



426 11th St

Columbus, Georgia 31901

Property Highlights

- +/- 3,258 SF office space
- Garage with roll-up door
- One-year-old AC unit
- 10-year roof warranty

Property Overview

Previously used as a loan office, this well-maintained office space offers +/- 3,258 square feet of versatile space, featuring a spacious reception area, several private offices, and restrooms. Additionally, there's a garage with a roll-up door, perfect for storage or service access. Recent upgrades include a new AC unit installed last year, ensuring reliable climate control, and a recently resealed roof with a 10-year warranty.

Offering Summary

Sale Price:	\$195,000
Building Size:	+/- 3,258 SF
Lot Size:	+/- 0.077 Acres

Demographics 1 Mile 3 Miles 5 Miles

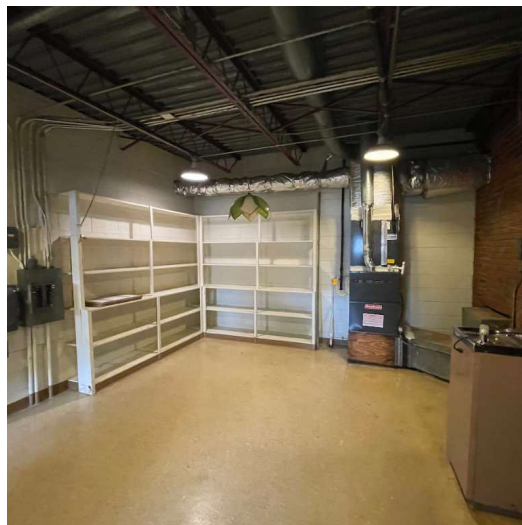
Total Households	2,618	26,497	59,175
Total Population	5,540	60,721	142,514
Average HH Income	\$48,501	\$59,686	\$65,148

