



VACANT FLEX SPACE FOR LEASE!

Discover a prime leasing opportunity at 918 3rd Ave, Columbus, GA. Close proximity to Columbus Convention and Trade Center, PTAP, historic district, Muscogee Court Clerks Office, River Center, St. Luke School. Flex building located downtown, one block from Veteran's Parkway.

PROPERTY HIGHLIGHTS

- Ideal for plumbing / electrical contractor
- Two large warehouses, fenced yard
- 16' Eave Height
- Traffic Counts: 16,000 VPD Veteran's & 9th
- Zoned UPT - Uptown

OFFERING SUMMARY

Lease Rate:	\$5,000.00 Per Month
Number of Units:	1
Available SF:	7,250 SF
Lot Size:	0.26 Acres
Building Size:	7,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,159	25,652	59,209
Total Population	4,542	58,602	142,606
Average HH Income	\$49,035	\$57,634	\$65,133

SCOTT BOYCE

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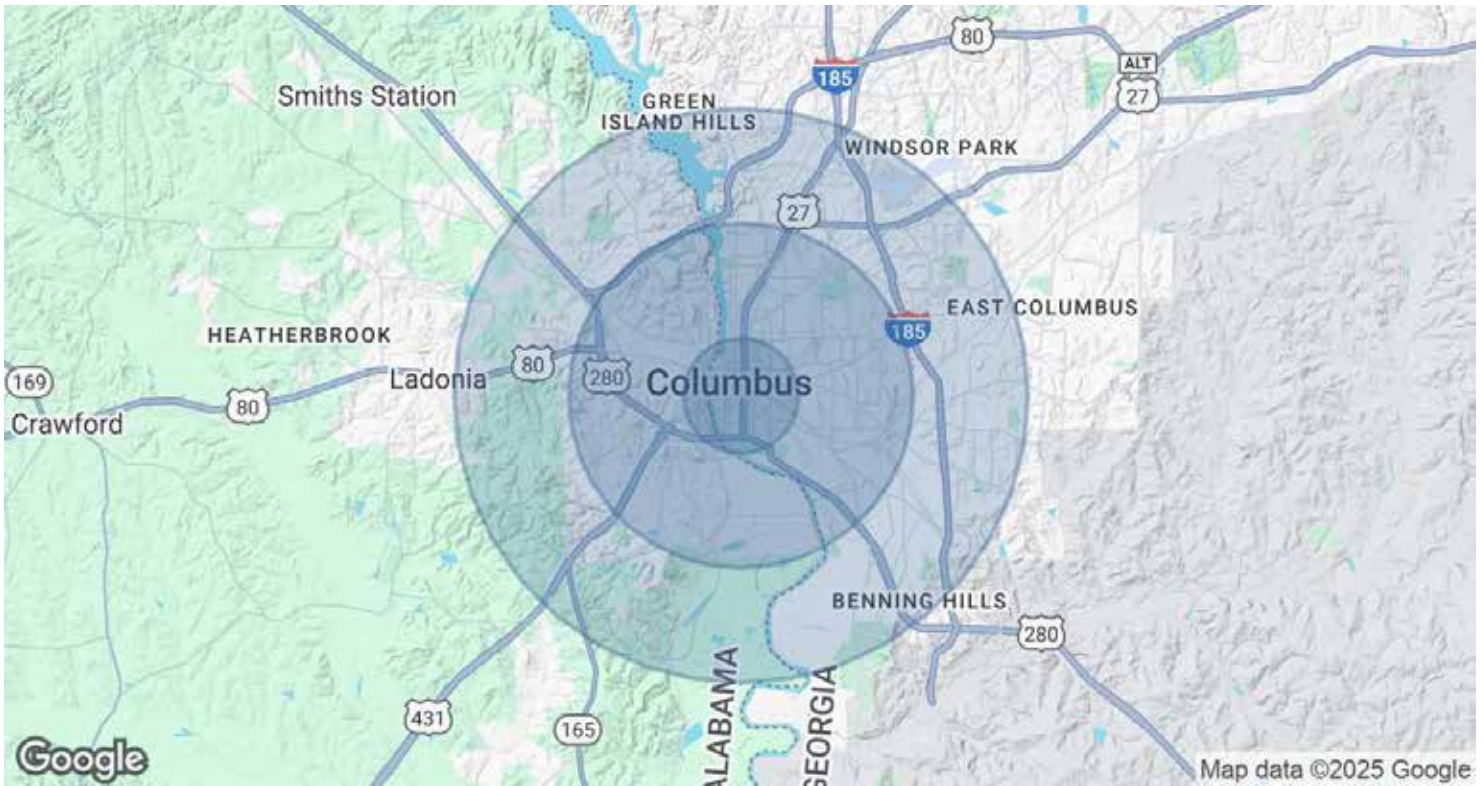
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DEMOGRAPHIC MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,542	58,602	142,606
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,159	25,652	59,209
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$49,035	\$57,634	\$65,133
Average House Value	\$315,522	\$187,169	\$206,138

Demographics data derived from AlphaMap

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WOODRUFF **W** **BROKERAGE**
COMPANY

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ADDITIONAL PHOTOS



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RETAILER MAP



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MEET THE TEAM



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