



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM

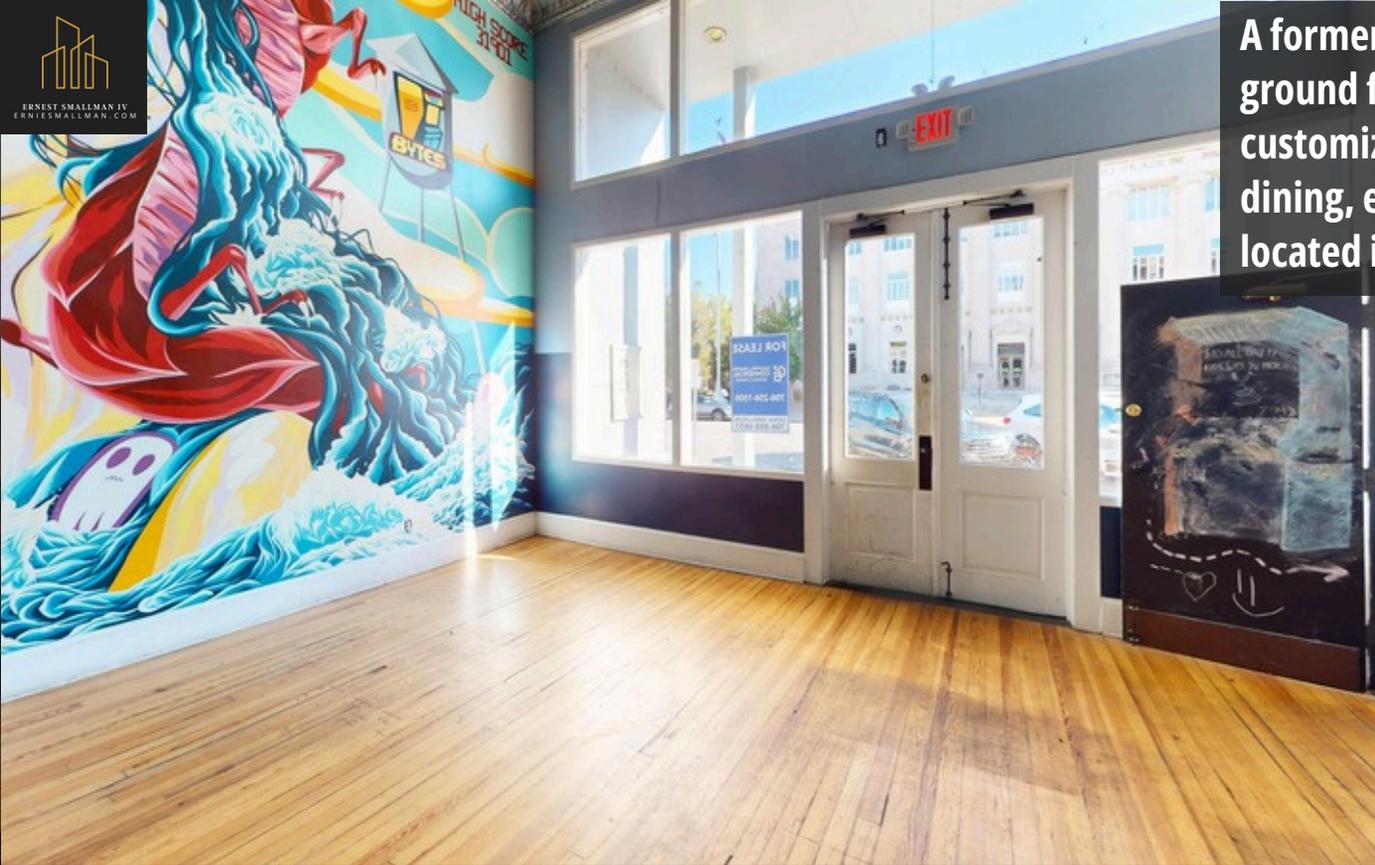


FOR SALE

PRIME BUSINESS LOCATION

117 12TH STREET
COLUMBUS, GA 31901

 **COLDWELL BANKER** | KENNON, PARKER,
DUNCAN & DAVIS



A former restaurant space is available on the ground floor, featuring a spacious and customizable second-floor event area—ideal for dining, entertainment, or multipurpose use—all located in the heart of Uptown Columbus.

