



1120 21st Street

Columbus, Georgia 31901

Property Highlights

- Flex space
- Versatile layout with ample parking
- High visibility
- Modified gross lease

Property Overview

This +/- 4,226 SF flex space features a large, open space in the back of the building with a kitchenette and alley access. The front of the building includes a reception area, private office with an ensuite, and two half-baths. The owner is willing to install a drive-in, roll-up door for a qualified tenant. This space would be ideal for a church, small event center, or small production facility, but its versatile layout, ample parking, and high visibility makes it able to accommodate diverse business needs. Space is available for \$1,500 per month with a modified gross lease.

Offering Summary

Lease Rate:	\$1,500.00 per month (MG)
Building Size:	+/- 4,226 SF
Lot Size:	0.16 Acres

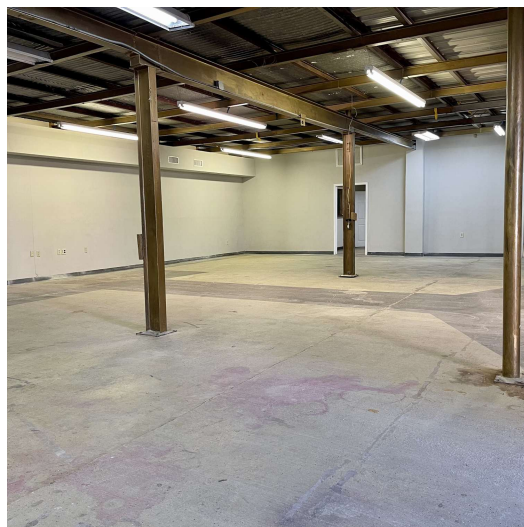
Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	326	1,506	5,171
Total Population	537	2,481	9,424
Average HH Income	\$21,888	\$25,520	\$35,855

