



**COLDWELL  
BANKER  
COMMERCIAL**

KENNON, PARKER, DUNCAN  
& DAVIS

## 1117 20TH ST. AND 1100 21ST ST.

Columbus, GA 31901

AVAILABLE SPACE

12,090 SF

ASKING PRICE

\$1,395,000



# FOR SALE

CBCWORLDWIDE.COM

### MEDICAL OFFICE BUILDING

Carson Cummings  
706.256.1500  
carson@kpd.com

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COLDWELL BANKER COMMERCIAL  
KENNON, PARKER, DUNCAN & DAVIS  
5670 Whitesville Road, Columbus, GA 31904  
706.256.1500



SALE

# 1117 20TH ST. AND 1100 21ST ST.

Columbus, GA 31901



## OFFERING SUMMARY

Sale Price:	\$1,395,000
Lot Size:	0.98 Acres
Year Built:	2005
Building Size:	12,090 SF
Zoning:	GC
Price / SF:	\$115.38

## PROPERTY OVERVIEW

This commercial property is a medical office space. There are two suites. Suite 100 is comprised of 2 waiting areas, 8 private offices, 2 hallway desk areas, 10 exam rooms, 3 public restrooms, 2 private restrooms, breakroom 5 storage closets, large storage room 2 areas with built-in filing systems. Suite 200 is comprised of 2 bathrooms, breakroom, meeting room, 5 offices, reception area, common areas with total of 30 cubicles, medical records room, supply room and storage room. It is in close proximity to Piedmont Columbus Regional Hospital, as well as other medical facilities.

## PROPERTY HIGHLIGHTS

- Located in close proximity to Piedmont Columbus Regional Hospital
- Great investment
- 100% leased

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 carson@kpd.com



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**1117 20TH ST. AND 1100 21ST ST.**  
Columbus, GA 31901

