



## St. Francis Office Suites

2013 Devonshire Drive, Columbus, Georgia 31904

### Property Overview

Newly renovated executive office suites located in North Columbus, just one block from Manchester Expressway & St. Francis Emory Hospital.

Smart Thermostats, New HVAC, New LVP floor & carpet, as well as fresh paint and LED lights throughout. Power, Water, Wifi, and All Maintenance Included.

Professionally Managed, Secured Key Fob Access and 24-Hour Video surveillance. Rental amount subject to change without notice. Professional office leases only; no salons to include hair, nails, aesthetics etc. Contact Broker for more details.

### Offering Summary

<b>Lease Rate:</b>	\$1,500.00 /mo
<b>Lease Type:</b>	Utilities Included
<b>Building Size:</b>	9,141 SF
<b>Available SF:</b>	675 SF

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	3,683	26,666	59,064
<b>Total Population</b>	8,351	61,550	140,548
<b>Average HH Income</b>	\$45,715	\$55,935	\$52,209

### For More Information

**Amy D. Gill, MICP, MRP**

O: 706 660 5418 x1009 | C: 706 562 3616  
agill@g2cre.com | GA #381793

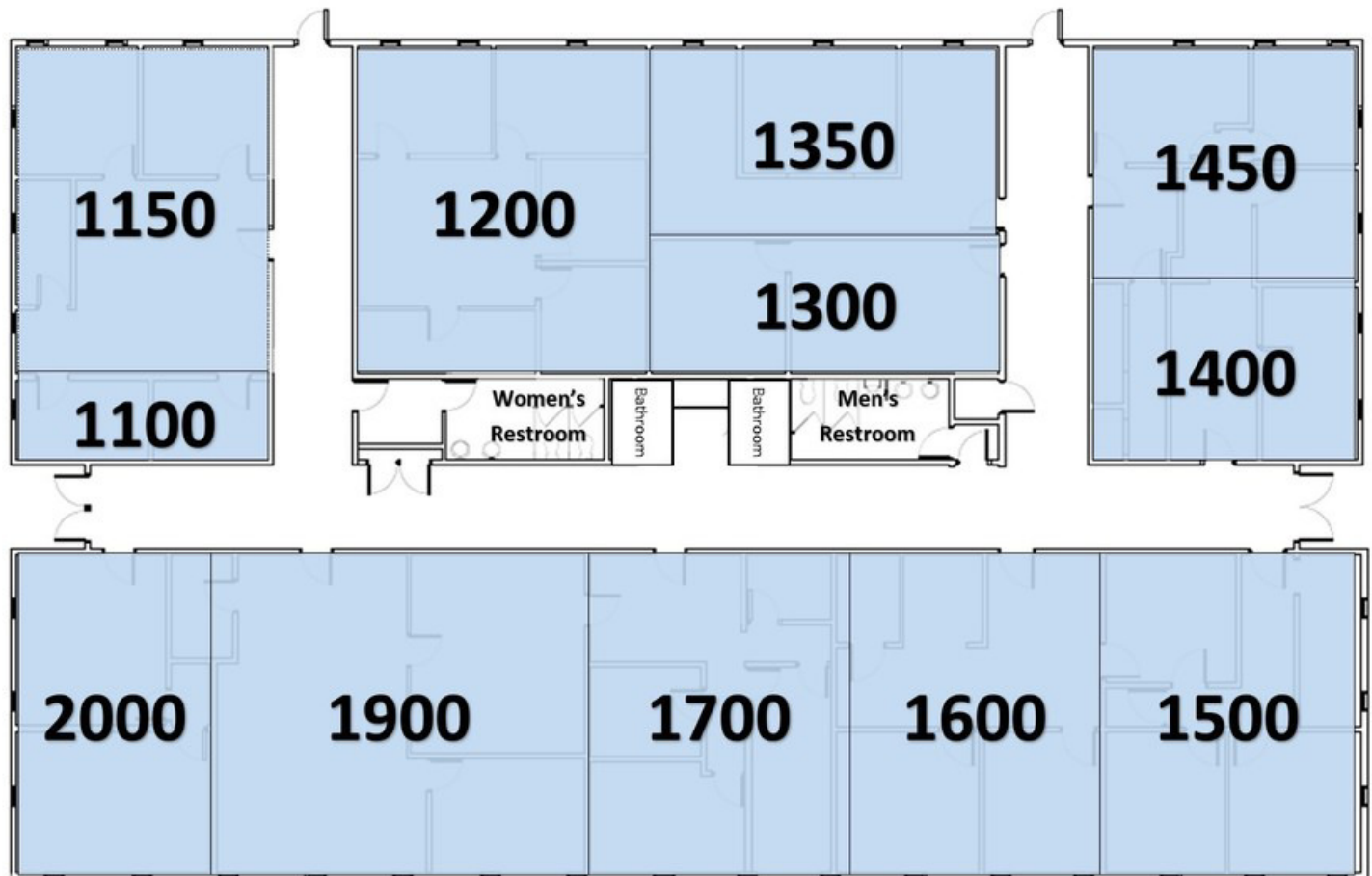




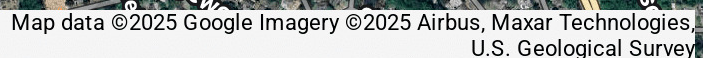
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Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
**G2cre.com**

