



OFFERING SUMMARY

Building SF	±10,000 SF
Year Built/Renovated	1986 / 2020
Parcel ID	069 019 010
Zoning	Residential Office (RO)
VPD	18,400
Parking Spaces	44
County	Muscogee
Frontage	245.00 Ft
2022 Property Taxes	\$65,600.72

PROPERTY OVERVIEW

2724 Warm Springs Road is located in central Columbus just off the Manchester Expressway exit on I-185, offering 12,203 sq.ft. of high-quality medical office space for sublease. This is an excellent opportunity to sublease a fully renovated medical office facility in very close proximity to the two major hospital systems serving the region, Piedmont Columbus Regional and St. Francis Hospital.

PROPERTY HIGHLIGHTS

- Fully Renovated in 2020 for a dialysis clinic operation with state-of-the-art systems for in-center hemodialysis treatment and home dialysis training
- Remaining Lease Term thru October 31, 2035
- 1 Mile from St. Francis Hospital System
2 Miles from Piedmont Columbus Regional
- Great access off Exit 7 (Manchester Expy) at I-185
- Property is located along Metra Transit System Bus Route (Route 6)

MEDICAL OFFICE BUILDING FOR SUBLEASE



1 FURNITURE PLAN - GROUND FLOOR

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

0.12" = 1'-0"



MEDICAL OFFICE BUILDING FOR SUBLEASE

HAILEY
REALTY COMPANY

2724 WARM SPRINGS RD
COLUMBUS, GA 31904



HAILEY
REALTY COMPANY

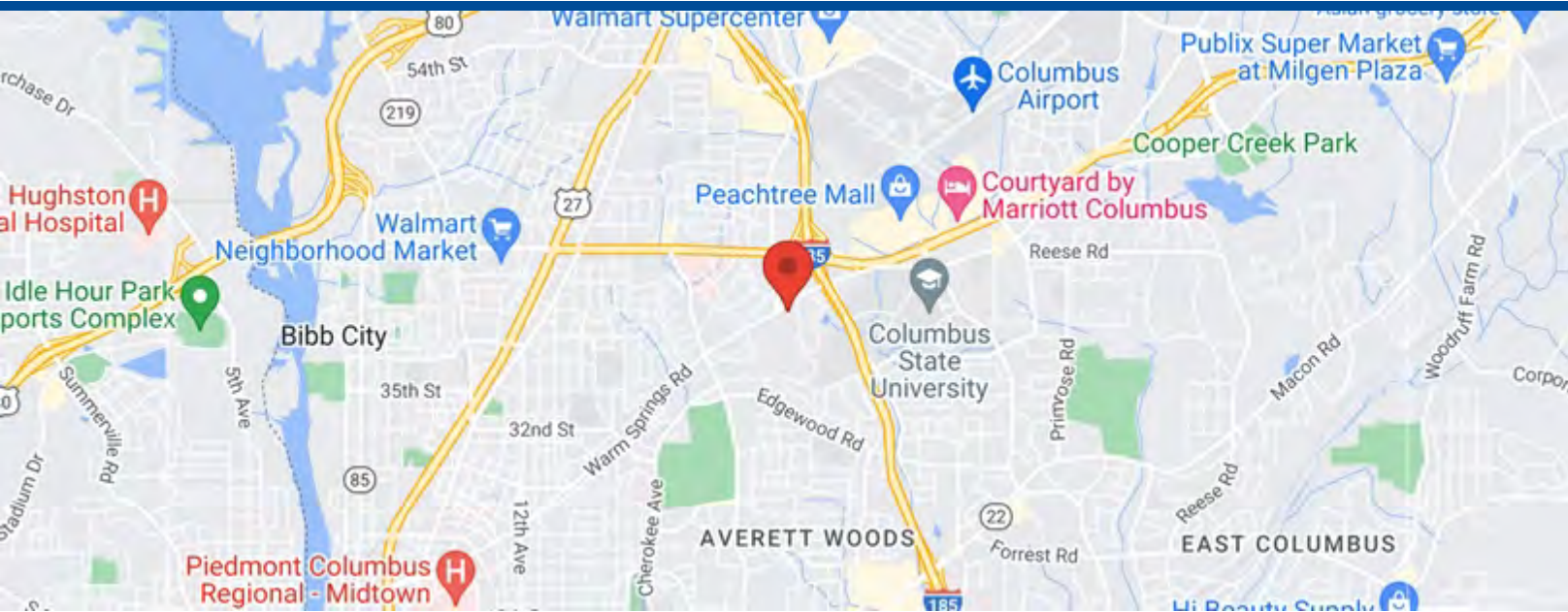
Hailey Realty Company
1201 Front Ave, Suite N
Columbus, GA 31901
Office: 404-355-9300
www.haileyrealty.com

Tommy Watkins
SVP, SIOR
Direct: 678-904-6803
twatkins@haileyrealty.com
License #: 346016

MEDICAL OFFICE BUILDING FOR SUBLEASE



2724 WARM SPRINGS RD
COLUMBUS, GA 31904



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,914	68,102	159,969
2010 Population	7,754	67,128	165,508
2023 Population	8,847	71,274	178,068
2028 Population	8,830	70,933	178,009
2023-2028 Growth Rate	-0.04 %	-0.1 %	-0.01 %
2023 Daytime Population	14,915	89,397	186,190

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	357	4,831	10,389
\$15000-24999	304	2,892	7,389
\$25000-34999	379	3,569	8,643
\$35000-49999	557	3,878	10,131
\$50000-74999	736	6,107	14,125
\$75000-99999	258	3,432	9,054
\$100000-149999	431	2,800	7,390
\$150000-199999	267	1,822	4,216
\$200000 or greater	159	914	3,224
Median HH Income	\$ 52,925	\$ 49,756	\$ 50,852
Average HH Income	\$ 80,532	\$ 69,521	\$ 74,350

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,330	28,813	63,869
2010 Total Households	3,198	28,269	67,601
2023 Total Households	3,448	30,245	74,560
2028 Total Households	3,472	30,395	75,332
2023 Average Household Size	2.26	2.27	2.33
2023 Owner Occupied Housing	1,808	14,912	38,134
2028 Owner Occupied Housing	1,870	15,297	39,159
2023 Renter Occupied Housing	1,640	15,333	36,426
2028 Renter Occupied Housing	1,602	15,098	36,173
2023 Vacant Housing	203	3,160	7,316
2023 Total Housing	3,651	33,405	81,876



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ABOUT COLUMBUS

Columbus is located 100 miles southwest of Atlanta on the west-central border of Georgia. Columbus lies on the Chattahoochee River directly across from Phenix City, AL. It is the county seat of Muscogee County. Columbus is the second most populous city in Georgia after Atlanta, and fields the State's fourth-largest metropolitan area. At the 2020 census, Columbus had a population of 206,922, with 328,883 in the Columbus metropolitan area.



CITY OF COLUMBUS

County Muscogee

POPULATION

City Population	206,922
Rank	2nd Largest in State of GA
Density	955.76 sq mi
Metro Population	328,883

*Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.