Over 8,300 ± SF
TOTAL (3 FLOORS)



Columbus
Ft Moore
Phenix City

MARKET

FEATURES

- High-visibility space in the heart of downtown
- Surrounded by shops, restaurants, and offices
- Strong foot traffic and signage opportunities
- Ideal for fast-casual or dine-in restaurant concepts
- Upstairs & Basement
- Opportunity for Ground Floor Lease Only

SALE PRICE
\$895,000.00

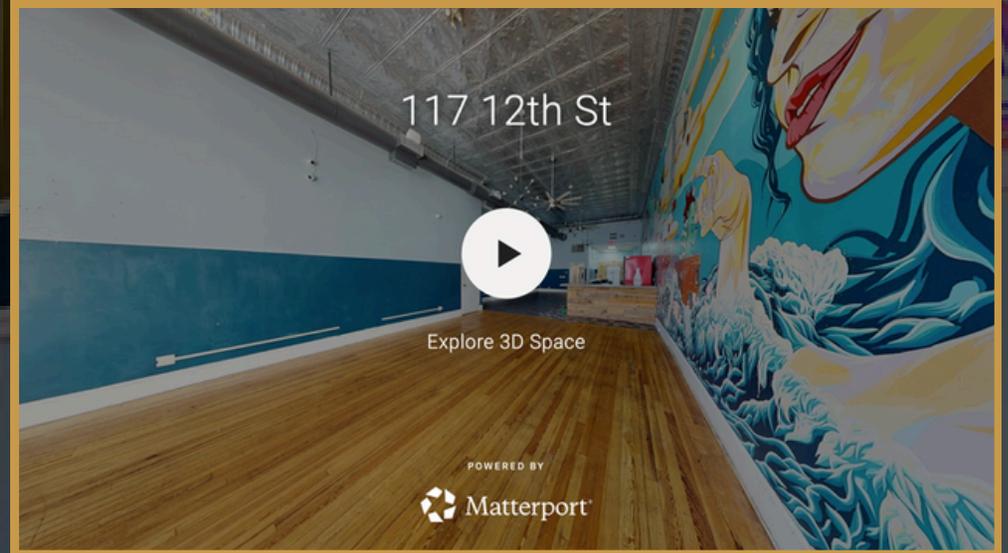
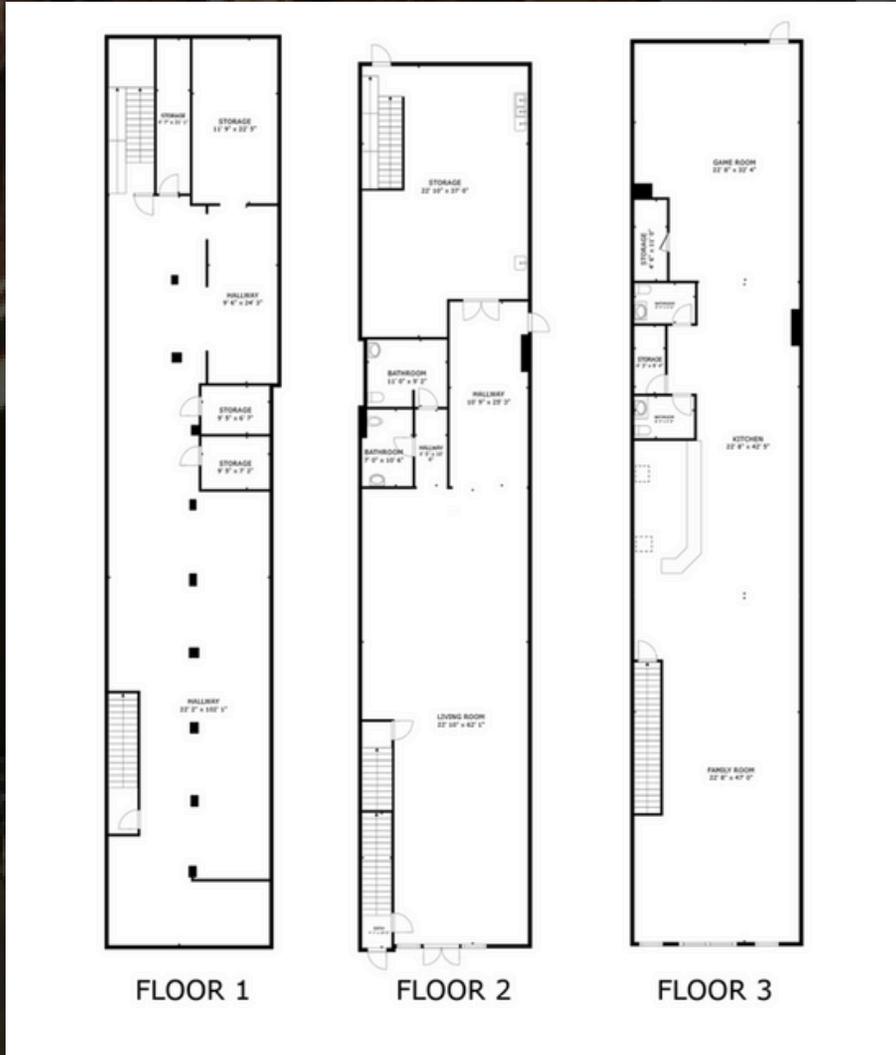