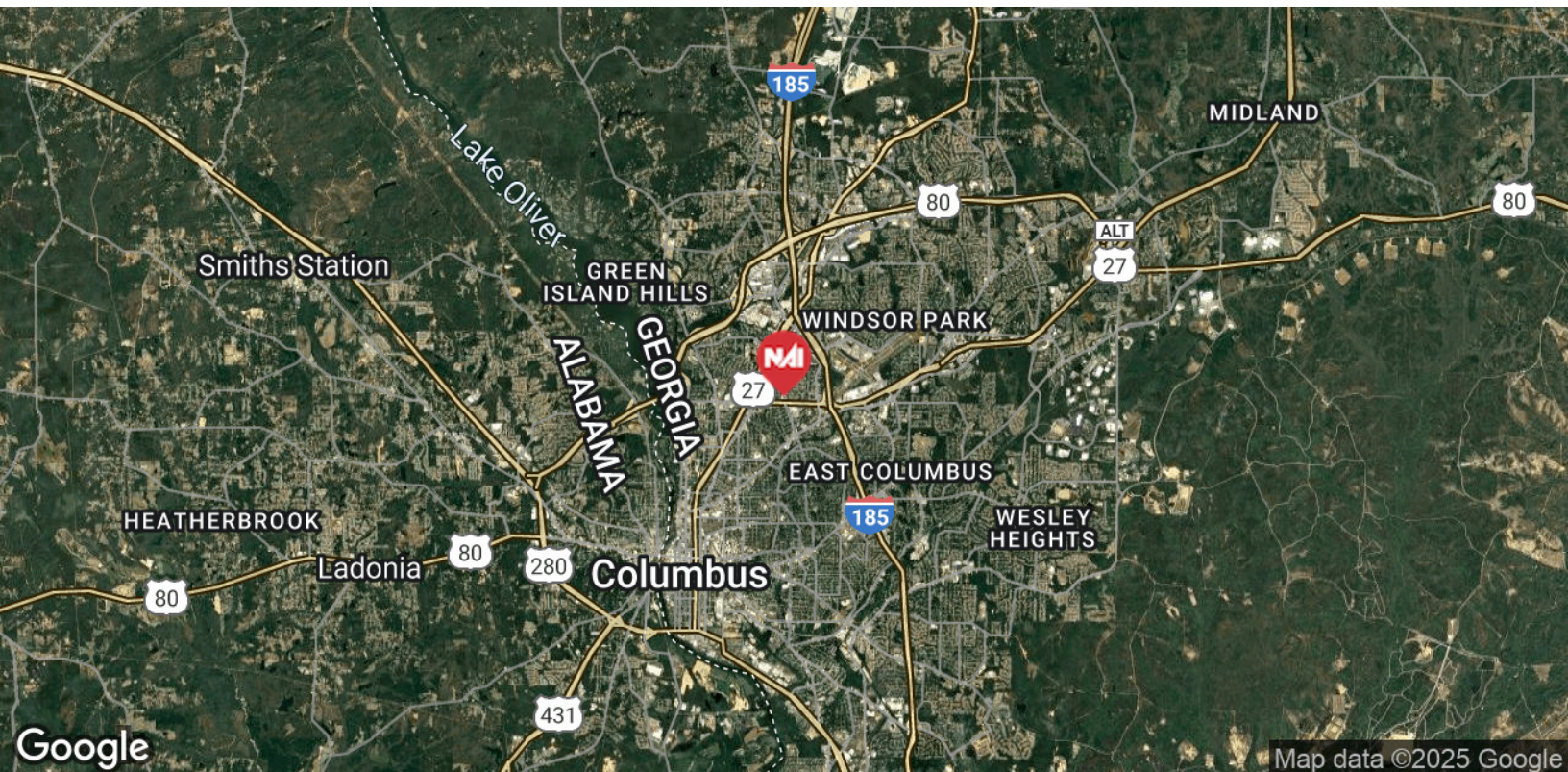
