



1906 Warm Springs Rd.

1906 Warm Springs Road
Columbus, Georgia 31904

Property Highlights

- High Visibility from Warm Springs Rd
- Average of 14,000 traffic count per day
- Parking: A total of 32-spaces
- Brand new HVAC, roof, plumbing & electrical

Property Overview

The +/- 10,247 SF building was formerly occupied by a cardiology practice. It is comprised of 2-stories with the lower level being 6,382 SF and the finished attic space having the remaining 3,865 SF. Lower level will be available for \$17 SF + CAM and upper level will be available for \$12 SF + CAM. This building features many exam rooms with sinks, a very large waiting room with atrium, administrative areas with lots of built-in shelving, and plenty of space. With two (2) separate entry areas & waiting rooms, the building can be occupied by multiple office tenants. Ideal for a medical office or daycare / adult daycare.

Brand new HVAC, roof, plumbing and electrical! Inside is built to suite.

There are a total of 32 parking spaces. Twenty-five (25) parking onsite spaces & seven (7) additional spaces on the adjoining property.

Offering Summary

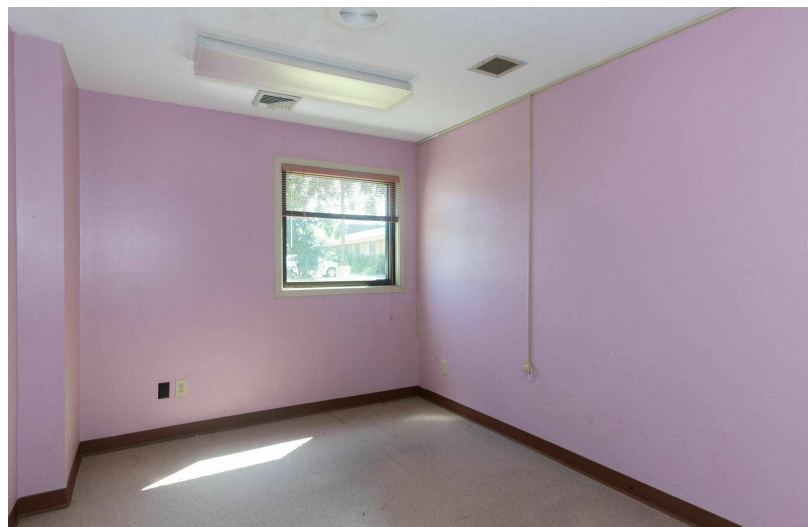
Sale Price:	Unpriced
Building Size:	10,247 SF
Available SF:	10,247 SF
Lot Size:	0.667 Acres