For More Information

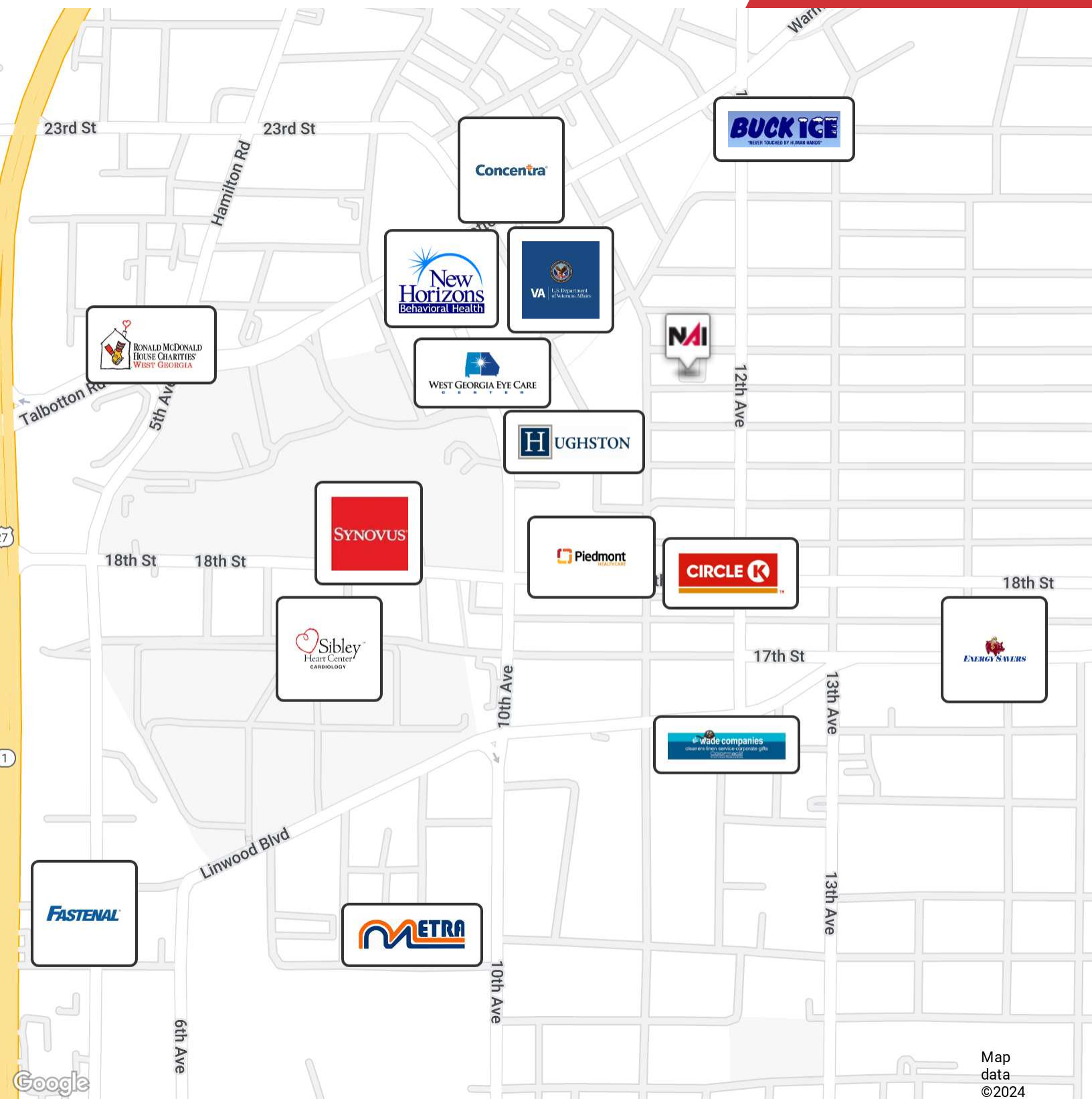
Shaun Roberts

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