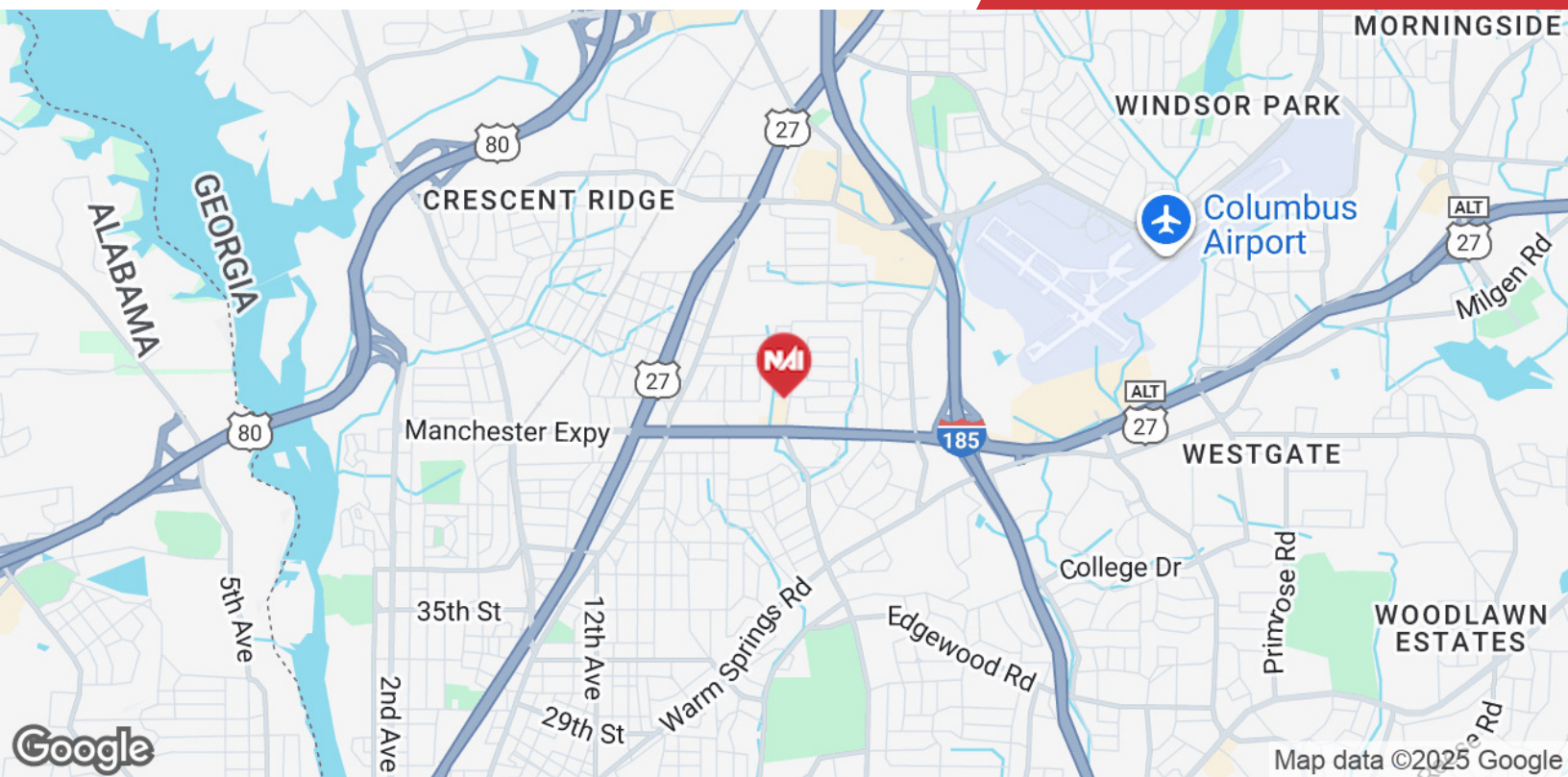








