

RETAIL
PROPERTY
FOR LEASE

WHITESVILLE CROSSING

1290 DOUBLE CHURCHES RD COLUMBUS, GA 31904



WENDY ELLIOTT
(706)-325-3412
wendy.elliott@woodruffre.com

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

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Wonderful neighborhood center located on Whitesville Road and Double Churches. This is the ideal size and space for your retail store or business. Located in the residential growth corridor of North Columbus. Zoned NC. Close to Double Churches Elementary and Double Churches Middle School. Tenants include Marco's Pizza, Snap Fitness, Double Churches Nutrition & Kumon Learning Center. Whitesville Road is a main north south traffic artery from home to Bradley Park shopping and retail.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,322 SF
Lot Size:	2.8 Acres
Building Size:	18,000 SF

PROPERTY HIGHLIGHTS

- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as Standard Retail Space
- Located in-line with other retail
- North Columbus
- Zoned NC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,836	13,903	38,932
Total Population	7,257	33,865	95,051
Average HH Income	\$110,818	\$108,369	\$95,480

WENDY ELLIOTT

(706)-325-3412

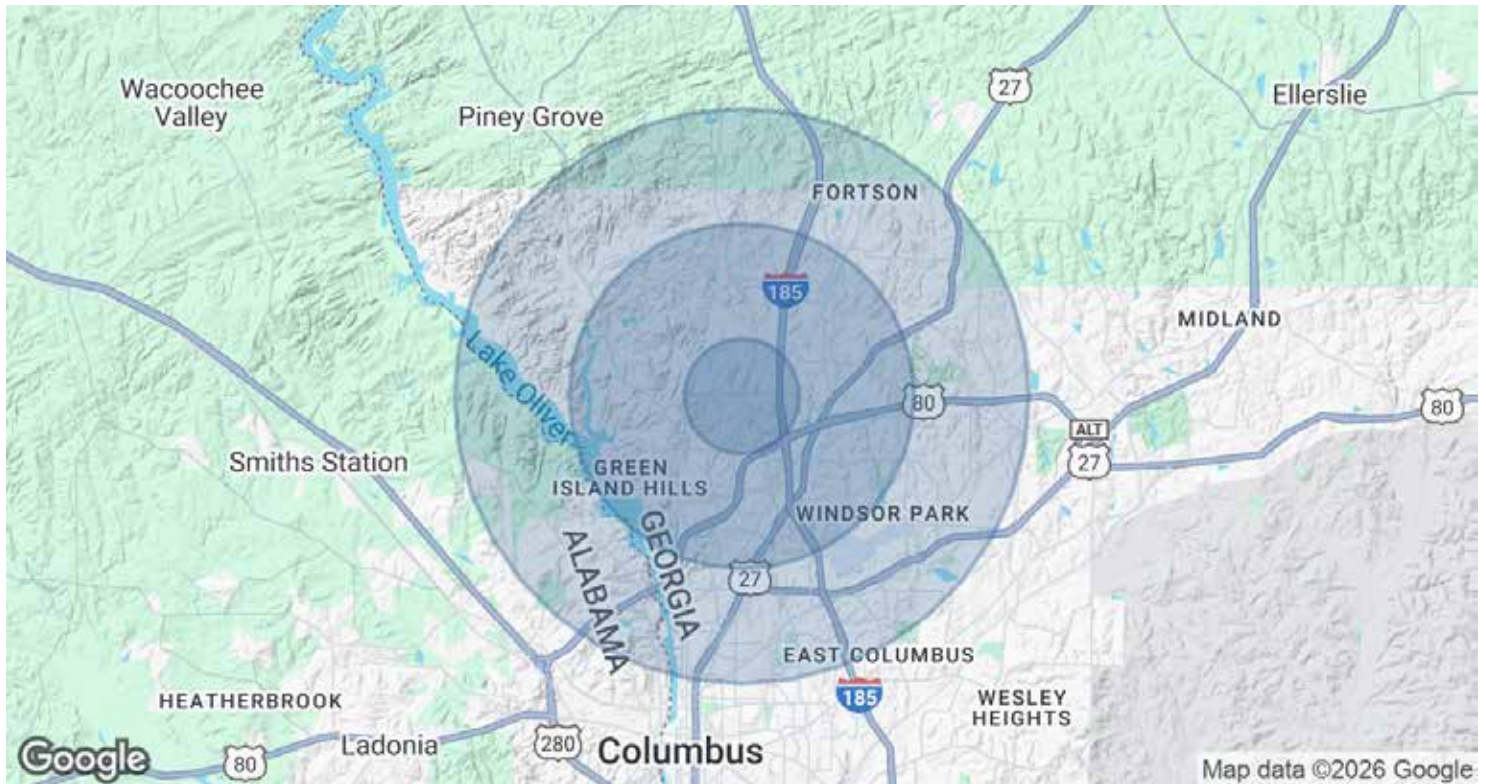
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF W BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,257	33,865	95,051
Average Age	40	41	40
Average Age (Male)	39	39	38
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,836	13,903	38,932
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$110,818	\$108,369	\$95,480
Average House Value	\$294,436	\$305,622	\$271,057