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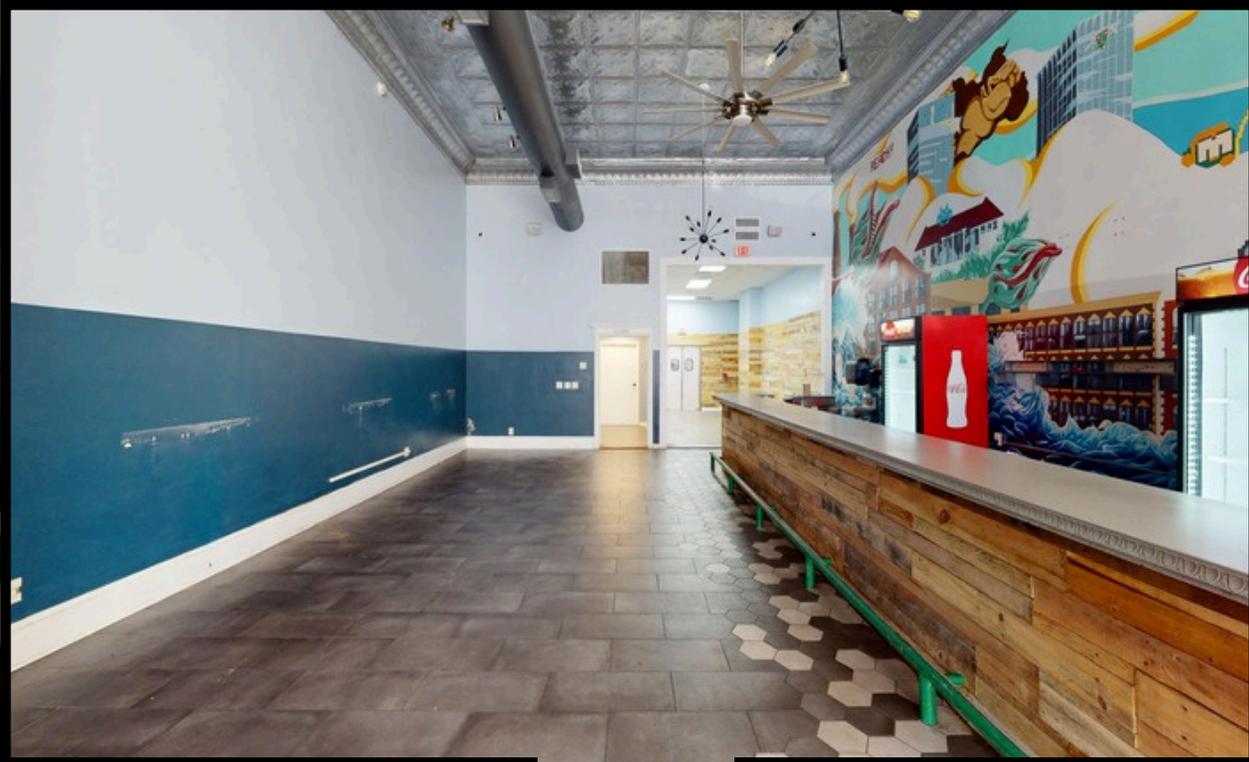
UPSTAIRS + GROUND FLOOR + BASEMENT

