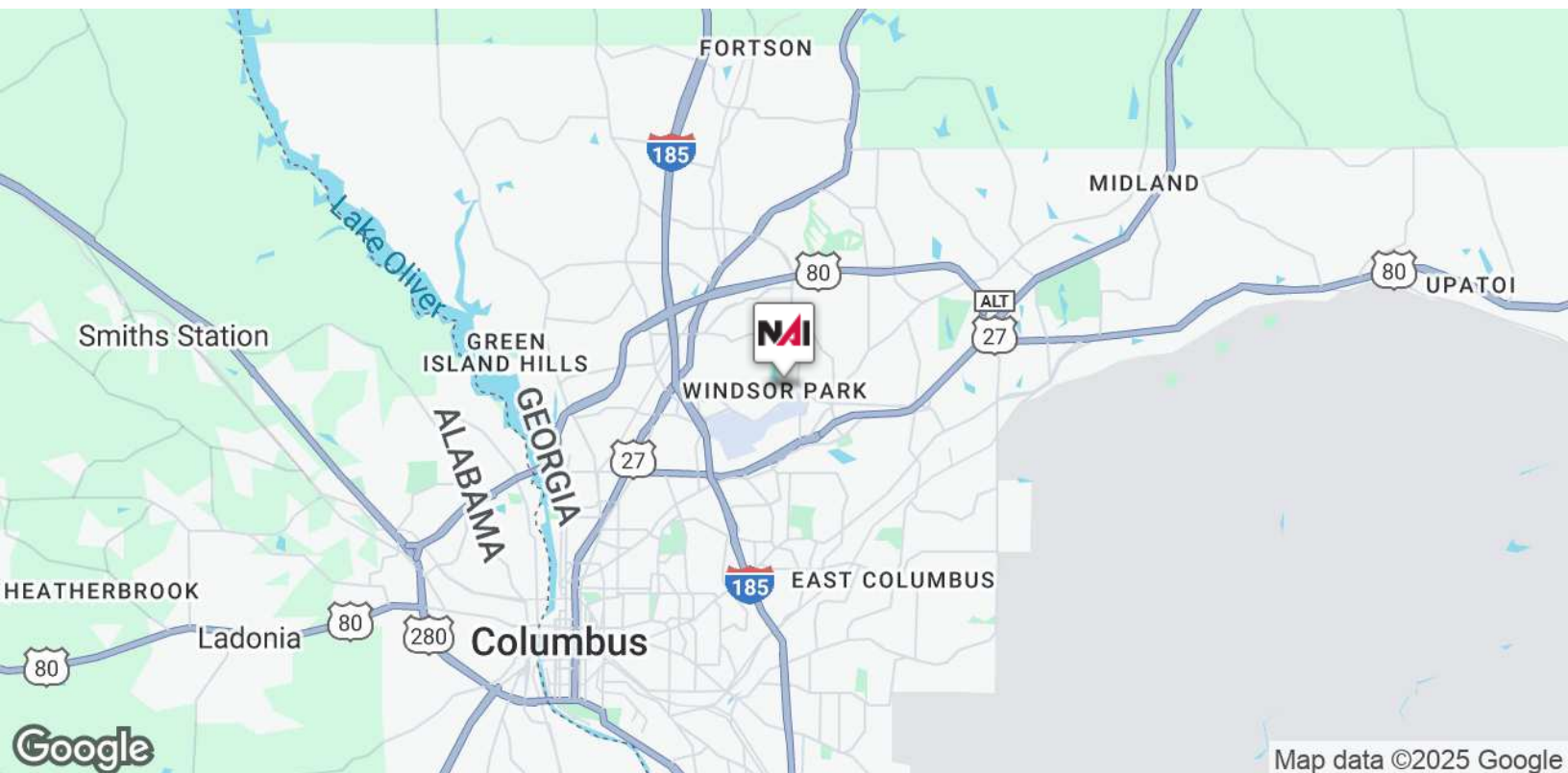
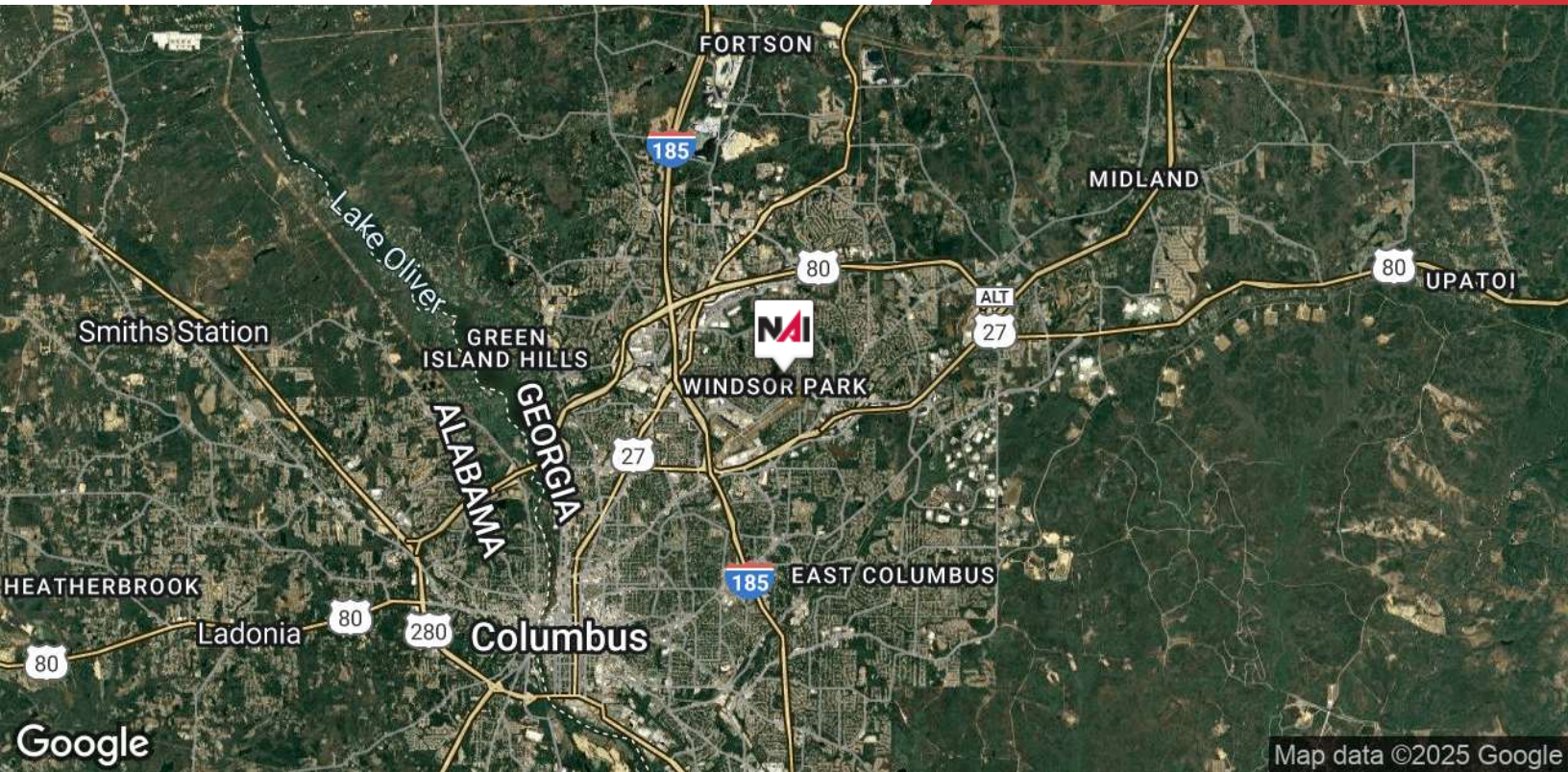
**3885 Miller Rd.**  
Lease Plan / N.T.S.