Demographics data derived from AlphaMap

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF W BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,322 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite J	Available	1,322 SF	NNN	\$16.00 SF/yr	Traditional Retail

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

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

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOOR PLAN - SUITE J



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

WENDY ELLIOTT

(706)-325-3412

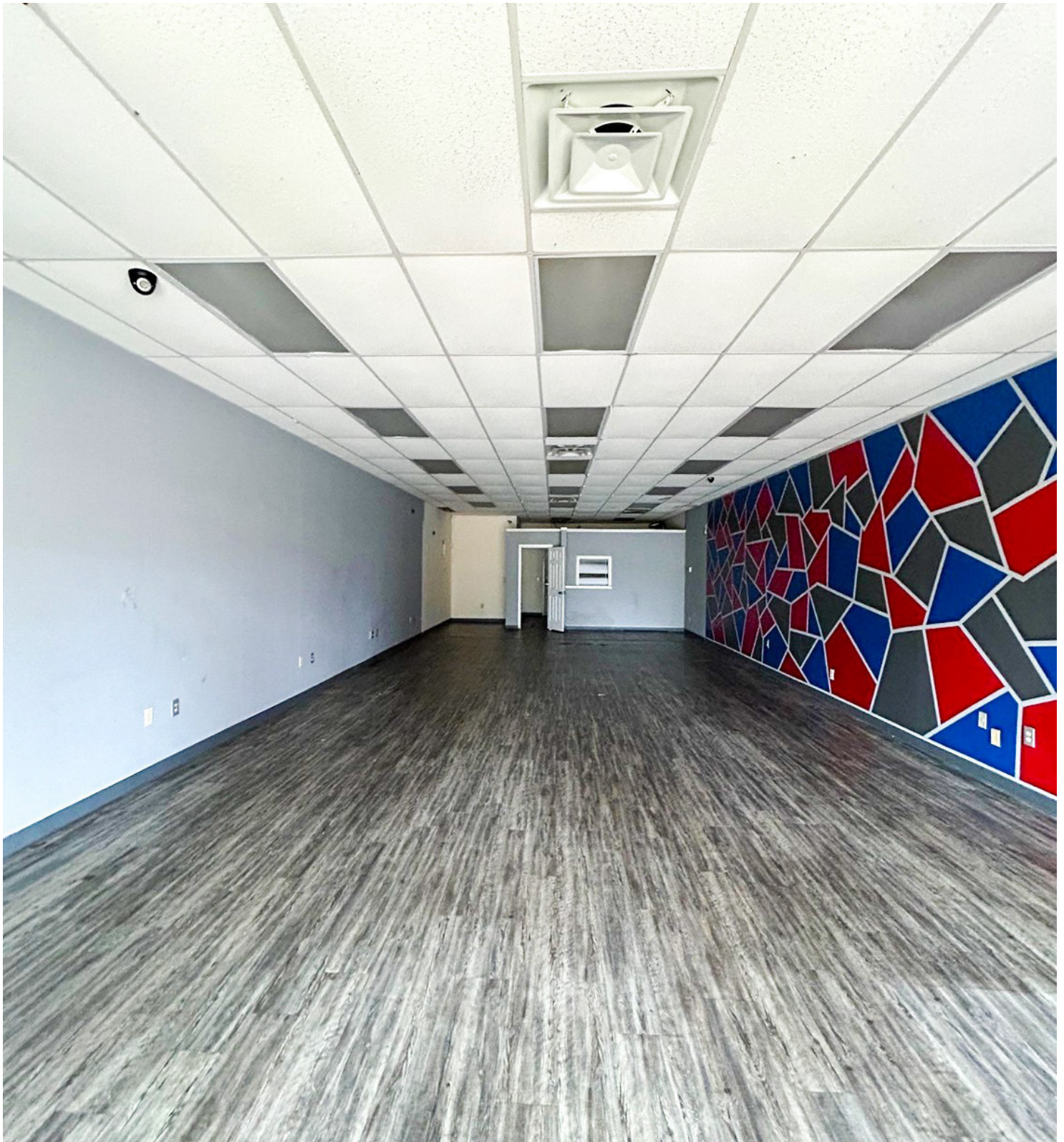
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

