

# FOR LEASE

**6094 & 6100 COCA COLA BLVD.**

Columbus, GA 31909



**LEASE RATE**      \$5,250.00 per month

---

**Carson Cummings**  
706 289 2468

**Tripp Crawford**  
706 984 1251



**COLDWELL BANKER  
COMMERCIAL**  
KENNON, PARKER,  
DUNCAN & DAVIS

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## PROPERTY DESCRIPTION

This commercial property includes 7,500 SF of warehouse space and 1,500 SF of office space. In the warehouse space there are two 24' X 12' rollup doors, one restroom and a fenced-in yard. In the office space there are five offices on the main floor, with an additional 1,000 SF above the main office for storage or additional offices, and two restrooms. The property also has a large parking lot.

## PROPERTY HIGHLIGHTS

- Great location with close proximity to Manchester Expressway and U.S. Hwy. 80
- Fenced-in yard
- Ample parking

## OFFERING SUMMARY

Lease Rate:	\$5,250.00 per month (MG)
Available SF:	9,000 SF
Lot Size:	1.36 Acres
Building Size:	9,000 SF
Zoning:	General Commercial
APN:	110 002 022 & 110 002 021

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,301	40,606	102,033
Total Population	9,166	99,255	231,101
Average HH Income	\$62,362	\$63,997	\$59,066

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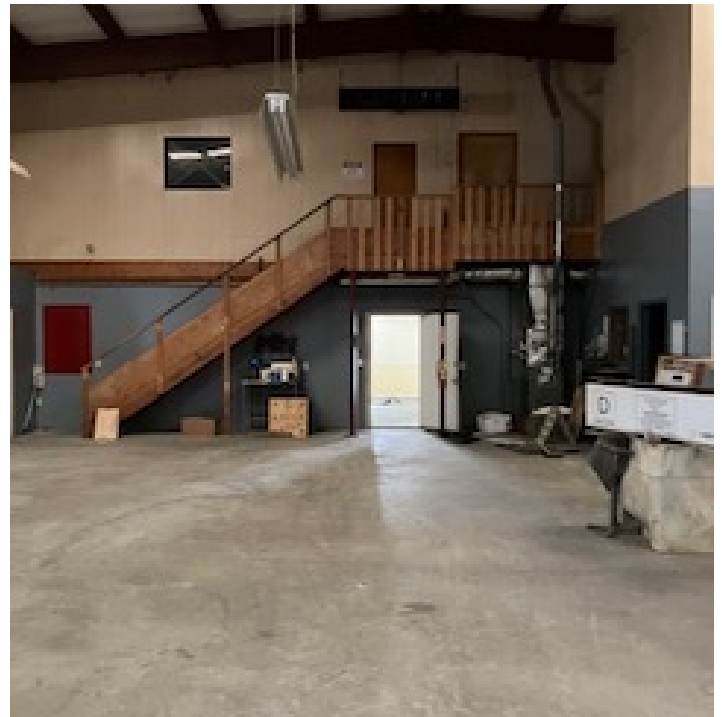


