



Delauney Avenue Office Space

1315 Delauney Avenue
Columbus, Georgia 31901

Property Highlights

- Located in Midtown
- Full Service Leases: Lights & Water Included
- Ample Parking For Employees & Visitors
- Zoned GC: General Commercial

Offering Summary

Lease Rate:	\$14.00 - 18.00 SF/yr (Full Service)
Building Size:	+/- 16,805 SF
Available SF:	+/- 680 - 2,434 SF
Lot Size:	+/- 1.13 Acres

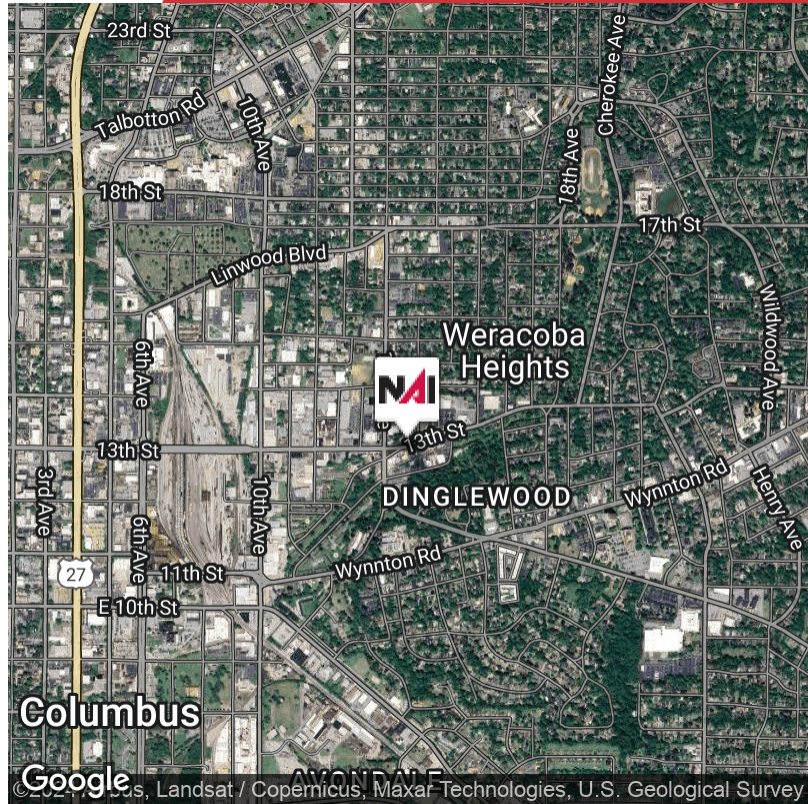
Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	283	1,199	3,883
Total Population	532	2,419	8,151
Average HH Income	\$49,740	\$49,736	\$56,301

For More Information

Amy D. Gill, MICP, MRP

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Offering Summary

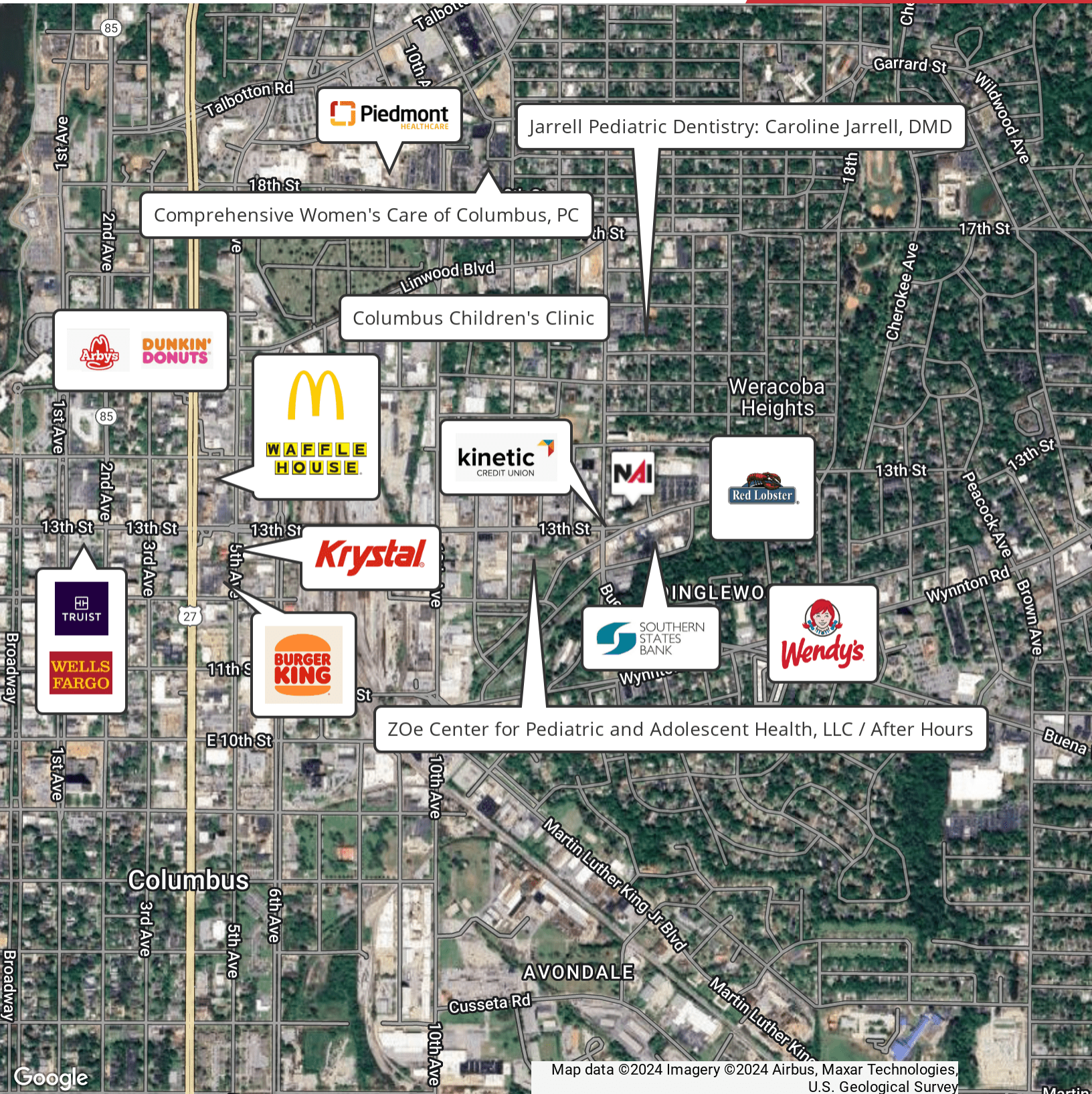
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Property Overview