For More Information

Lakshmi Karthik

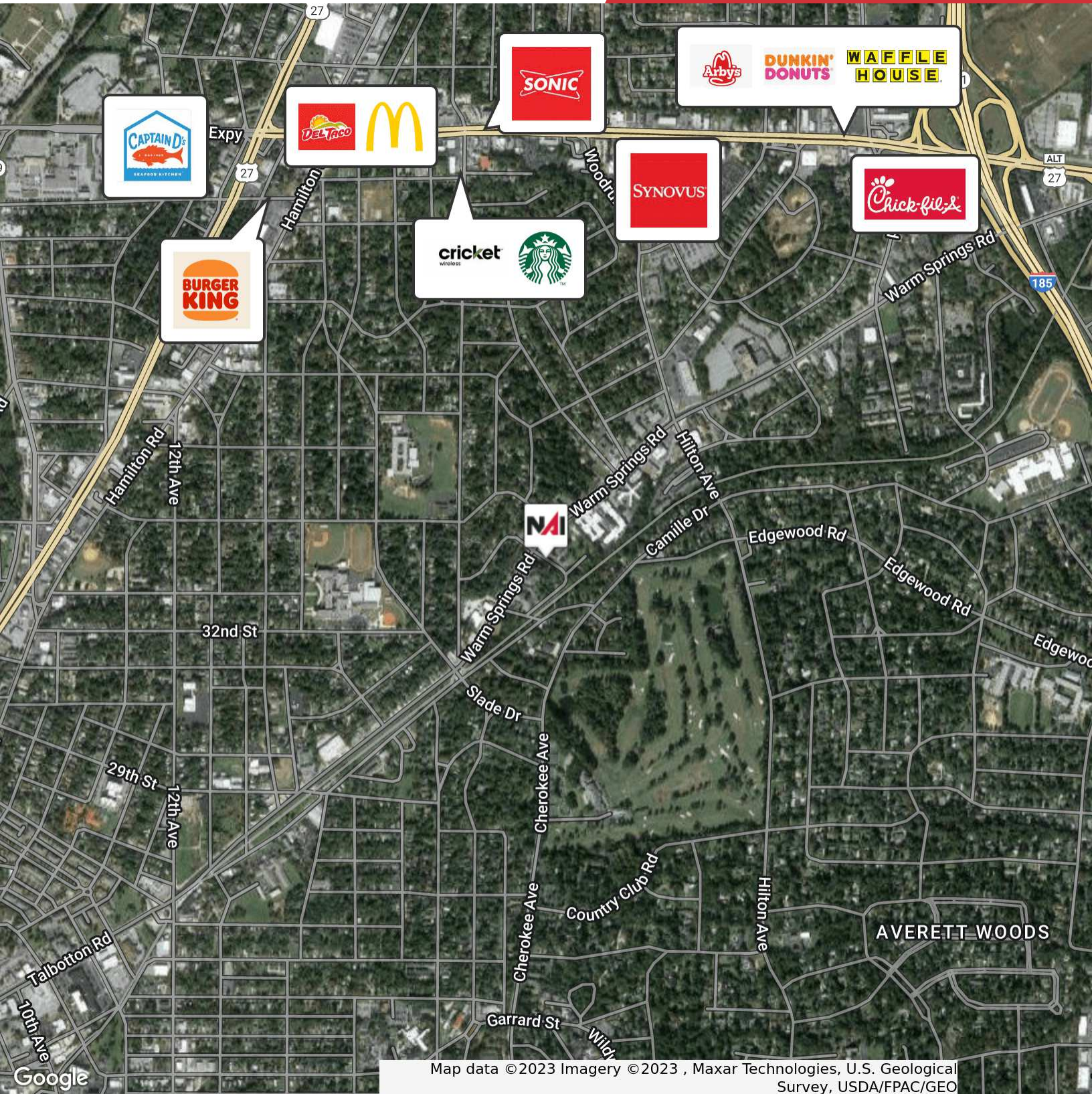
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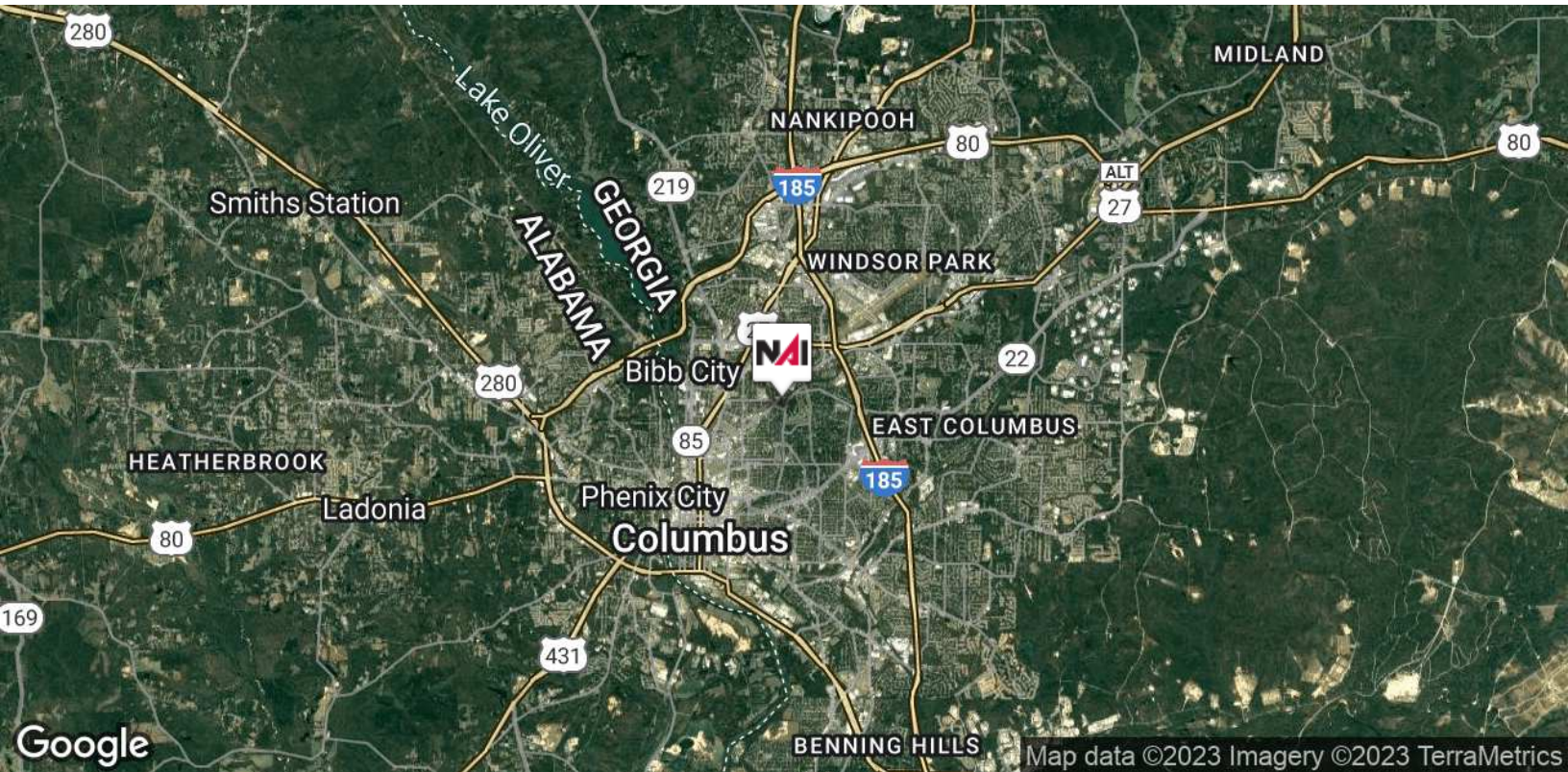
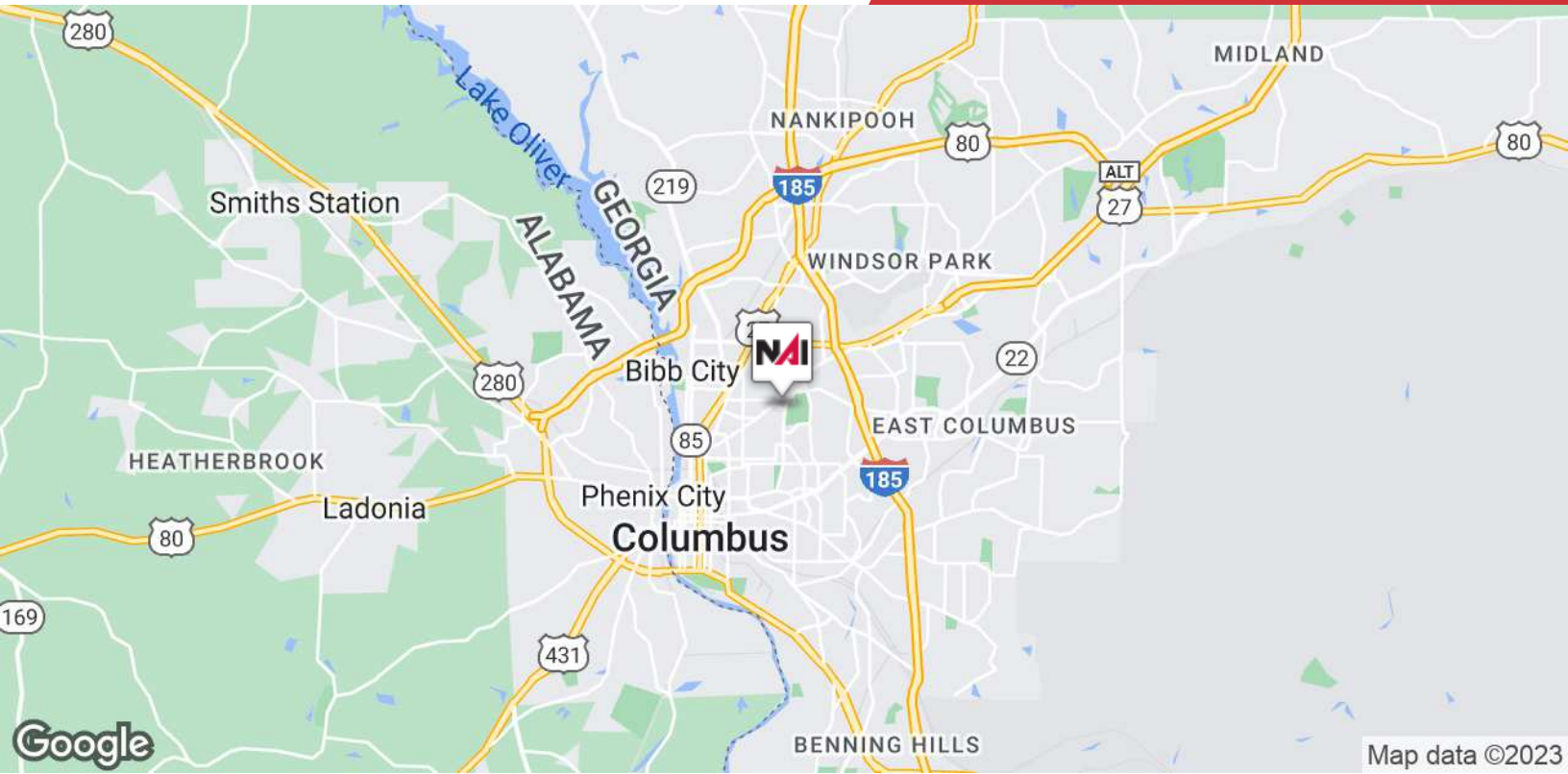
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