

FOR LEASE

1117 20TH ST, STE 200

Columbus, GA 31901



LEASE RATE

\$14.00 SF/yr

Carson Cummings

706 289 2468



**COLDWELL BANKER
COMMERCIAL**

KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

This commercial property is a medical office space. There are two suites. Suite 300 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

- Great location
- Located in close proximity to Piedmont Columbus Regional Hospital

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	4,865 SF
Building Size:	12,090 SF
Zoning:	GC
APN:	028 024 002

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,208	69,079	116,376
Total Population	9,425	143,476	264,204
Average HH Income	\$35,840	\$48,284	\$57,559

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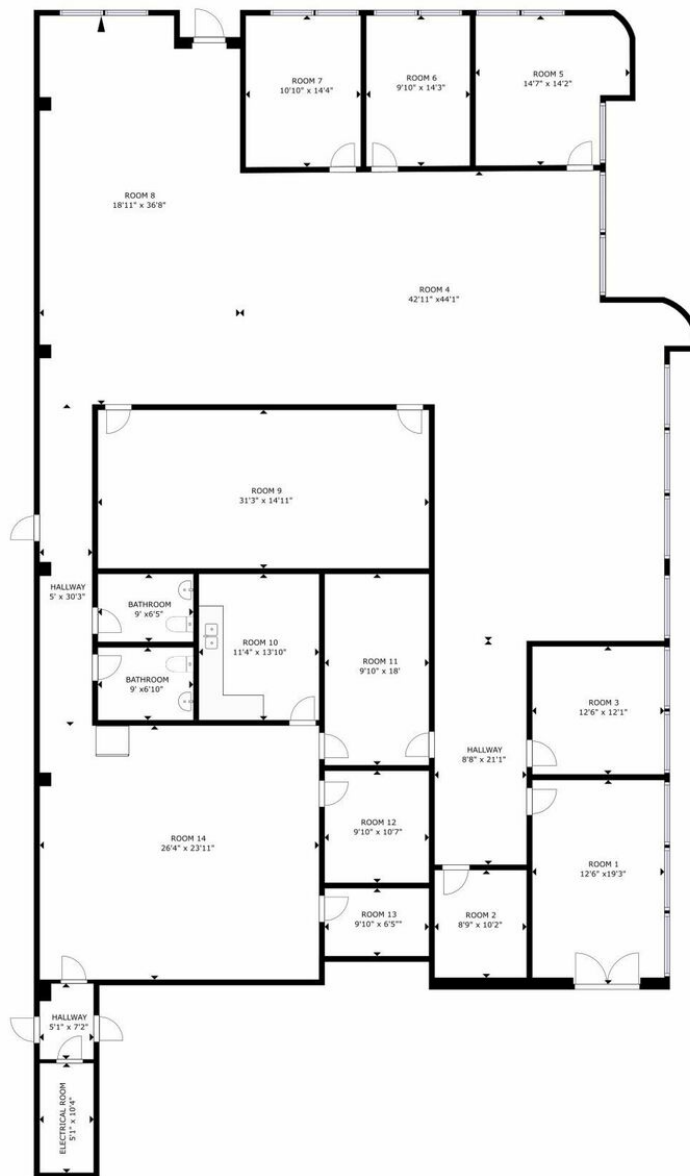


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GROSS INTERNAL AREA

FLOOR 1: 5280 sq ft

TOTAL: 5280 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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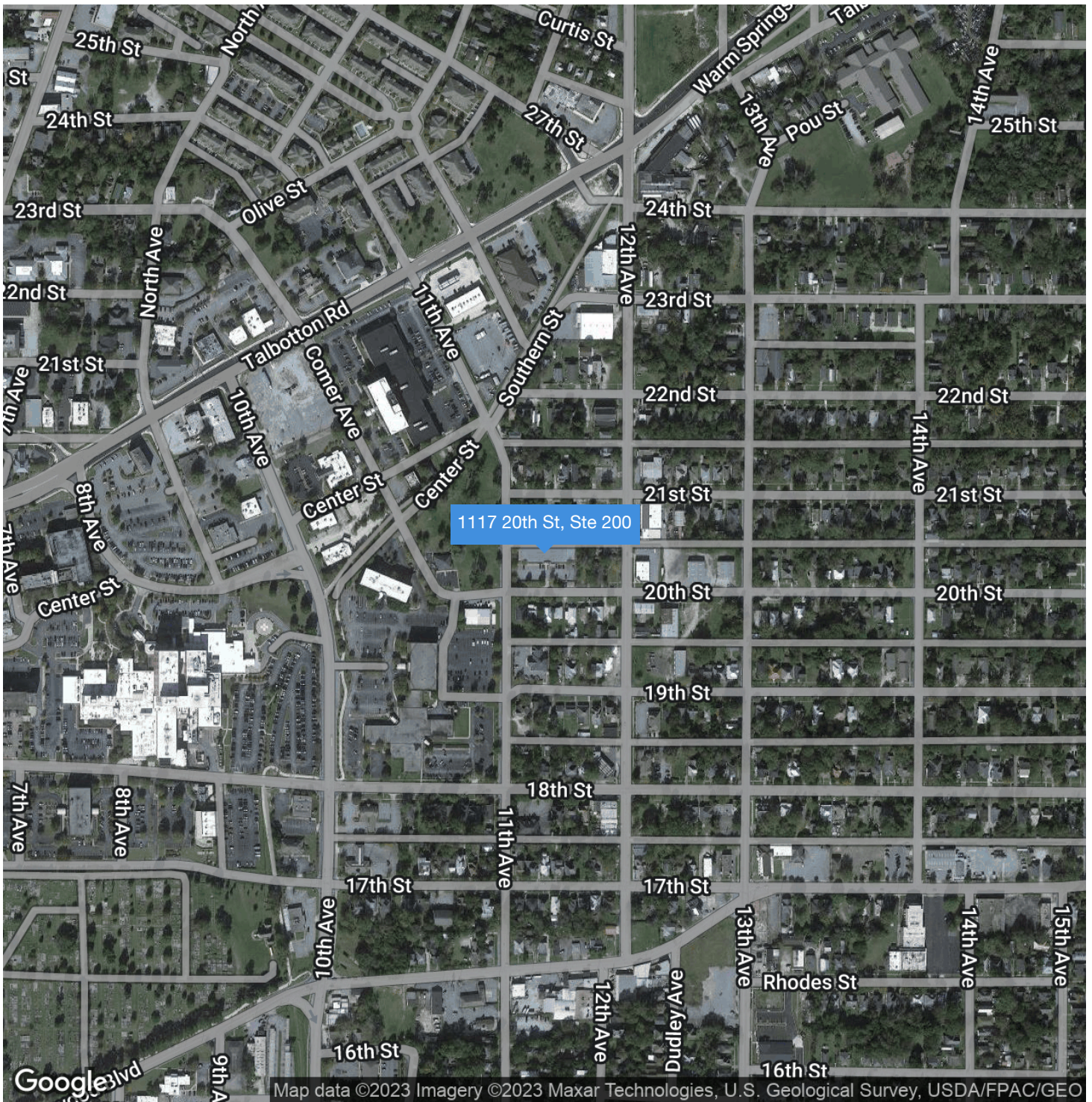