For More Information

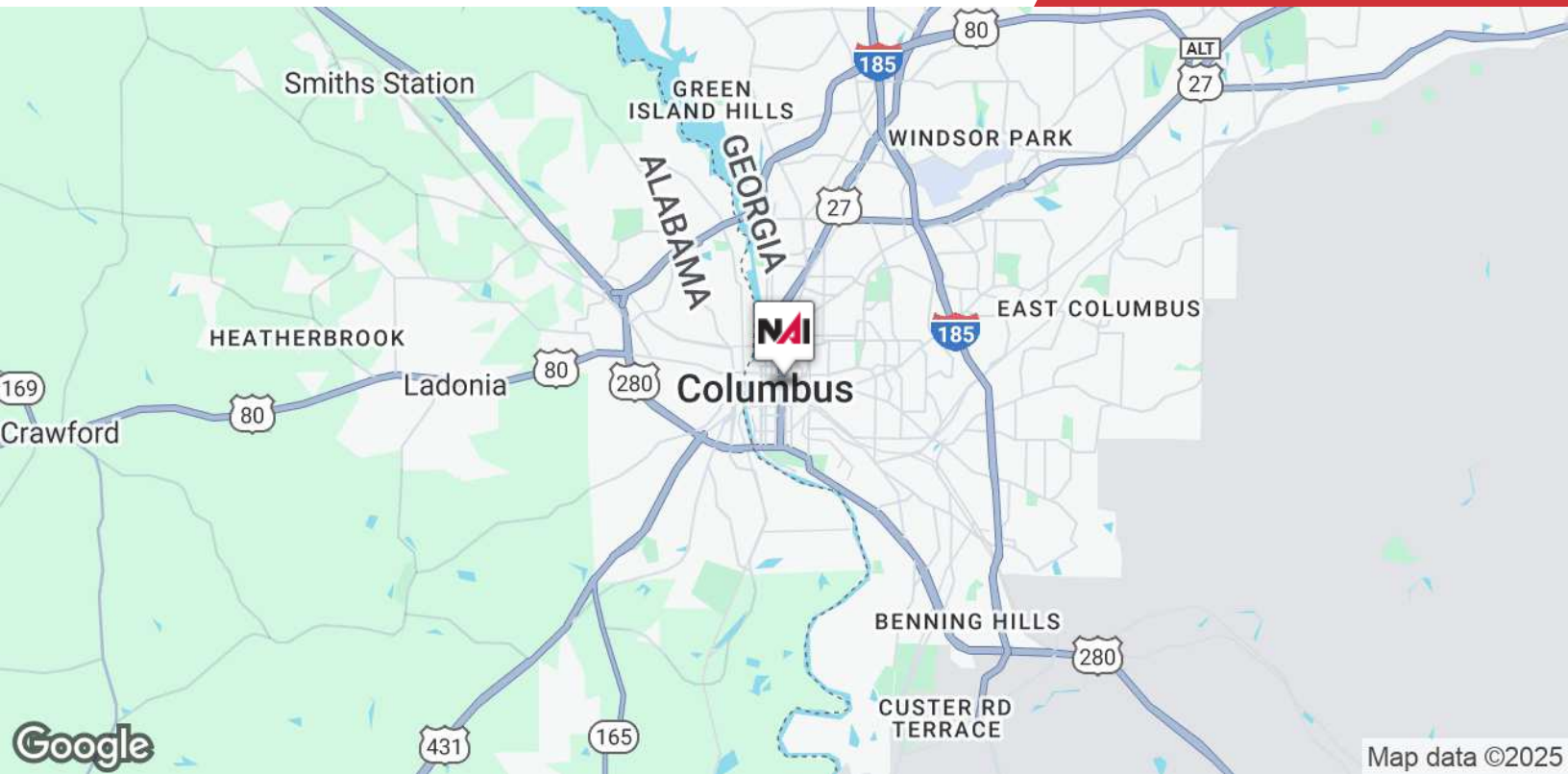
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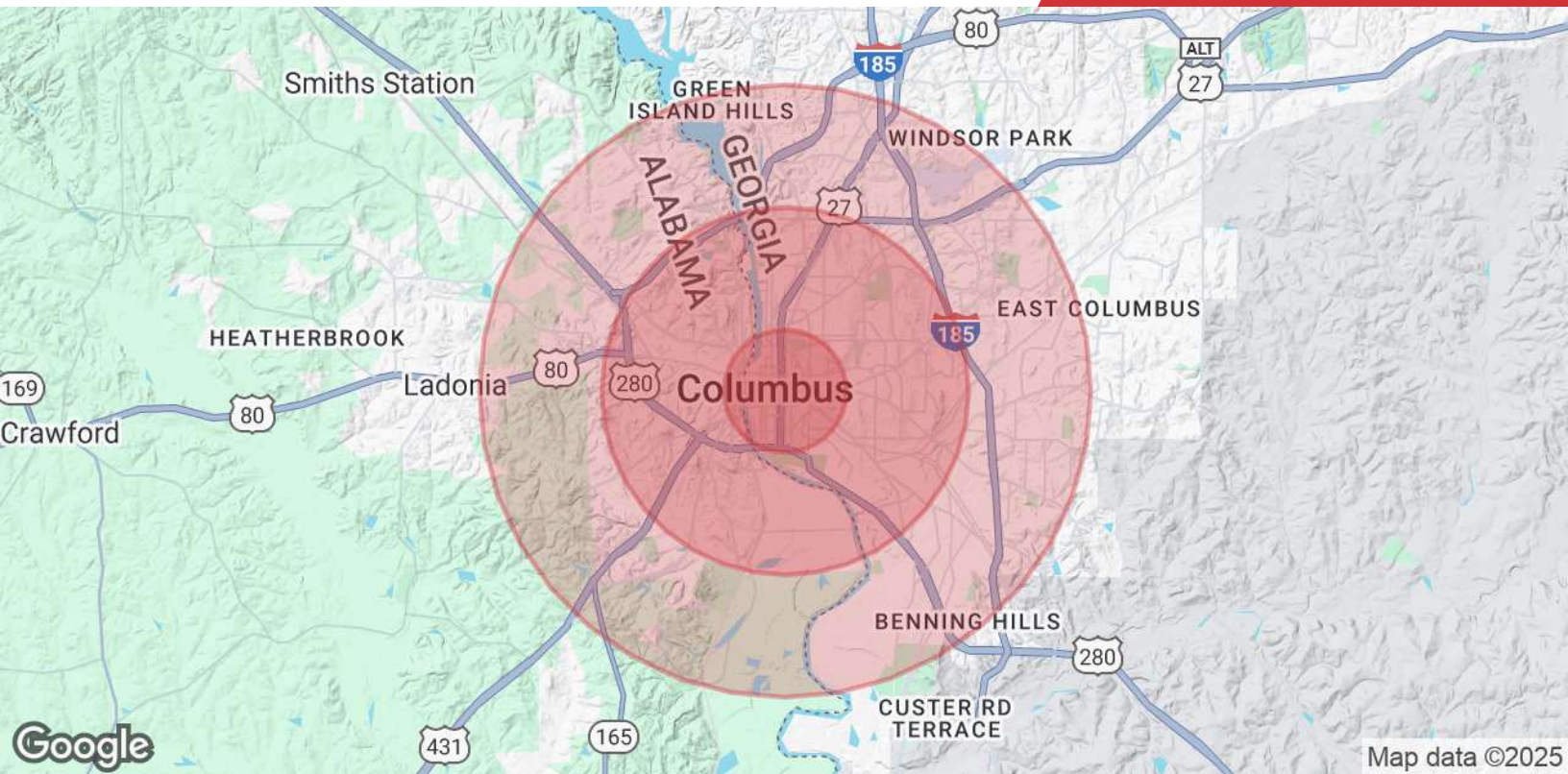
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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,540	60,721	142,514
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,618	26,497	59,175
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$48,501	\$59,686	\$65,148
Average House Value	\$296,274	\$192,236	\$206,212

Demographics data derived from AlphaMap