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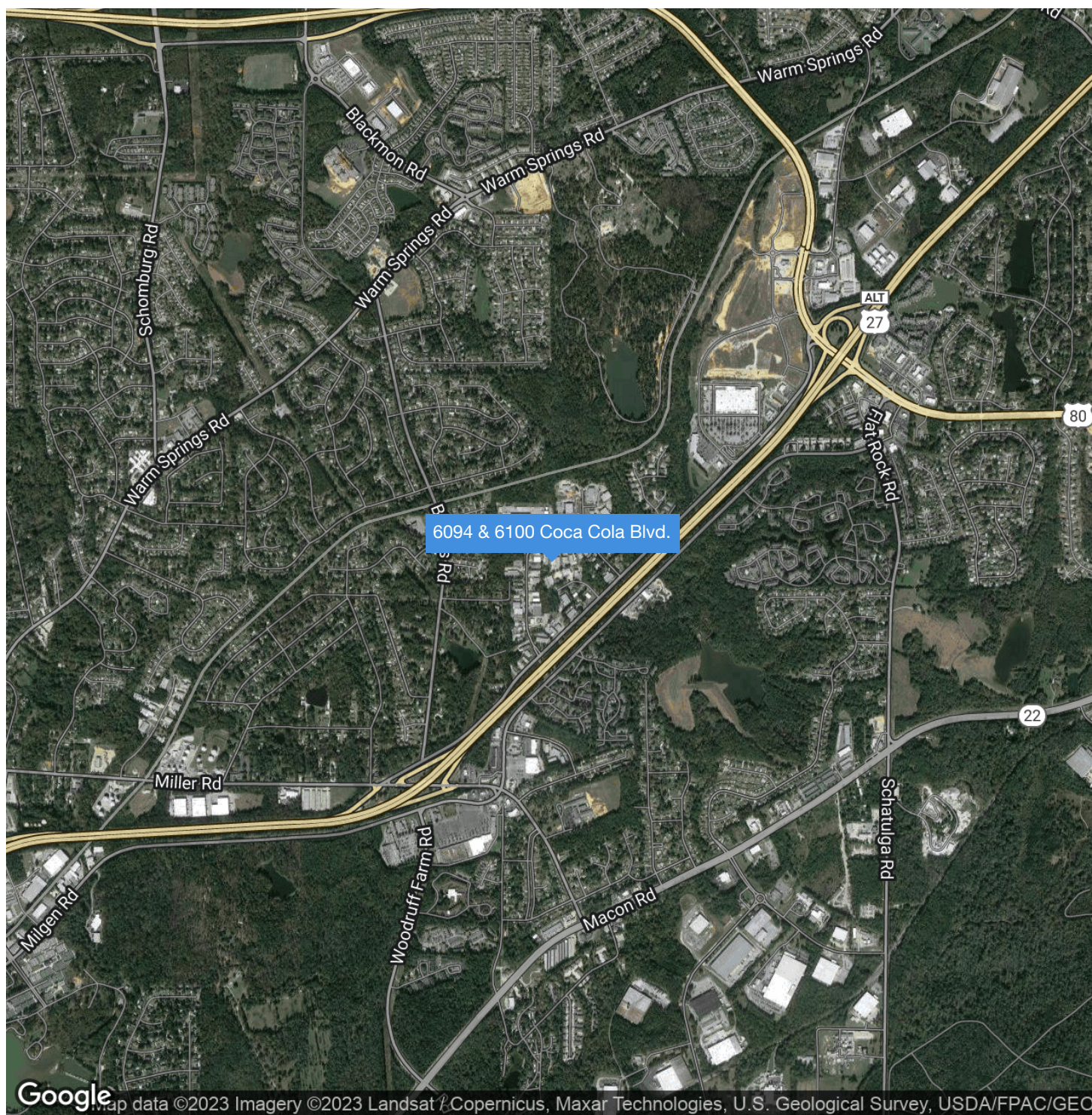
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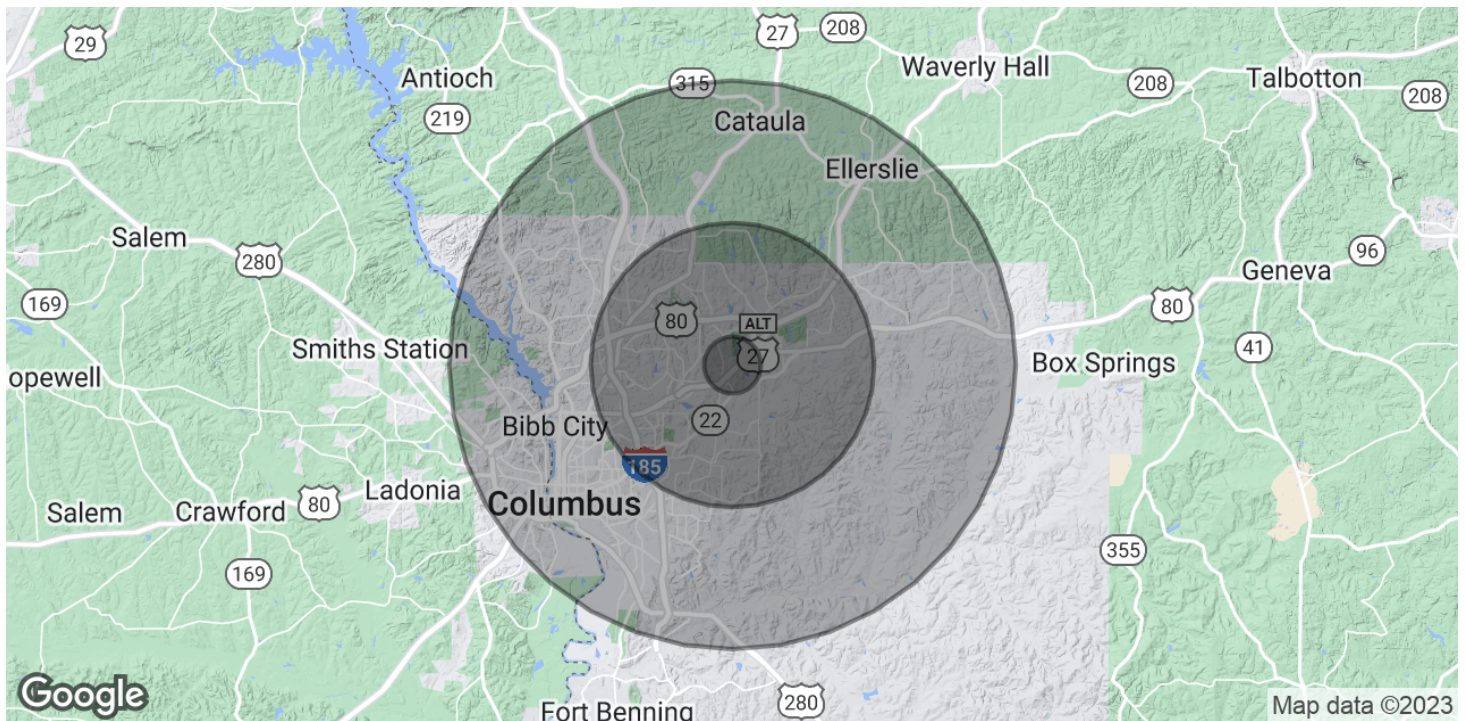
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,166	99,255	231,101
Average Age	32.3	35	36.5
Average Age (Male)	33.3	33.6	34.8
Average Age (Female)	33.6	37.3	38.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,301	40,606	102,033
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$62,362	\$63,997	\$59,066
Average House Value	\$120,957	\$154,101	\$143,947

\* Demographic data derived from 2020 ACS - US Census

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