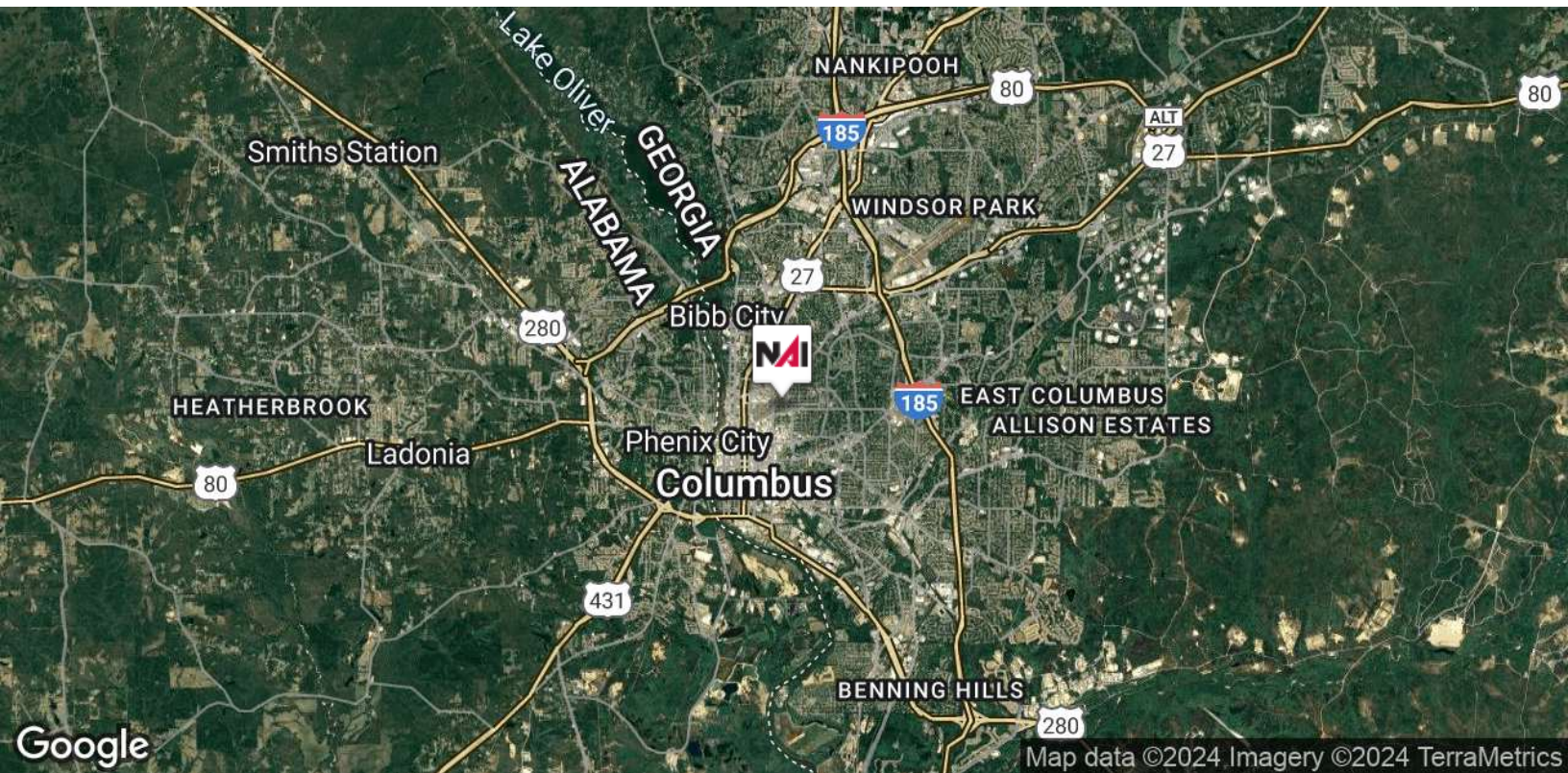
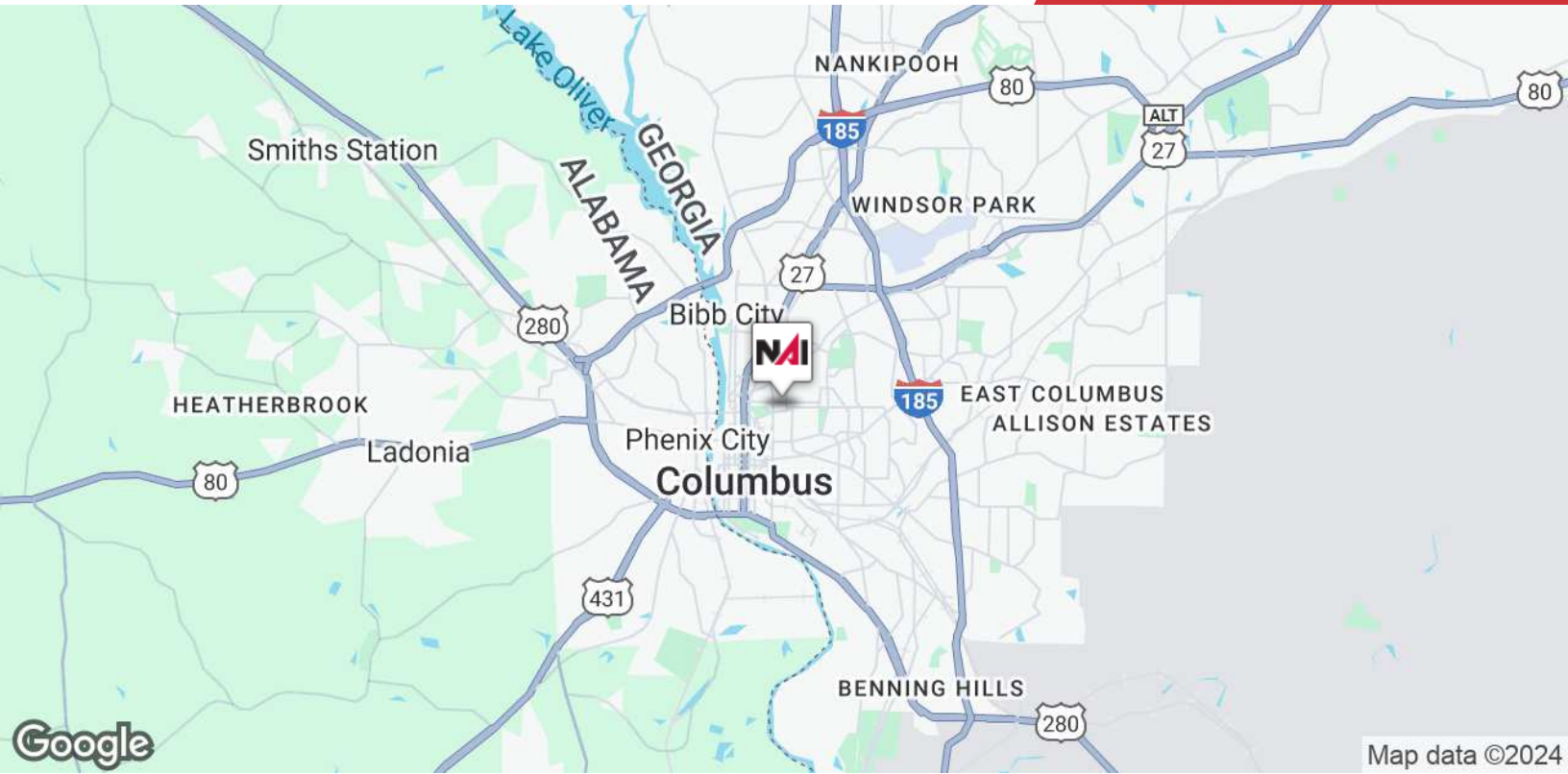
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Map data ©2024

