

# FOR LEASE

**1117 20TH ST.**  
1117 20th St. Columbus, GA 31901



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	12,090 SF
Available SF:	5,280 SF
Year Built:	2005
Zoning:	GC

## PROPERTY OVERVIEW

This medical office space in Columbus, GA offers over 5,200 square feet designed to accommodate medical or professional office use. Ideally located just minutes from Piedmont Columbus Regional Hospital, the Bill and Olivia Amos Children's Hospital, and the John B. Amos Cancer Center, the property provides exceptional convenience for healthcare professionals and their patients. With easy access to Uptown Columbus, Highway 80, and I-185, it offers excellent connectivity across the region.

The space is well-suited for medical, dental, or general office practices, and features ample on-site parking. Positioned in a high-demand professional corridor, this location provides strong visibility and referral potential. Whether you're expanding an existing practice or launching a new one, this versatile, move-in-ready space offers the functionality and a strategic location.

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## PROPERTY HIGHLIGHTS

- Size: 5,200+ SF of versatile office space
- Location: Centrally located near major medical centers
- Accessibility: Easy access to Highway 80, I-185, and Uptown Columbus
- Use: Ideal for medical, dental, or professional office use
- Parking: Ample on-site parking available for staff and patients

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	4,466	64,583	112,149
Total Population	9,612	155,230	283,383
Average HH Income	\$51,080	\$67,151	\$79,080

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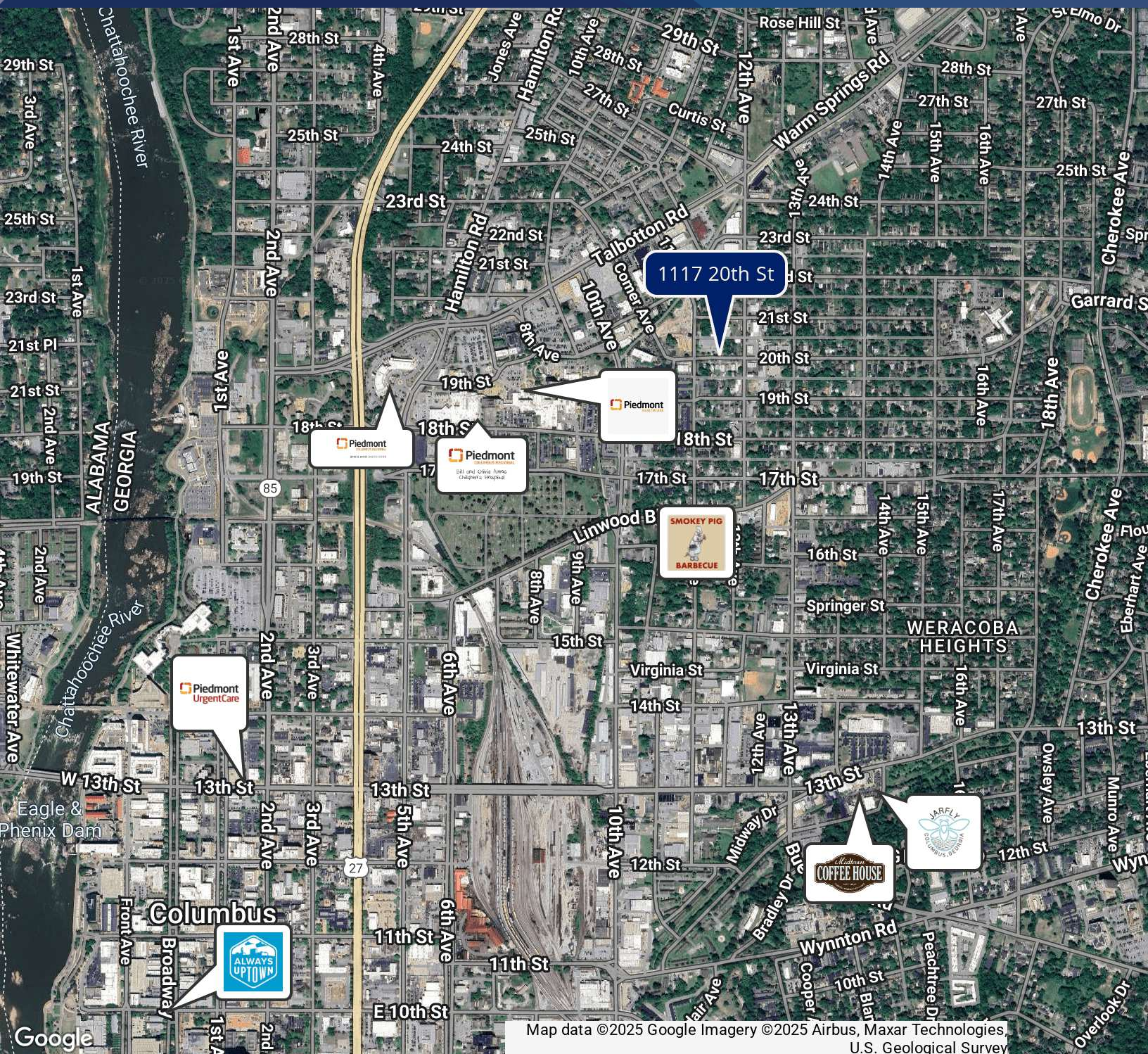


