



## North Columbus Office

7413 Whitesville Rd Unit # 6  
Columbus, Georgia 31904

### Property Highlights

- - 6,248 SF Space
- - Zoned NC (Neighborhood Commercial)
- - Convenient location in Columbus area
- - Ample parking for employees and visitors
- - Easy access to major roadways
- - Proximity to amenities and services
- - Potential for customization
- - Suitable for various office-based businesses

### Property Overview

The space is +/- 6,248 SF and has a listing price of \$815,000.00. This office space is located at The Offices of Whitesville Crossing off of Whitesville Road, near the intersection with Double Churches Road in Columbus, GA.

### Offering Summary

<b>Sale Price:</b>	\$815,000
<b>Building Size:</b>	+/- 6,248 SF
<b>Available SF:</b>	+/- 6,248 SF
<b>Lot Size:</b>	0.528 Acres

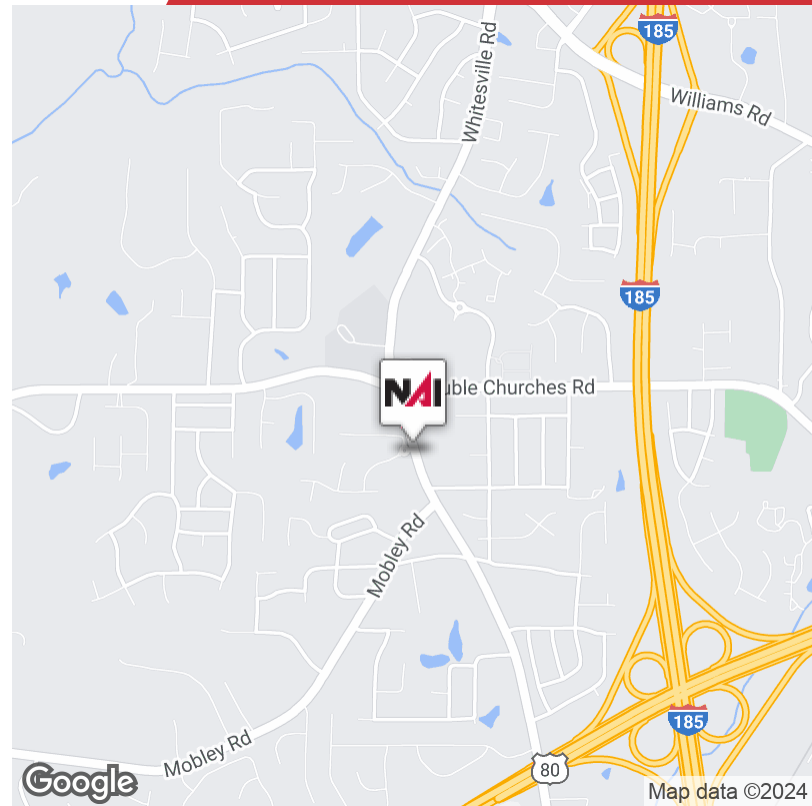
### For More Information

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### Offering Summary

<b>Sale Price:</b>	\$815,000
<b>Building Size:</b>	+/- 6,248 SF
<b>Available SF:</b>	+/- 6,248 SF
<b>Lot Size:</b>	0.528 Acres
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$130.44
<b>Year Built:</b>	2007
<b>Zoning:</b>	NC- Neighborhood Commercial

