FOR LEASE

5250 VETERANS PKWY

5250 Veterans Pkwy Columbus, GA 31904

LEASE RATE	$9.00 SF/yr
BUILDING SIZE	12,204 sq ft
SHOWROOM (FRONT SPACE)	5440 sq ft
WAREHOUSE SPACE	6764 sq ft

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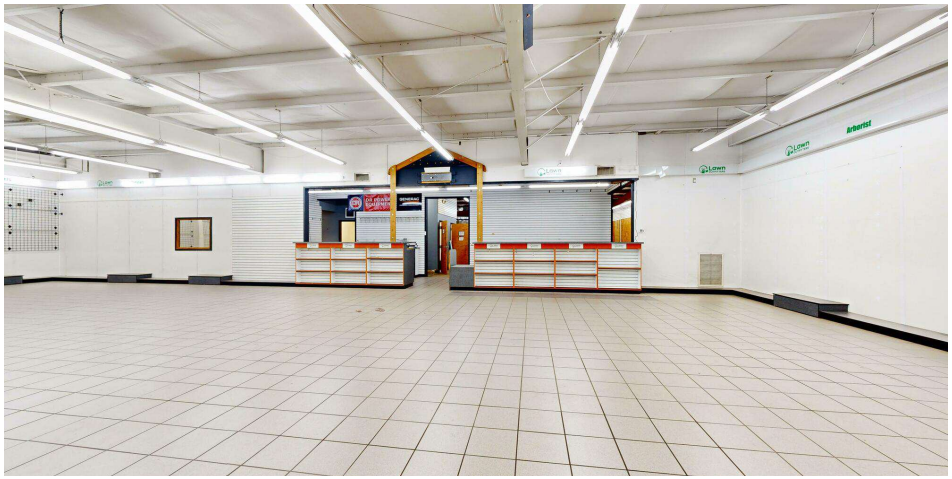

OFFERING SUMMARY

Lease Rate:	$9.00 SF/yr (NNN)
Building Size:	12,204 SF
Lot Size:	0.94 Acres
Number of Units:	1
Year Built:	2002
Zoning:	GC

PROPERTY OVERVIEW

This versatile building, boasting an industrial showroom and a warehouse, is centrally located in Columbus, GA, and is ideal for a variety of business needs, including appliances, lawn care vehicles, recreational vehicles, and more. The property consists of two distinct spaces: the front space (5,440 sq ft) is climate-controlled and features a showroom along with four offices. The rear building (6,764 sq ft) offers expansive warehouse space with numerous advantages, including 19-foot-high ceilings, two offices, and a restroom with a shower. The warehouse is equipped with two drive-in doors—one measuring 20 feet wide by 14 feet high—and one loading dock. Additionally, the property includes a fenced yard with multiple potential uses.

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PROPERTY HIGHLIGHTS

- Versatile building for various business needs
- Centrally located in Columbus, GA
- Excellent signage visibility for added exposure
- Additional features: Fenced yard with multiple potential uses
- Traffic Counts: 24,000 (Veteran's Pkwy & 51st Street - 2020)

SPACE HIGHLIGHTS

FRONT SPACE	Climate-controlled
	Showroom area
	Four offices
WAREHOUSE SPACE	19-foot-high ceilings
	Two offices
	Restroom with shower
	Two-drive-in doors
	One loading dock