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

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUITE J



WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

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

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



WENDY ELLIOTT

(706)-325-3412

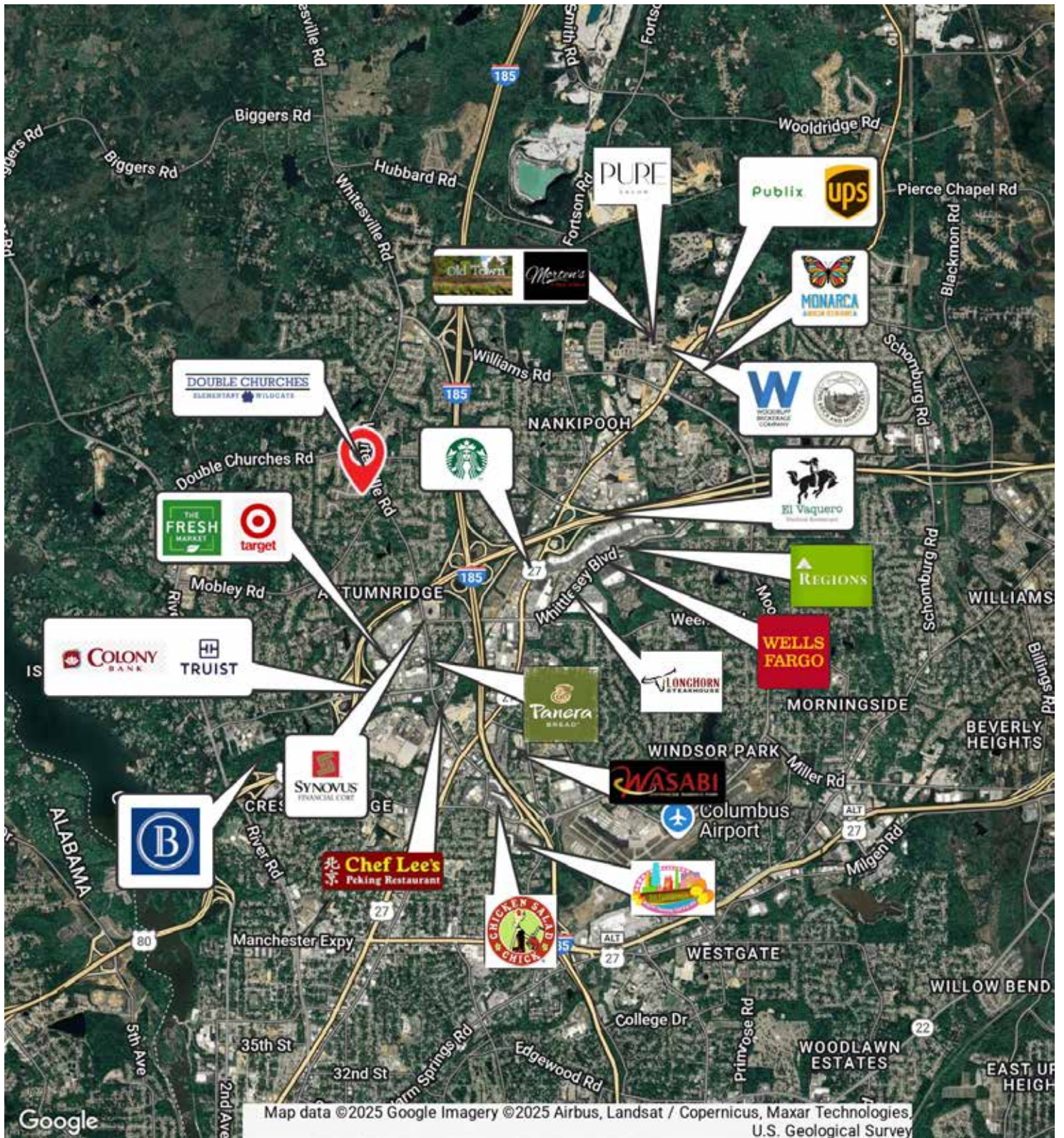
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