CLICK TO TAKE A
VIRTUAL TOUR

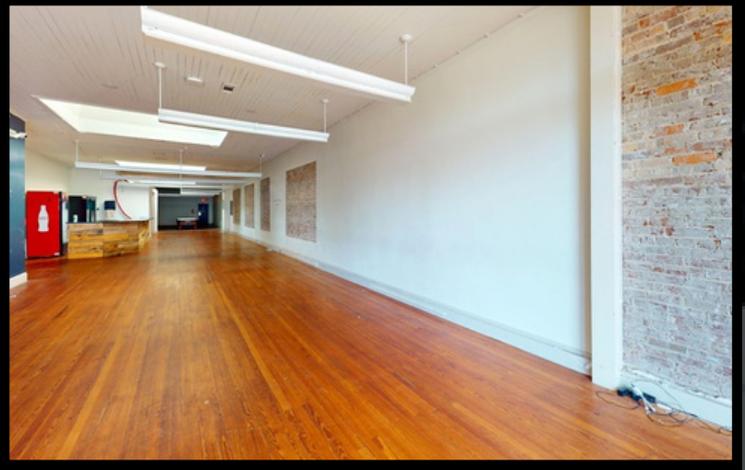


COLDWELL BANKER | KENNON, PARKER, DUNCAN & DAVIS

INTERIOR PROPERTY PHOTOS



TOP FLOOR PROPERTY PHOTOS



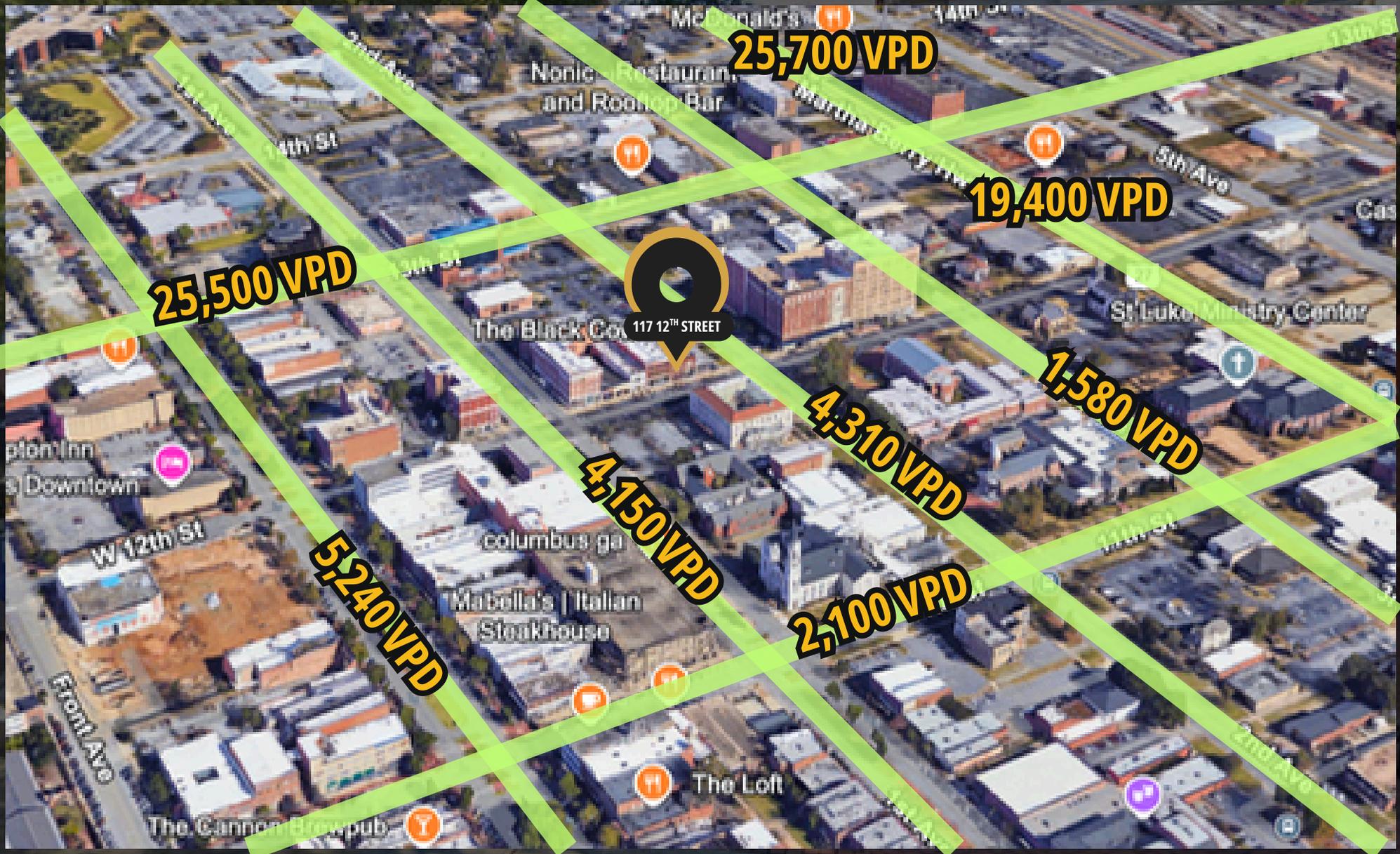
BASEMENT PROPERTY PHOTOS



NEARBY RETAILERS



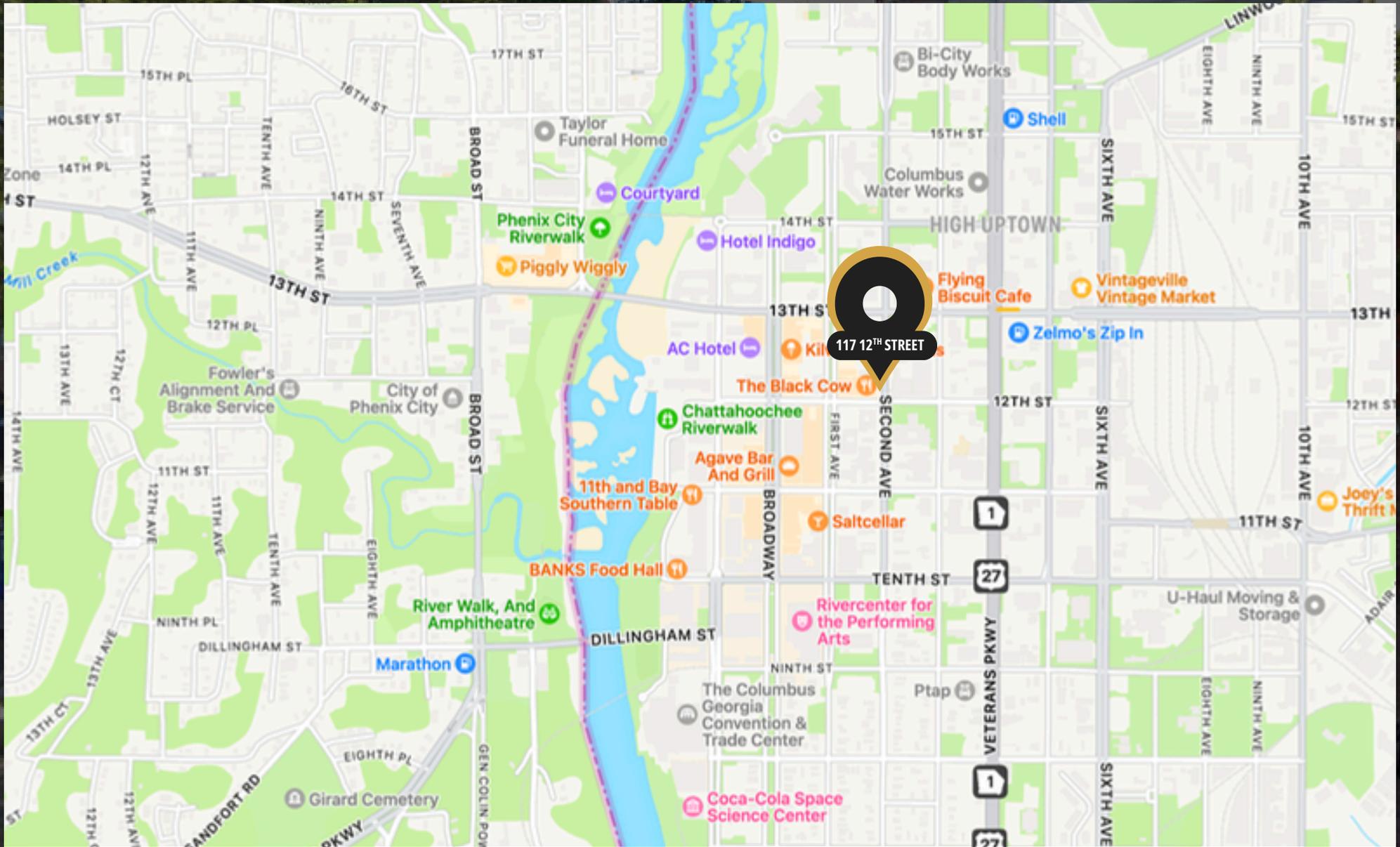
NEARBY TRAFFIC COUNTS





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LOCATION MAP

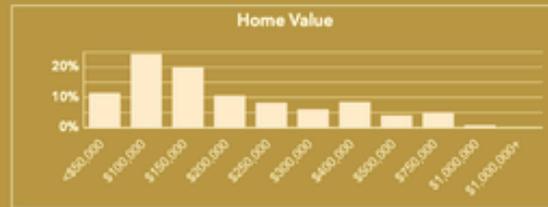
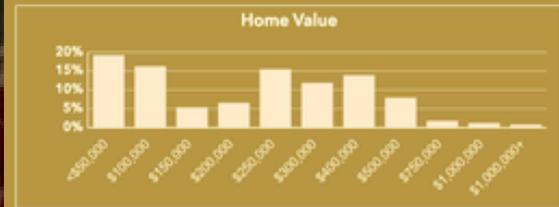


DEMOGRAPHICS

1 MILE

3 MILES

5 MILES





PROPERTY



0.5
MILES

TO
VETERANS
PKWY

1.7
MILES

TO
MIDTOWN
COLUMBUS

10
MILES

TO
FT MOORE

1.0
MILES

TO
PHENIX
CITY

39
MILES

TO
WEST
POINT

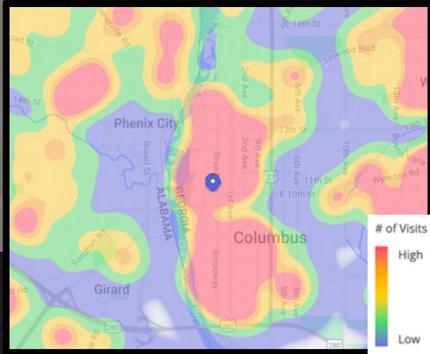