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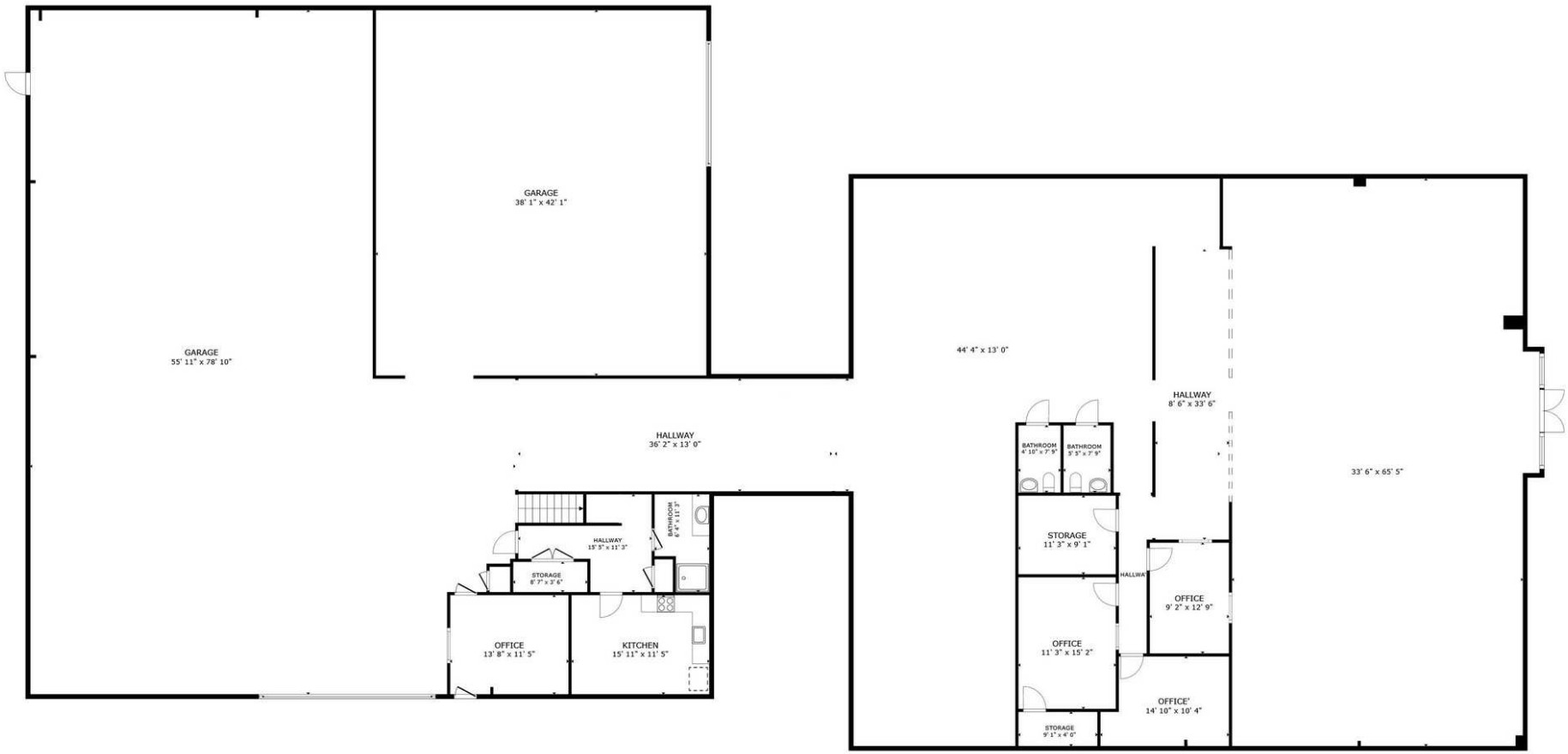

FLOOR 1

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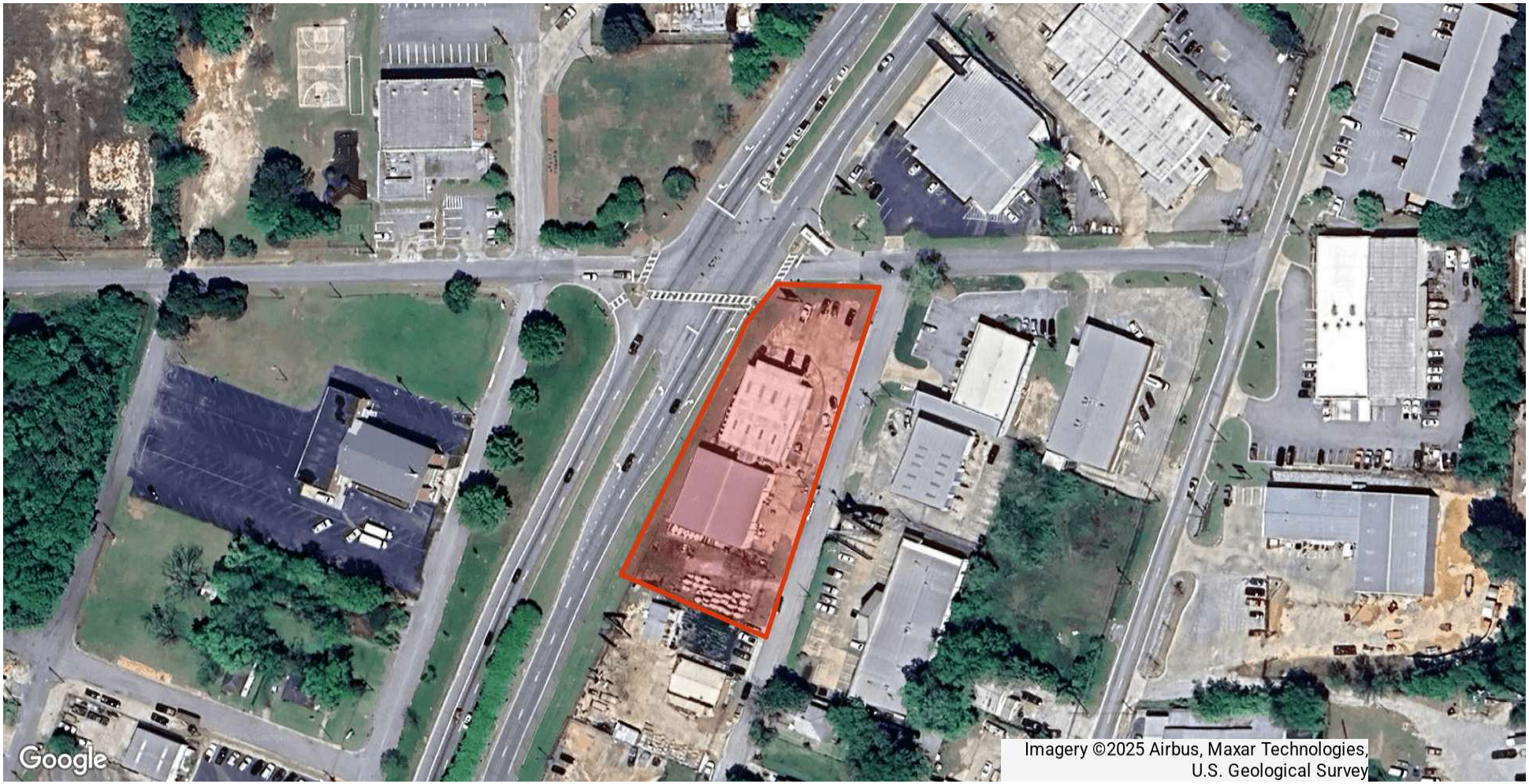

