



OFFICE SPACE FOR LEASE
4425 HOLLY AVE, COLUMBUS, GA 31904

TABLE OF CONTENTS

01

Investment Summary

02

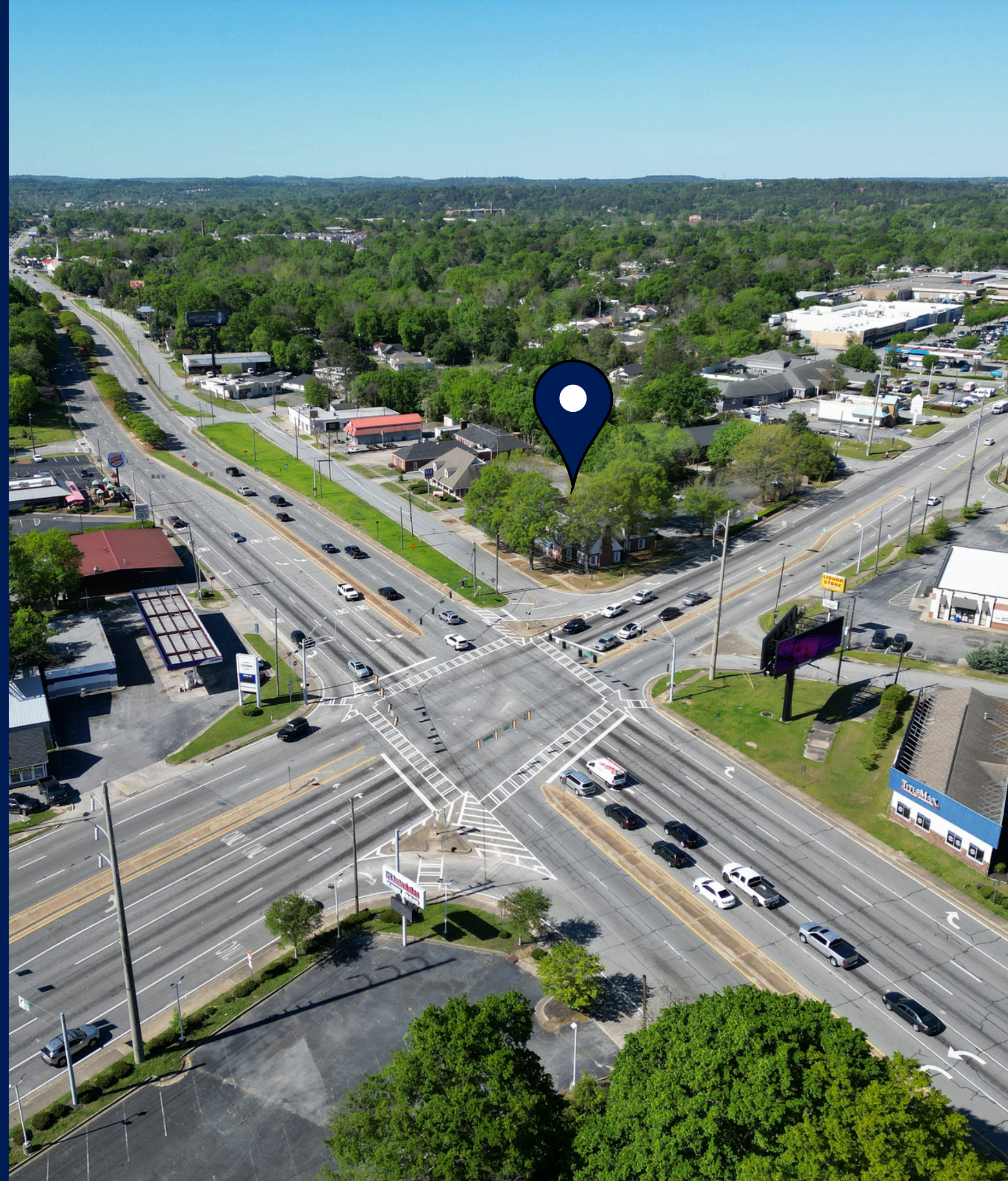
Location Overview

03

Demographics

04

Contact Us



INVESTMENT SUMMARY

Property Description:

Coldwell Banker Commercial is pleased to present this traditional office building offering 4,555 square feet of space, featuring a combination of conference rooms, private offices, restrooms, and break areas. This well-maintained property is ideally located just off Manchester Expressway, providing easy access to Veterans Parkway and I-185.

