

FOR LEASE

11TH STREET LOFTS

15 West 11th Street Columbus, GA 31901



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	2,605 SF
Available SF:	2,605 SF
Zoning:	CRD

PROPERTY OVERVIEW

Located in the heart of Uptown in Columbus, 15 West 11th Street offers approximately 2,605 square feet of professional retail space available for lease. Positioned near the highly visible corner of Broadway and 11th Street, the property benefits from strong exposure at one of downtown's busy intersections. The space is surrounded by a mix of professional offices—including legal, financial, and government users—and is within walking distance to popular restaurants, shopping, and entertainment destinations.

This retail space features abundant natural light, three restrooms, and a dedicated break area, making it ideal for a variety of retail or service-oriented uses. Parking is convenient for both customers and employees, with a nearby parking deck, street parking directly in front of the space, and additional parking just half a block away on Front Avenue. The combination of location, visibility, and accessibility makes this an excellent opportunity in one of Uptown Columbus' most active commercial corridors.

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**COLDWELL BANKER
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KENNON & PARKER

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PROPERTY HIGHLIGHTS

- Size: Approximately 2,605 SF of retail space available for lease
- Visibility: Prominent corner location at Broadway & 11th Street with strong traffic exposure
- Surrounding Uses: Near legal, financial, and government offices
- Walkability: Within walking distance to restaurants, shopping, and entertainment
- Space Type: Professional retail space suitable for a variety of uses
- Features: Abundant natural light throughout, three (3) restrooms, dedicated break area
- Parking: Nearby parking deck for customers and employees, street parking directly in front, Additional street parking ½ block away on Front Avenue

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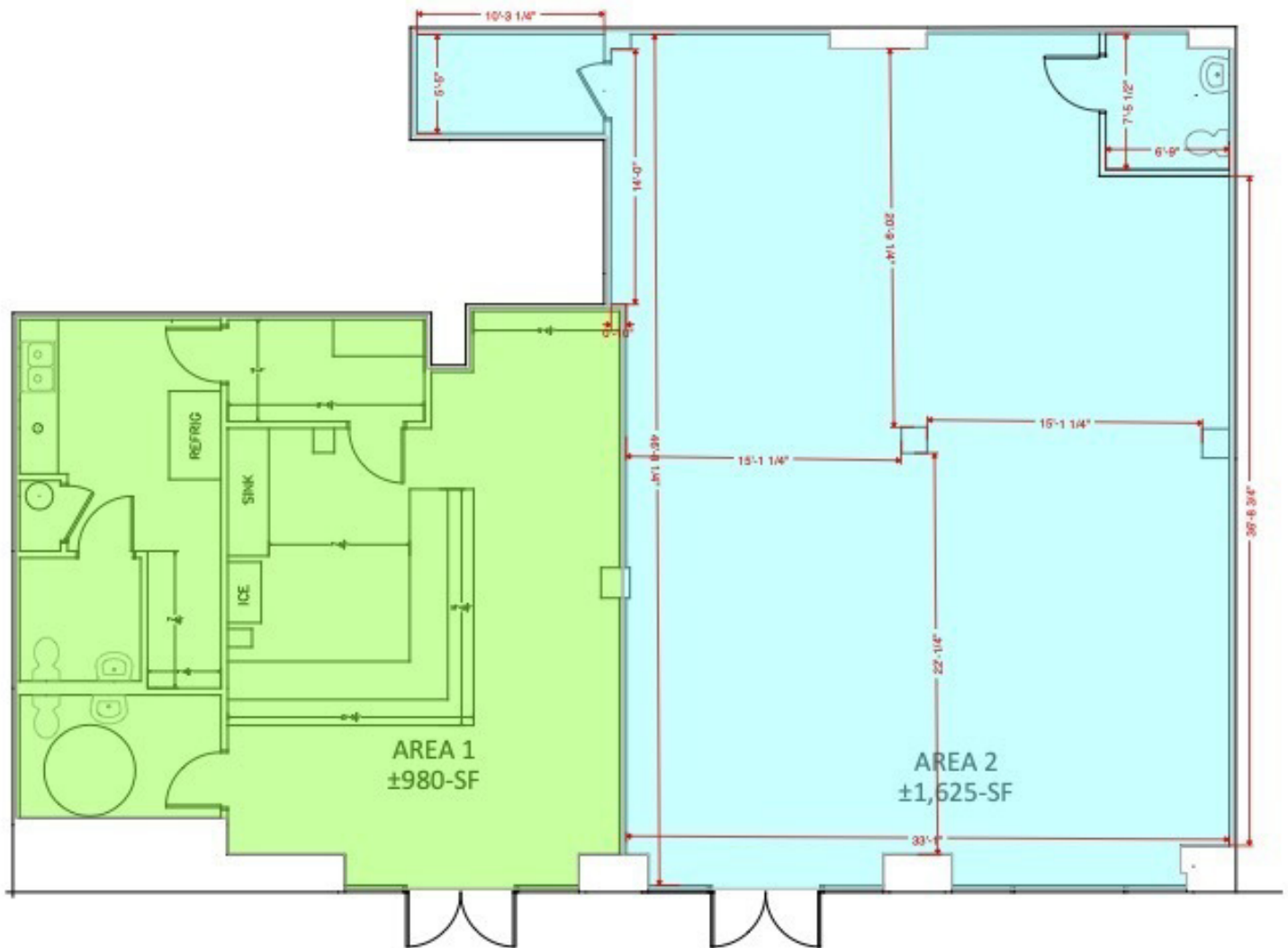