MARKET OVERVIEW

UPTOWN COLUMBUS

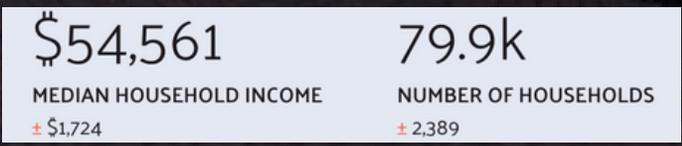
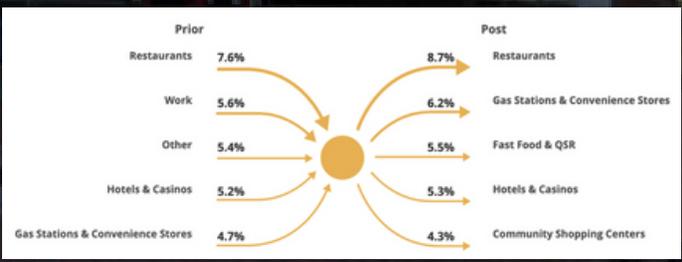
Uptown Columbus, Inc. has been instrumental in revitalizing the area over the past 35 years. Key objectives have included renewing the urban core, attracting businesses and residents, promoting a vibrant community, and maintaining a clean, safe, and appealing environment.

The organization supports quality development and oversees revitalization efforts, guided by a 30-member Board of Directors. Notable projects include the renovation of the Springer Opera House, the RiverCenter for the Performing Arts, RushSouth Whitewater Park, enhanced streetscapes, new art installations, and pocket parks.

Today, Uptown is a hub for shopping, dining, and walkable living, offering diverse housing options and abundant recreational activities for families and individuals alike.



VISITOR JOURNEY



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CONTACT



ERNIE SMALLMAN

1025 1st Ave | Columbus, GA 31901 | 706-888-6651

706-888-6651 (Cell)
706-256-1500 (Office)

<https://www.erniesmallman.com/>

ernie@erniesmallmancre.com

FOR MORE INFORMATION

Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Ernie is also a graduate from Auburn University where he earned a Master's in Real Estate Development (2025), making his commitment to growth evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.