Property Highlights:

- Prime location in North Columbus
- Convenient access to J.R. Allen Parkway and I-185
- High-traffic area, perfect for visibility and business exposure

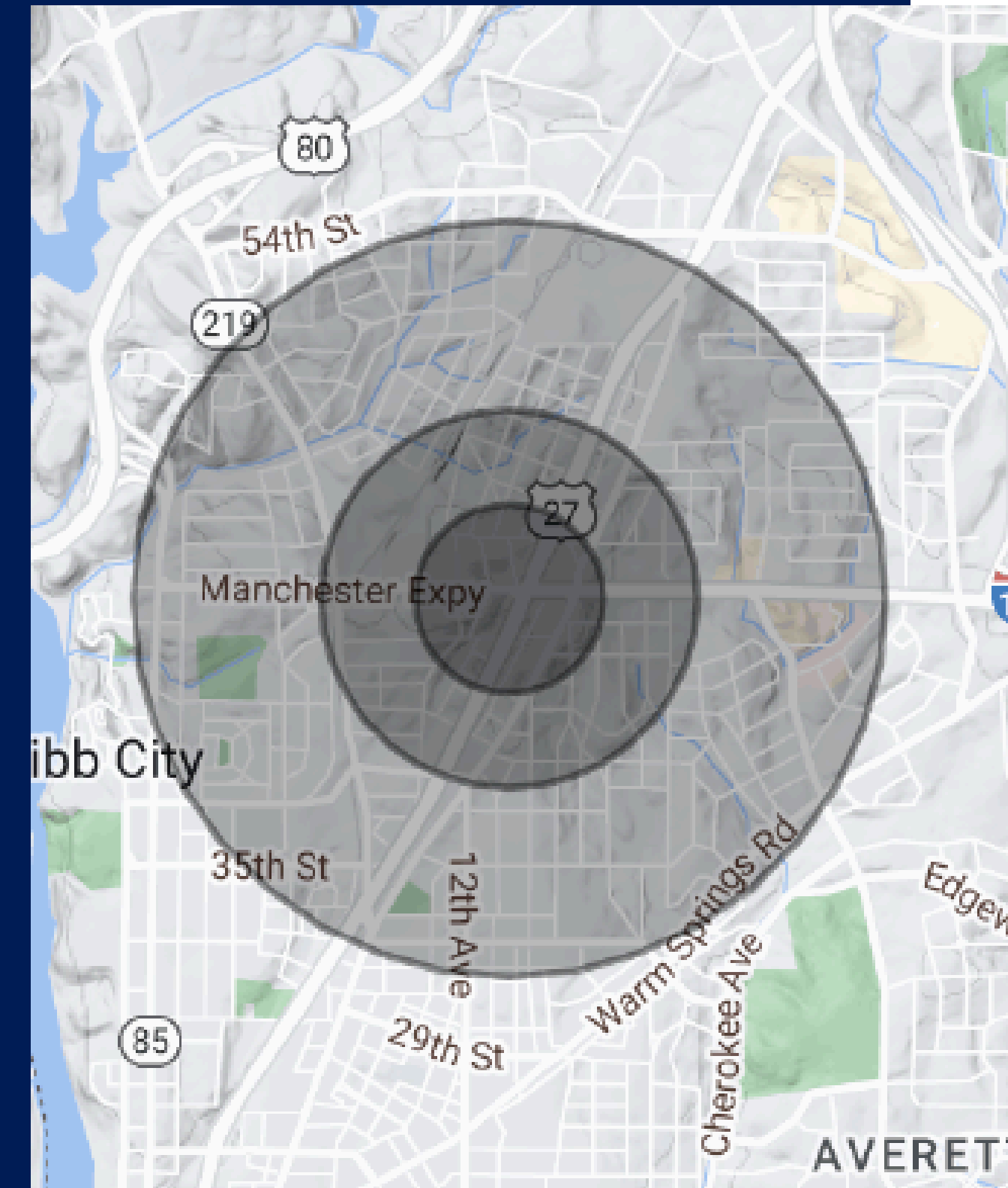
This property offers an excellent opportunity for businesses seeking a functional and well-positioned office space in a high traffic commercial area.



LOCATION



DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	422	1,829	8,002
Average Age	35.7	37.9	36.4
Average Age (Male)	31.9	36.1	36.1
Average Age (Female)	40	40.2	37.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	992	4,043
# of Persons per HH	1.9	1.8	2
Average HH Income	\$24,797	\$32,555	\$39,235
Average House Value	\$72,807	\$89,582	\$92,543

2020 American Community Survey (ACS)

CONTACT

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**COLDWELL BANKER
COMMERCIAL**

**KENNON, PARKER,
DUNCAN & DAVIS**