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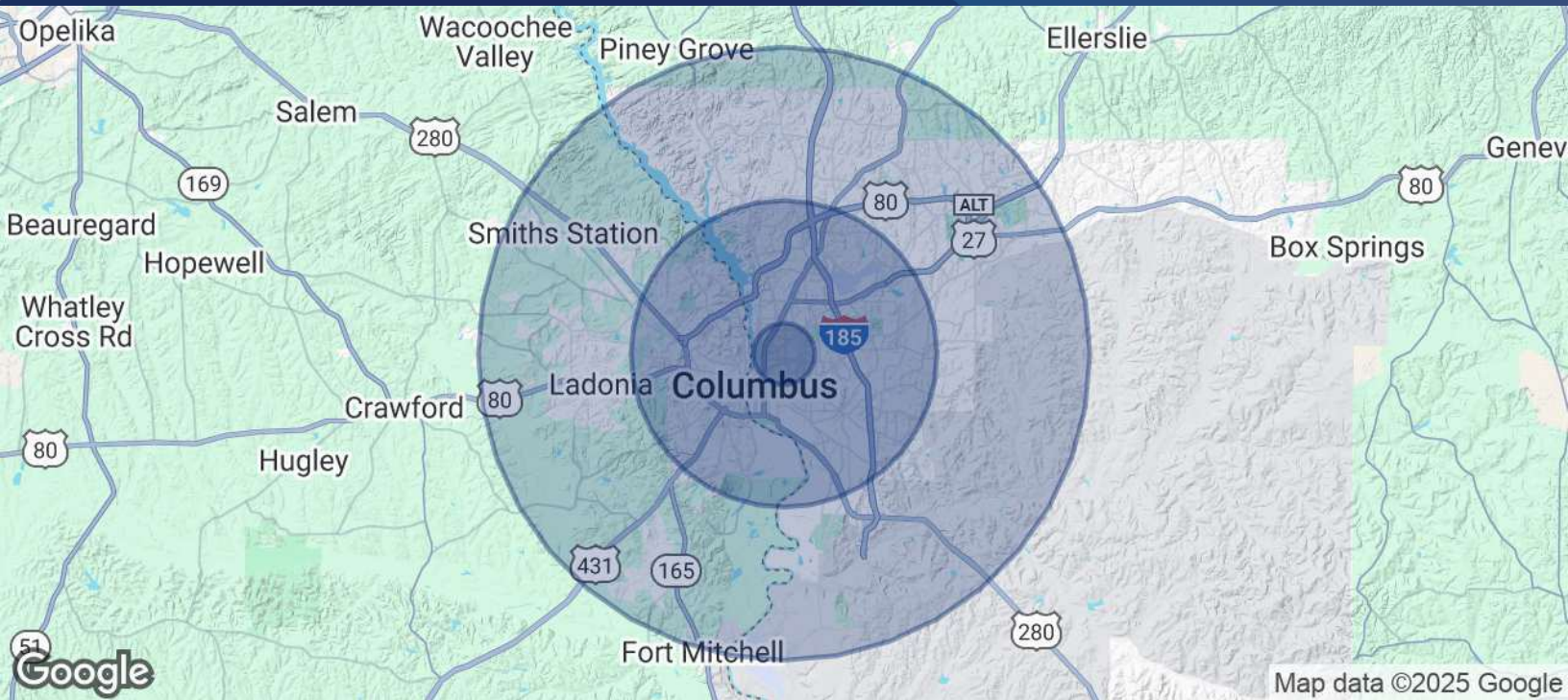
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,612	155,230	283,383
Average Age	39	39	38
Average Age (Male)	38	37	37
Average Age (Female)	40	40	40

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,466	64,583	112,149
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$51,080	\$67,151	\$79,080
Average House Value	\$160,985	\$209,044	\$230,531

Demographics data derived from AlphaMap

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