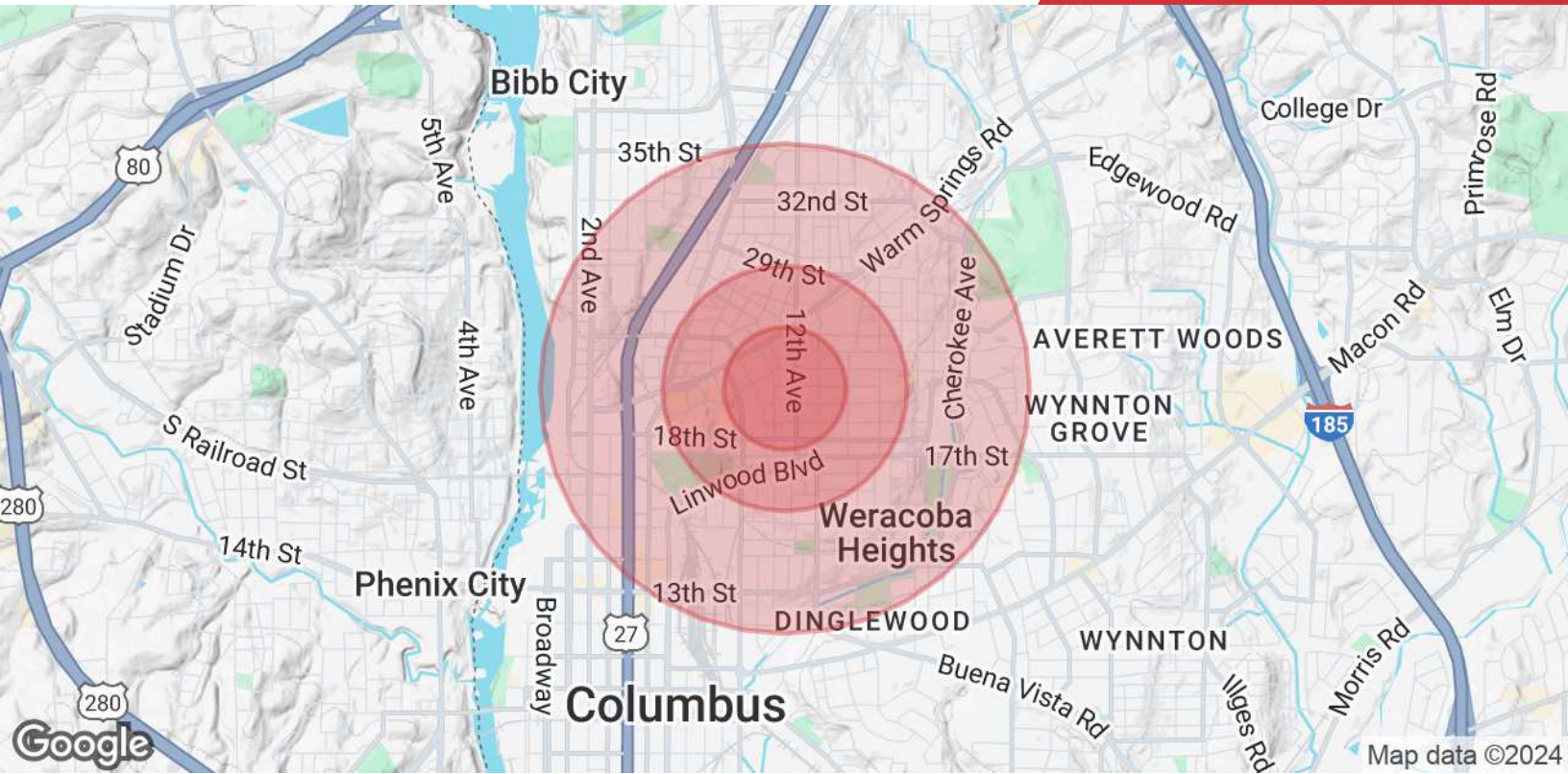
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	537	2,481	9,424
Average Age	38.0	38.2	38.9
Average Age (Male)	37.9	34.3	36.5
Average Age (Female)	37.8	39.2	39.5

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	326	1,506	5,171
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$21,888	\$25,520	\$35,855
Average House Value	\$44,377	\$50,584	\$84,577

2020 American Community Survey (ACS)

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