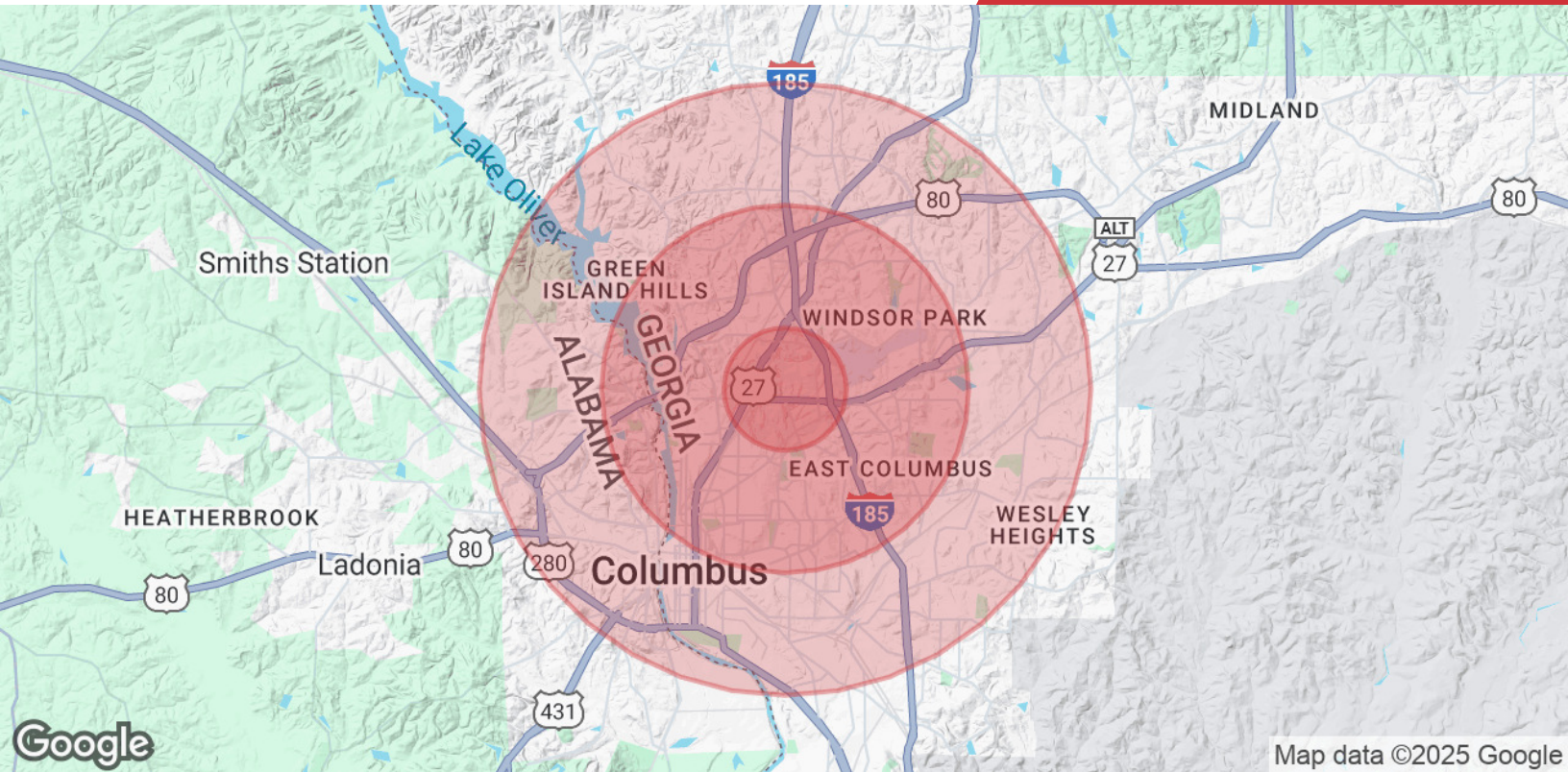




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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	8,351	61,550	140,548
<b>Average Age</b>	40.2	36.9	36.1
<b>Average Age (Male)</b>	37.0	35.8	34.5
<b>Average Age (Female)</b>	41.8	37.6	37.3

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,683	26,666	59,064
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$45,715	\$55,935	\$52,209
<b>Average House Value</b>	\$128,854	\$170,306	\$151,829

\* Demographic data derived from 2020 ACS - US Census



## Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.