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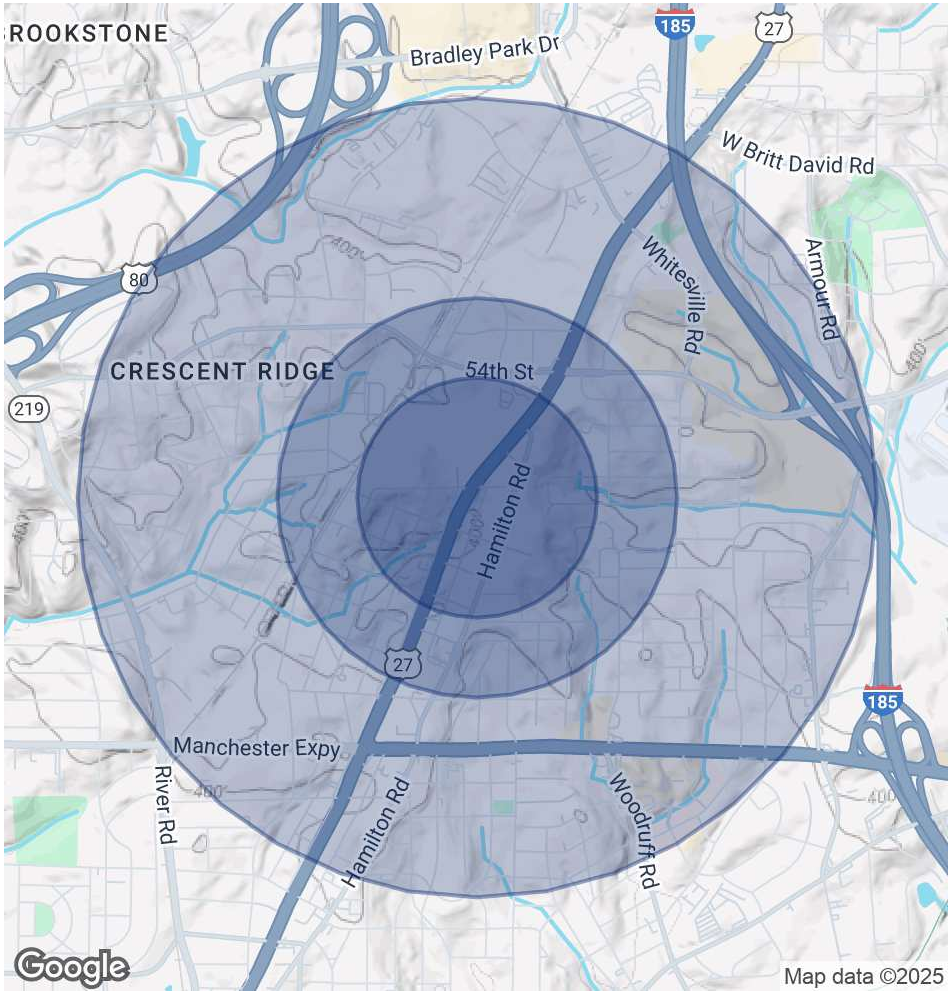
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	295	1,638	8,098
Average Age	41	41	40
Average Age (Male)	41	40	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	578	2,987
# of Persons per HH	3.7	2.8	2.7
Average HH Income	$43,737	$58,318	$59,199
Average House Value	$132,149	$157,711	$153,387

Demographics data derived from AlphaMap



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