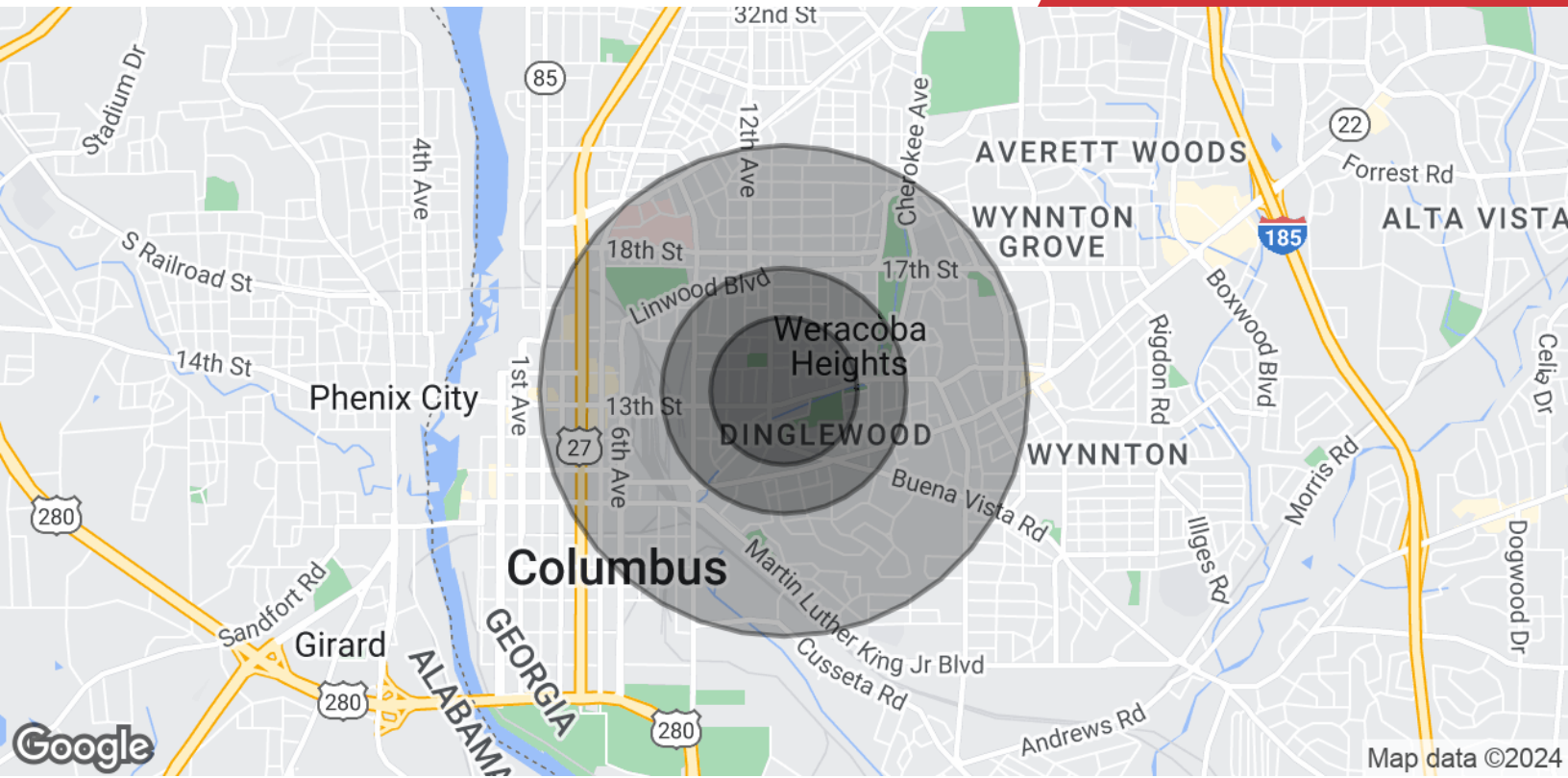
Midtown office space available for lease. All leases are full service with lights & water included. Ample parking is available for employees and visitors. Suites 103 & 104 range from +/- 680 - 1,151 SF of office space. Suite 201 is +/- 2434 SF of medical office space. Zoned GC, general commercial, for flexibility.

Contact listing Broker, Amy D. Gill, for all questions, inquiries or showings: 706-562-3616 | 706-660-5418 office

We 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 or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	532	2,419	8,151
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	42	41	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	283	1,199	3,883
# of Persons per HH	1.9	2	2.1
Average HH Income	\$49,740	\$49,736	\$56,301
Average House Value	\$217,423	\$223,230	\$241,601

Demographics data derived from AlphaMap