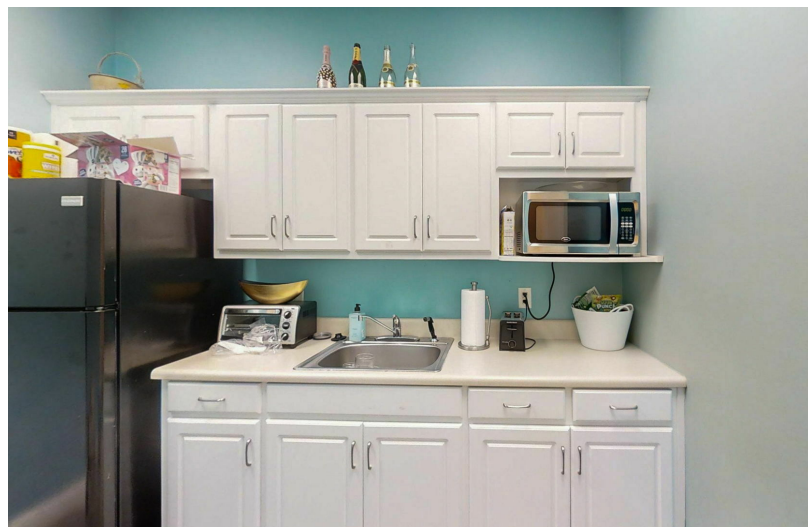
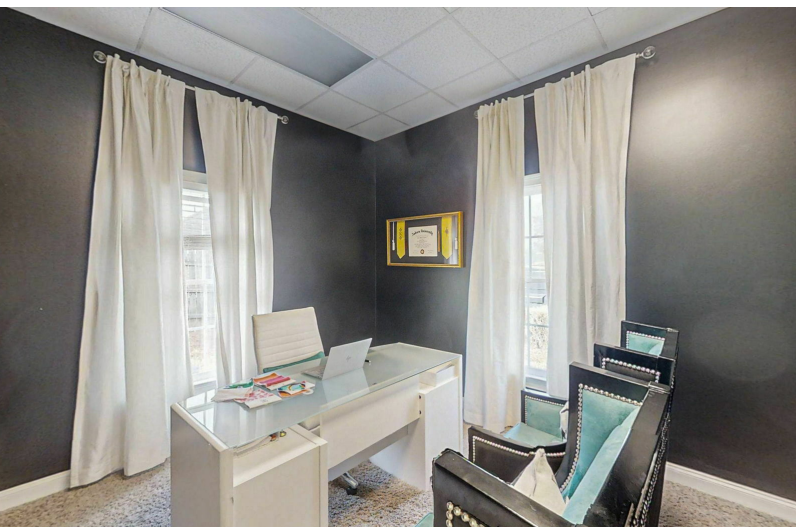
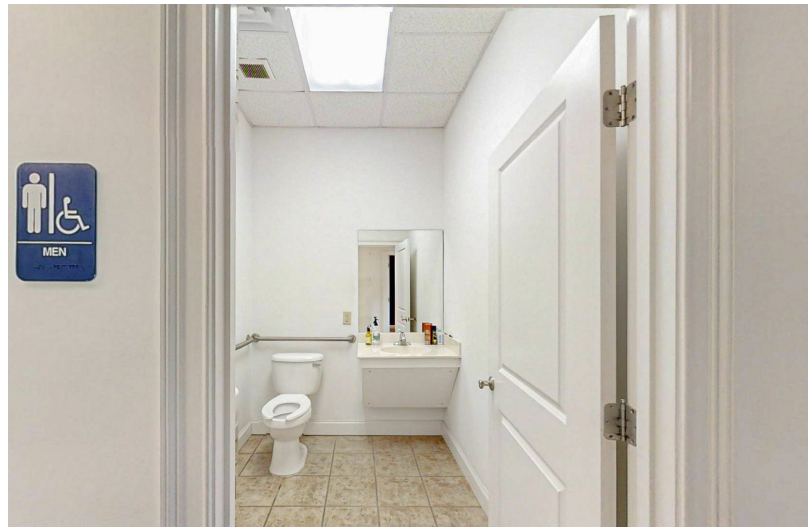
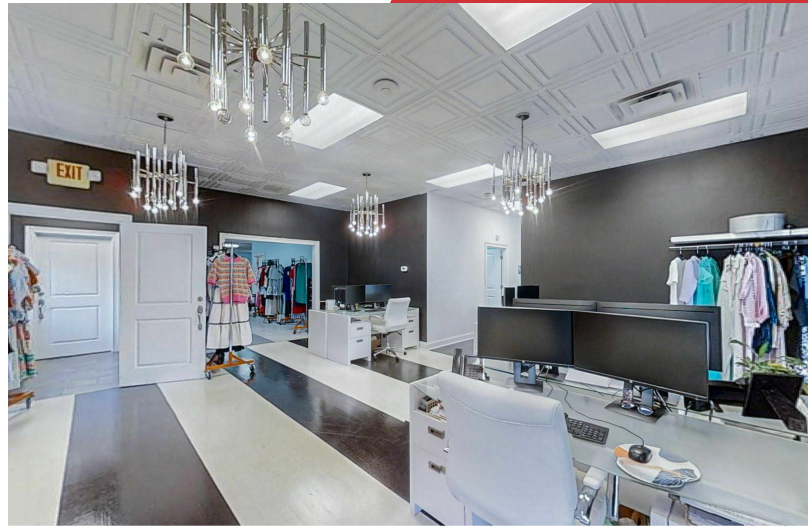
### Property Overview

The space is +/- 6,248 SF and has a listing price of \$815,000.00. This office space is located at The Offices of Whitesville Crossing off of Whitesville Road, near the intersection with Double Churches Road in Columbus, GA. Approximately +/- 1300 SF is built out office space and approximately +/- 4000 SF of large open space. The space also entails three (3) bathrooms, private offices and a breakroom. The property is currently occupied, please contact the listing agent for showing.