**SALE**



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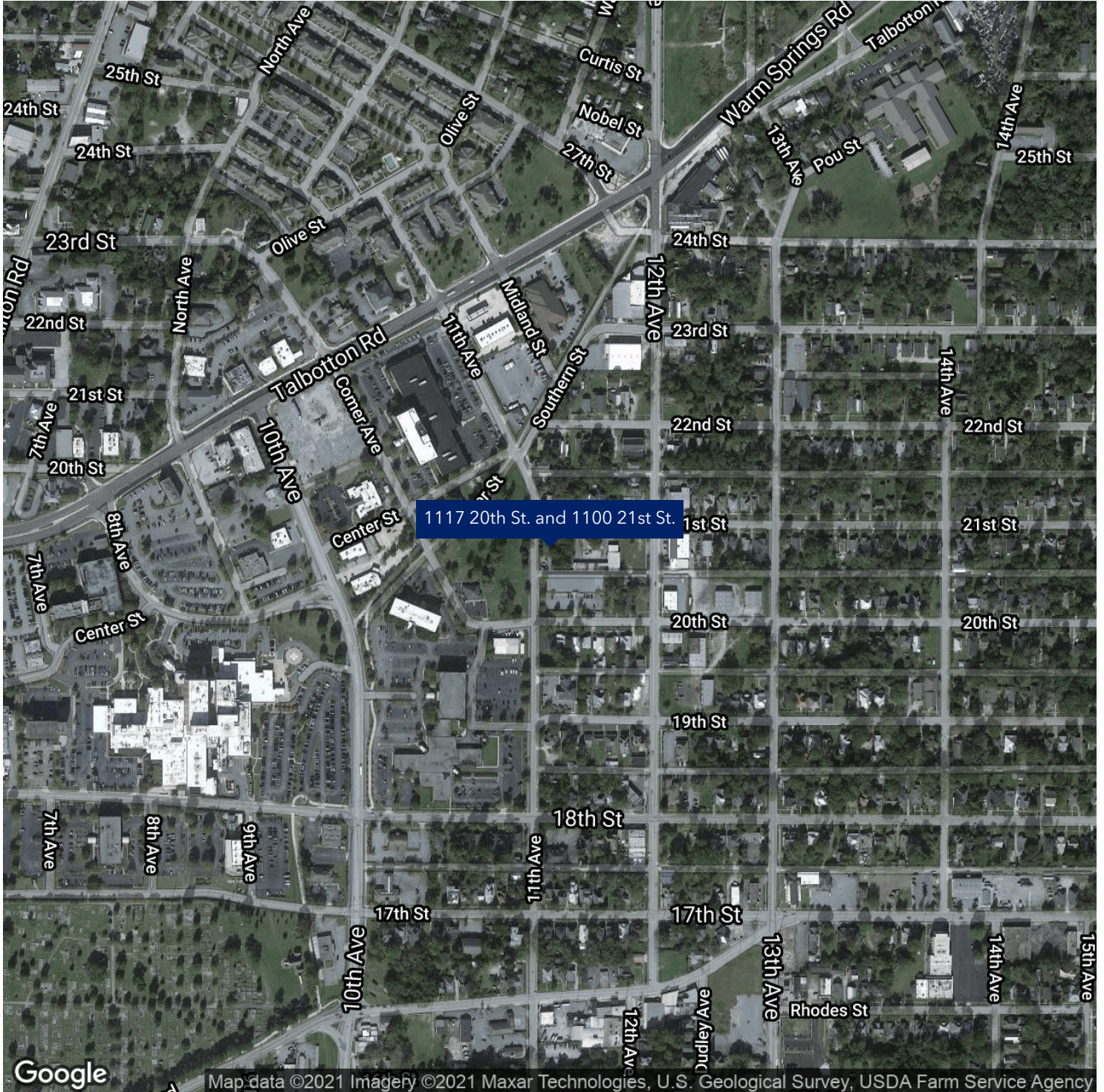
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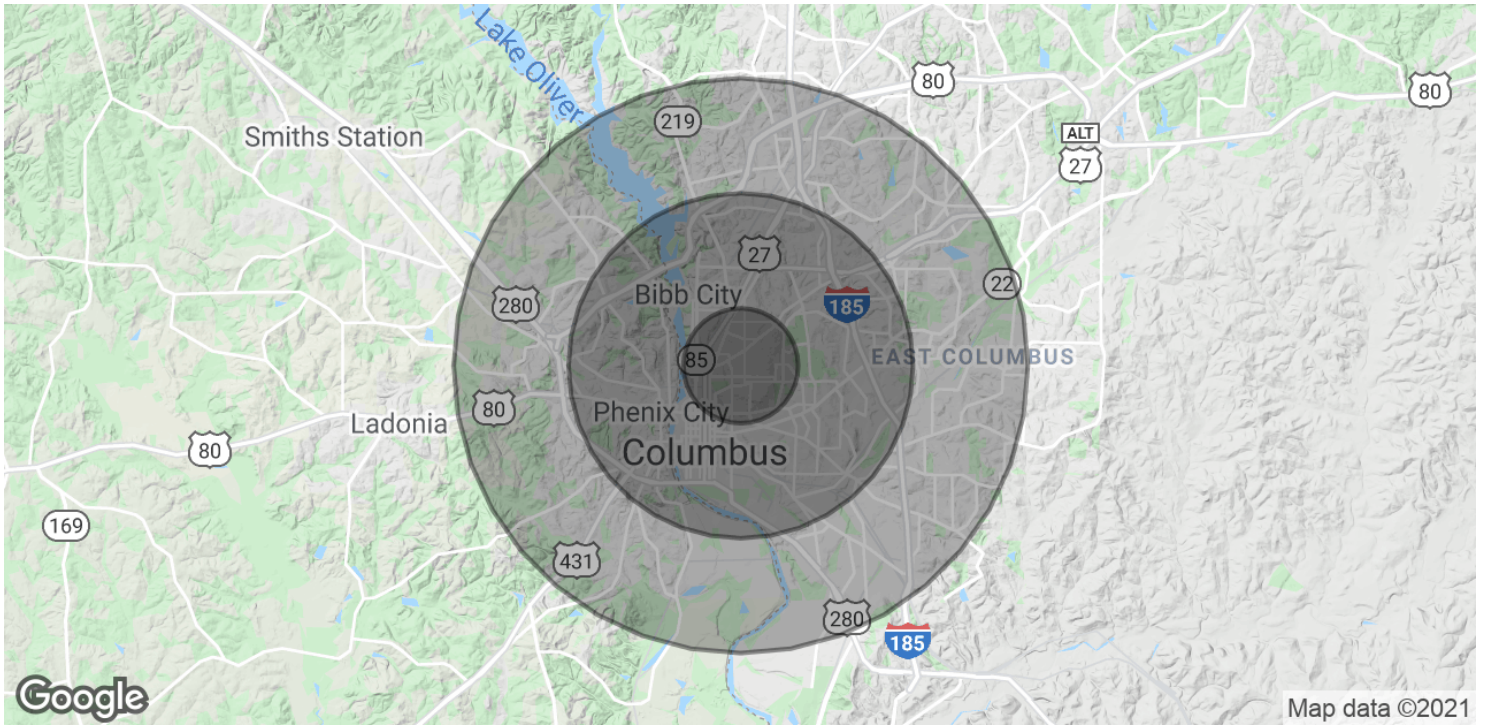
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Columbus, GA 31901

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,791	68,620	140,495
Average age	37.7	35.4	35.5
Average age (Male)	37.6	32.6	33.7
Average age (Female)	39.7	37.2	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,326	29,158	58,398
# of persons per HH	2.0	2.4	2.4
Average HH income	\$37,368	\$42,295	\$47,284
Average house value		\$160,896	\$148,093

\* Demographic data derived from 2010 US Census

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