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15 W. 11th STREET
EXISTING CONDITIONS

SCALE: 1/8" = 1'-0"

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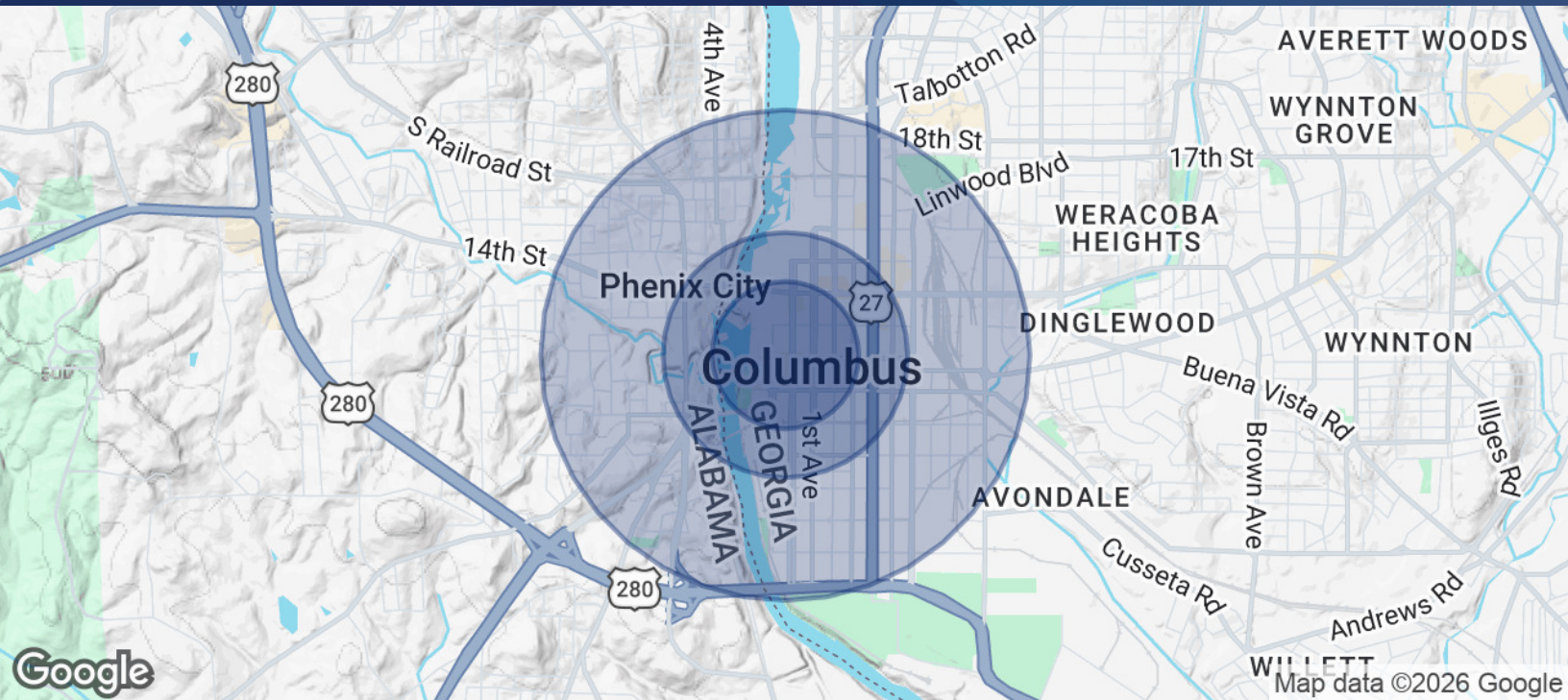


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	859	1,601	5,883
Average Age	37	37	38
Average Age (Male)	38	37	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	432	793	2,728
# of Persons per HH	2	2	2.2
Average HH Income	\$66,682	\$64,507	\$48,262
Average House Value	\$359,375	\$345,529	\$270,361

Demographics data derived from AlphaMap

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