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FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 4,870 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



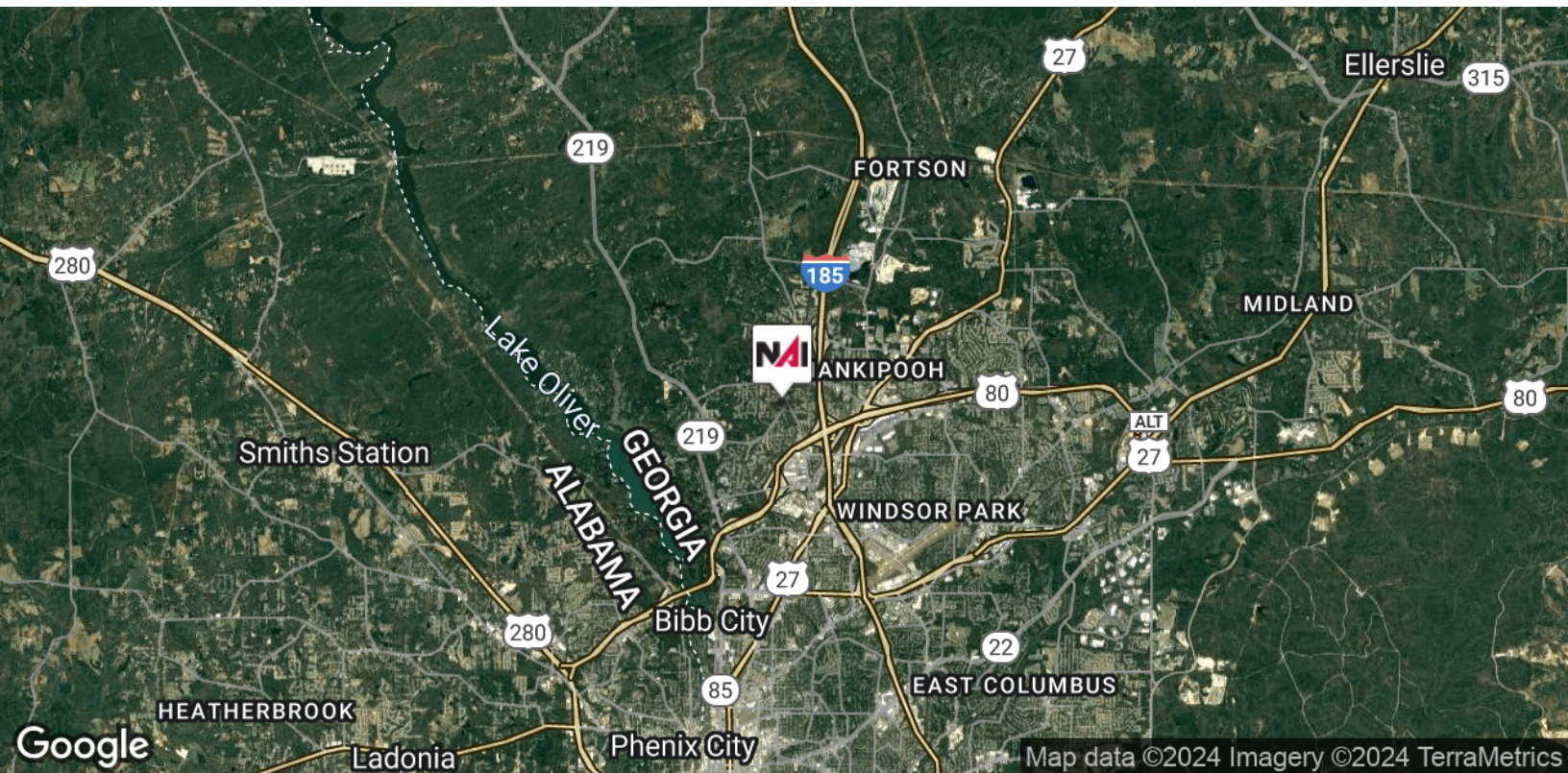
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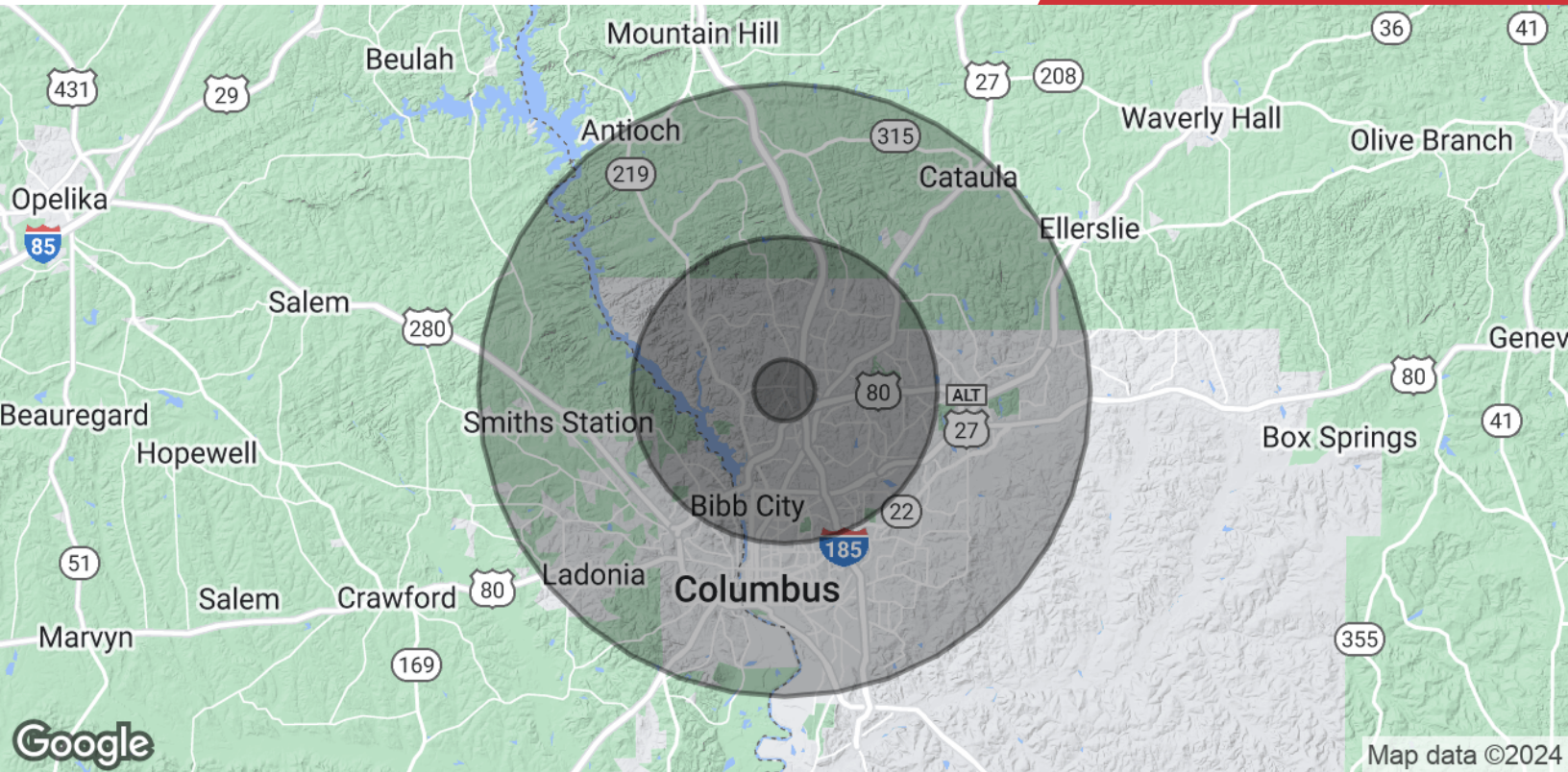
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Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	4,508	87,730	255,374
<b>Average Age</b>	36.5	36.1	37.0
<b>Average Age (Male)</b>	35.7	35.0	35.3
<b>Average Age (Female)</b>	38.7	37.4	38.9
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	2,021	38,730	113,299
<b># of Persons per HH</b>	2.2	2.3	2.3
<b>Average HH Income</b>	\$82,485	\$71,210	\$60,512
<b>Average House Value</b>	\$182,018	\$175,029	\$147,557

\* Demographic data derived from 2020 ACS - US Census