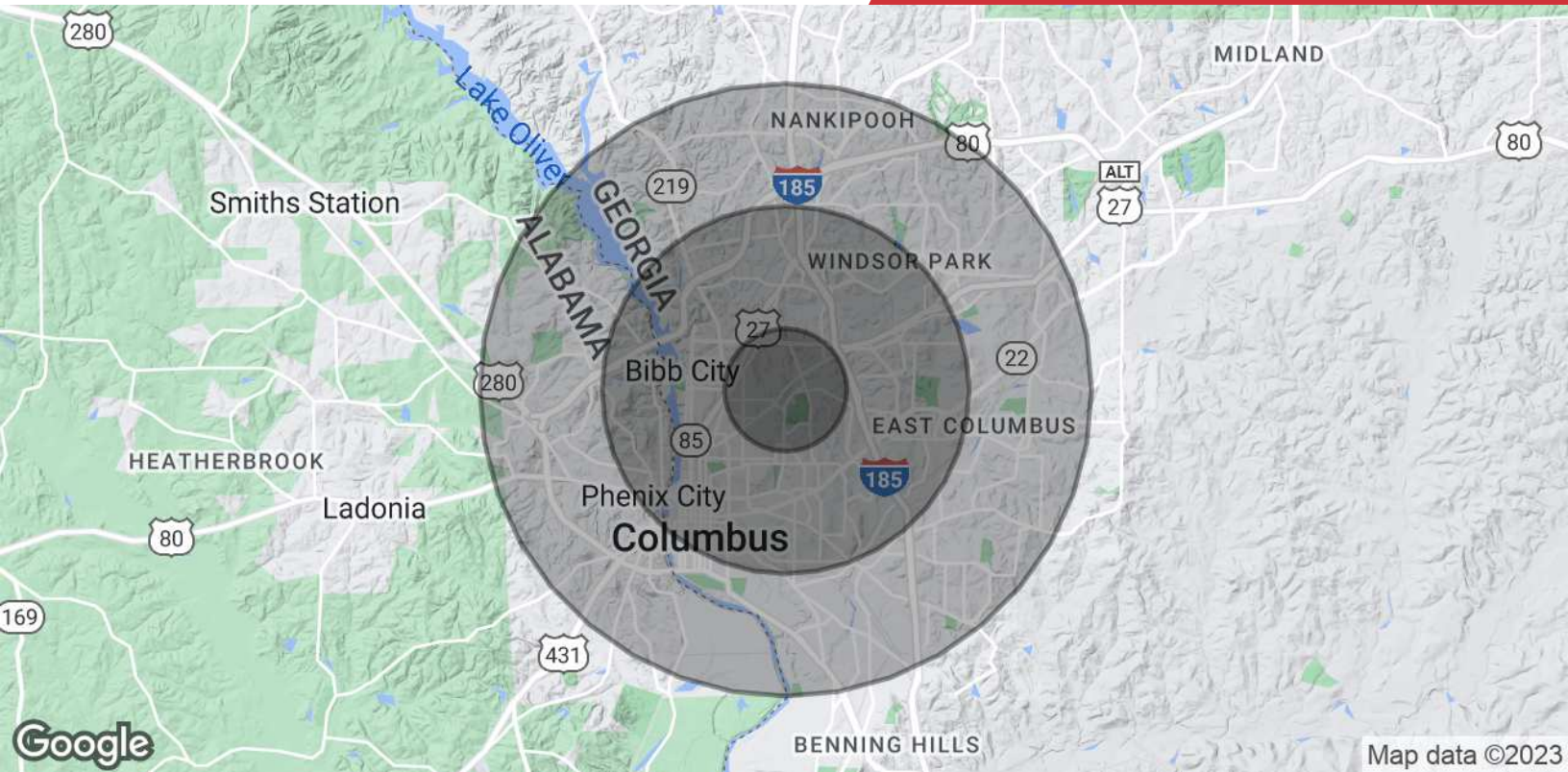


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Population	1 Mile	3 Miles	5 Miles
Total Population	9,944	68,123	147,634
Average Age	38.1	36.1	35.8
Average Age (Male)	37.1	33.9	34.1
Average Age (Female)	38.8	37.5	37.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,681	29,353	61,760
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$58,215	\$48,642	\$49,773
Average House Value	\$249,148	\$164,334	\$148,017

* Demographic data derived from 2020 ACS - US Census