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

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAILER MAP



WENDY ELLIOTT

(706)-325-3412

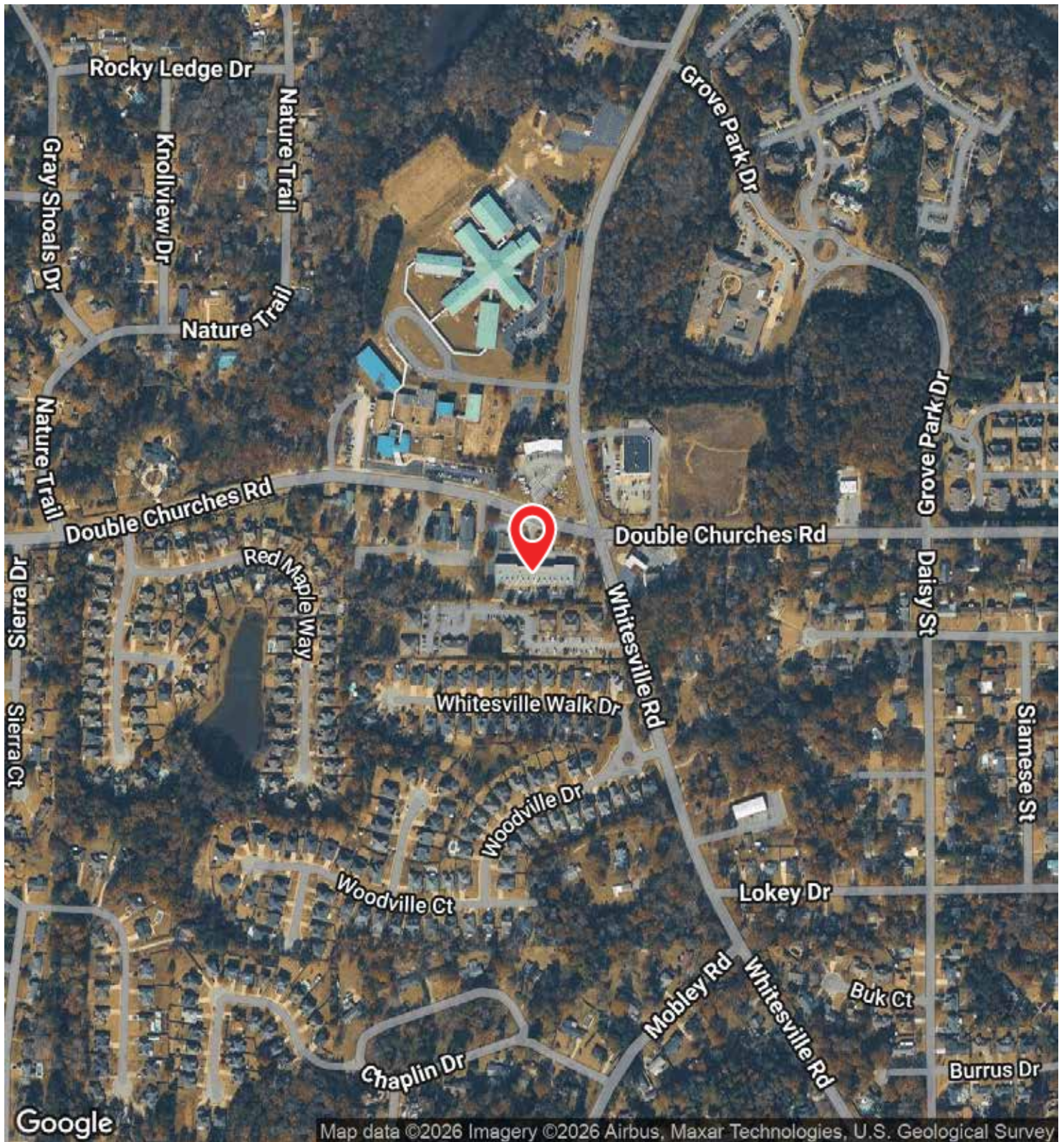
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAP



WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MEET THE TEAM



WENDY ELLIOTT

Direct: 706.325.3412

wendy.elliott@woodruffre.com

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.