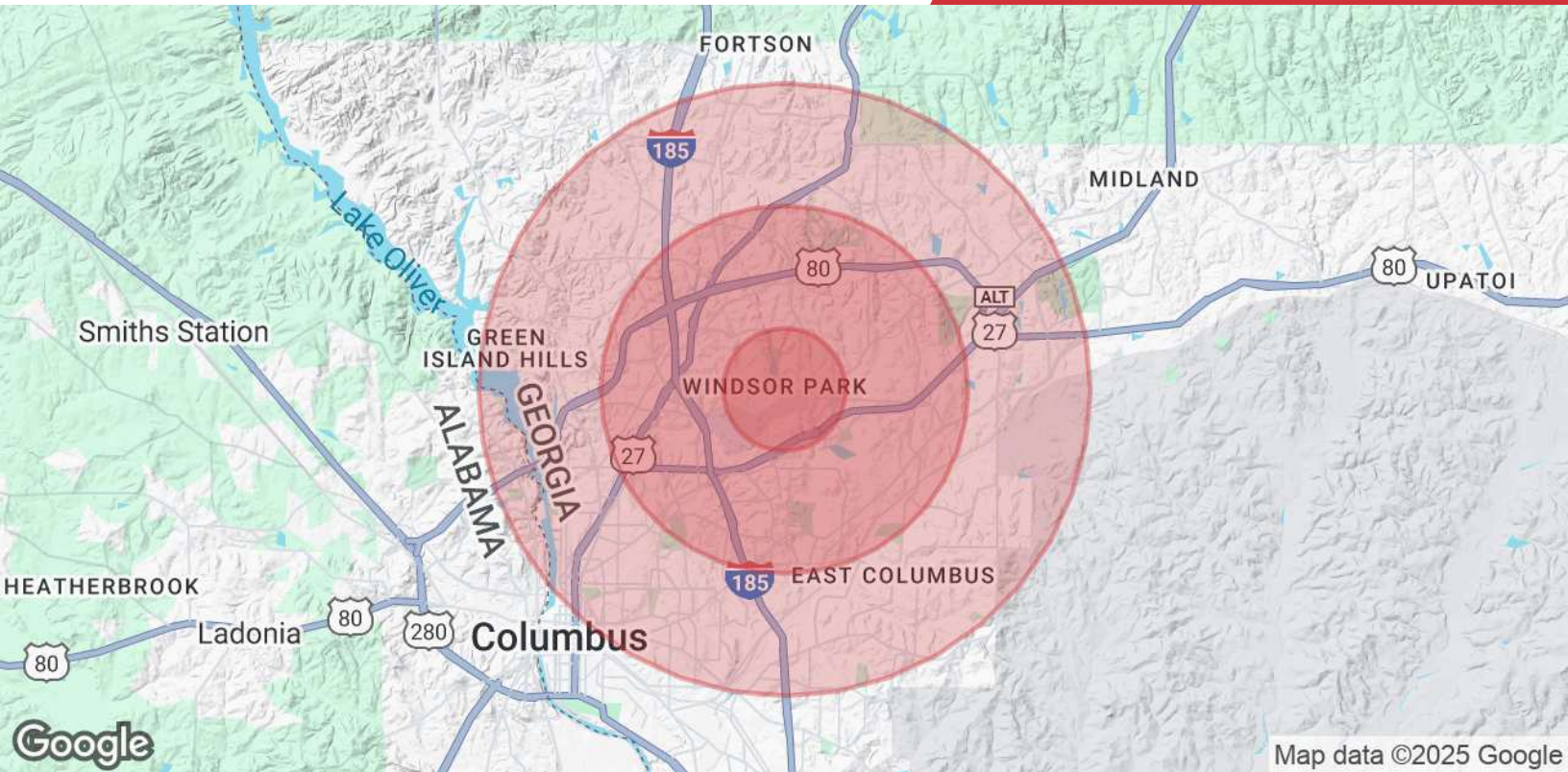


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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	6,615	50,413	134,328
<b>Average age</b>	38.2	37.3	36.4
<b>Average age (Male)</b>	36.8	36.8	35.2
<b>Average age (Female)</b>	39.2	38.1	37.9

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total households</b>	2,896	21,222	55,891
<b># of persons per HH</b>	2.3	2.4	2.4
<b>Average HH income</b>	\$60,198	\$62,966	\$58,215
<b>Average house value</b>	\$152,400	\$159,969	\$148,553

\* Demographic data derived from 2020 ACS - US Census