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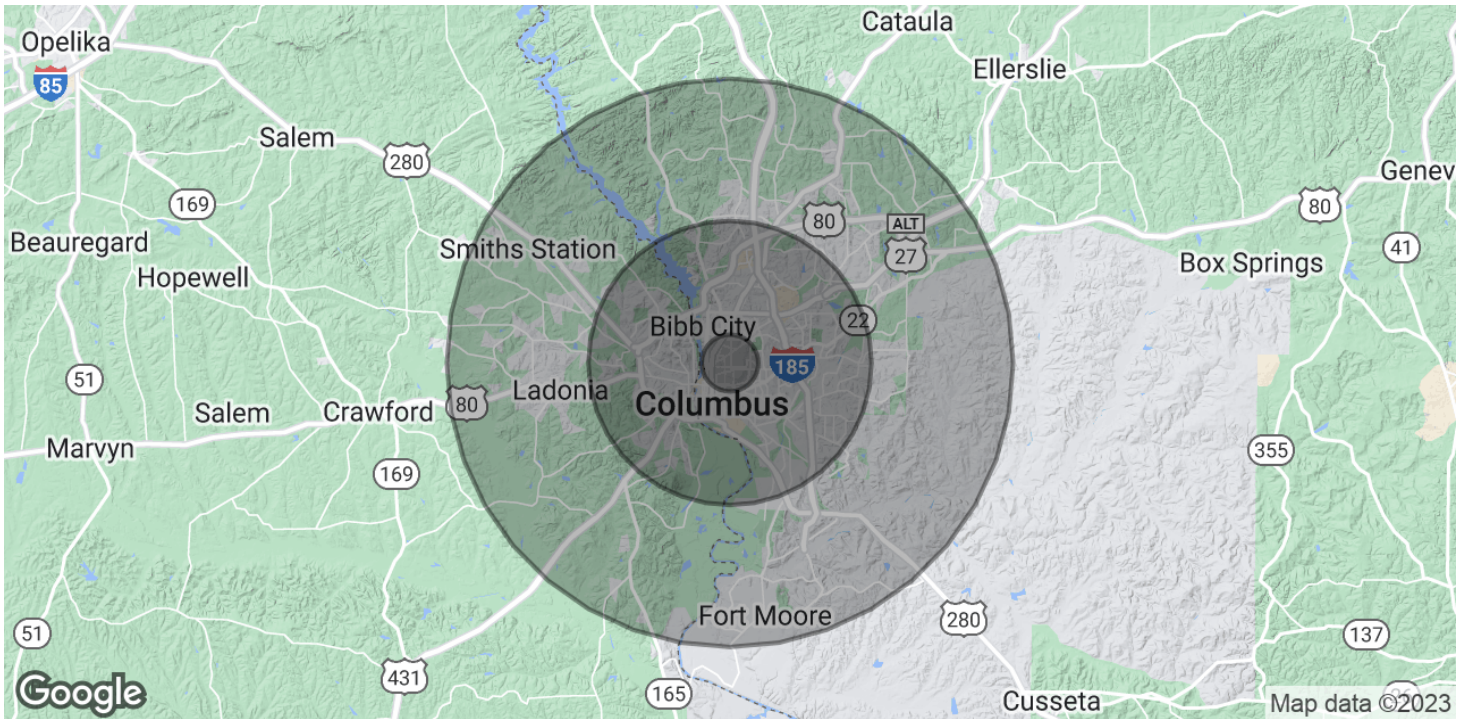


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,425	143,476	264,204
Average Age	39.1	36.8	35.9
Average Age (Male)	36.7	34	34.3
Average Age (Female)	39.6	39.3	38
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,208	69,079	116,376
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$35,840	\$48,284	\$57,559
Average House Value	\$85,232	\$117,848	\$136,180

* Demographic data derived from 2020 ACS - US Census

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