NAI G2CRE

For Lease

+/- 1,636 - 4,100 SF

Retail / Office

Rosemont Shopping Center

3744 Woodruff Road, Columbus, GA 31904

Property Highlights

- High Traffic / High Visability
- Established Neighborhood Center

Property Overview

Rosemont Center is an established mixed-use property located at a high traffic, high visibility signalized intersection. The recent Warm Springs Rd. widening project significantly improved the property's accessibility.

Convenient to shopping, dining, schools, area hospitals, medical offices, and central Columbus neighborhoods.

Located in Midtown, 2 blocks from St. Francis Hospital and less than 3 minutes to I-185/Manchester Expwy interchange.

Offering Summary

Lease Rate:	$15.00 SF/yr (NNN)
Building Size:	+/- 34,326 SF
Available SF:	+/- 1,636 - 4,100 SF
Lot Size:	4.5 Acres

For More Information

Shaun Roberts

O: 706 660 5418 x1005

sroberts@g2cre.com | GA #401120

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706 660 5418 tel
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Lease Spaces

Lease Information

Lease Type:	NNN	**Lease Term:**	Negotiable
Total Space:	+/- 1,636 - 4,100 SF	**Lease Rate:**	$15.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 3726	3,800 SF	NNN	$15.00 SF/yr	+/- 3,800 SF space, most recently used as a medical office, available for lease for $15/SF/yr with a NNN lease. This space is ideal for a medical, retail, or office tenant.
Suite 3750	4,100 SF	NNN	$15.00 SF/yr	This +/- 4,100 SF space is located on the north end-cap of the shopping center and is available for lease. Previously used as an antique store, this space features a large showroom, three private offices, and two restrooms and is ideal for a medical, retail, or office tenant.
Suite 3760	1,636 SF	NNN	$15.00 SF/yr	This +/- 1,636 square foot freestanding building offers excellent flexibility and visibility, making it an ideal opportunity for a variety of commercial users. Most recently operated as a hair salon, the space is well-suited for a salon or spa concept, but can easily accommodate retail, office, or service-oriented businesses. The existing salon business is also available for purchase, providing a turnkey opportunity for an owner-operator to step in and continue operations immediately. Alternatively, the space can be leased independently for a different use, offering flexibility for a wide range of tenants.

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Retailer Map

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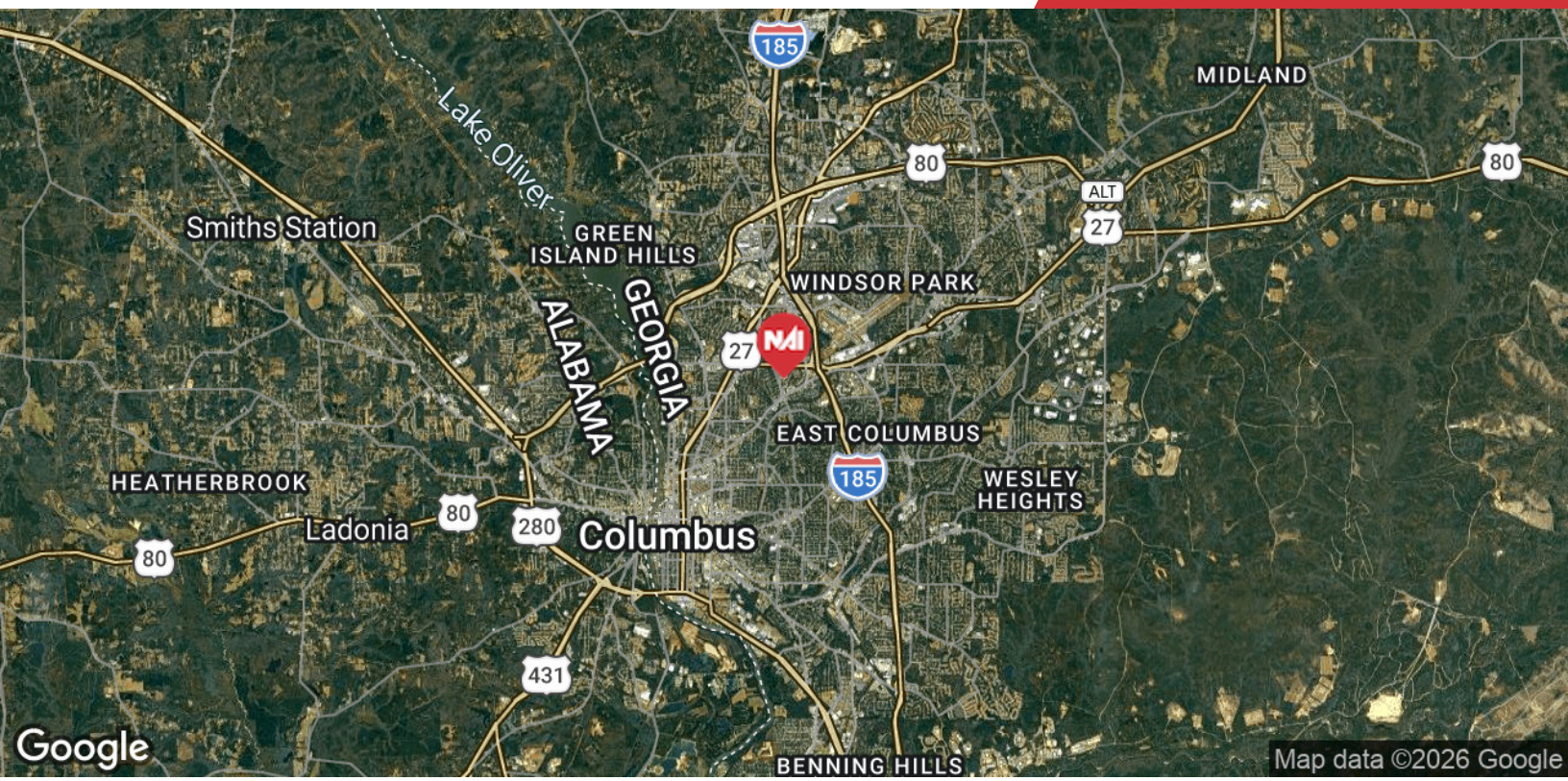
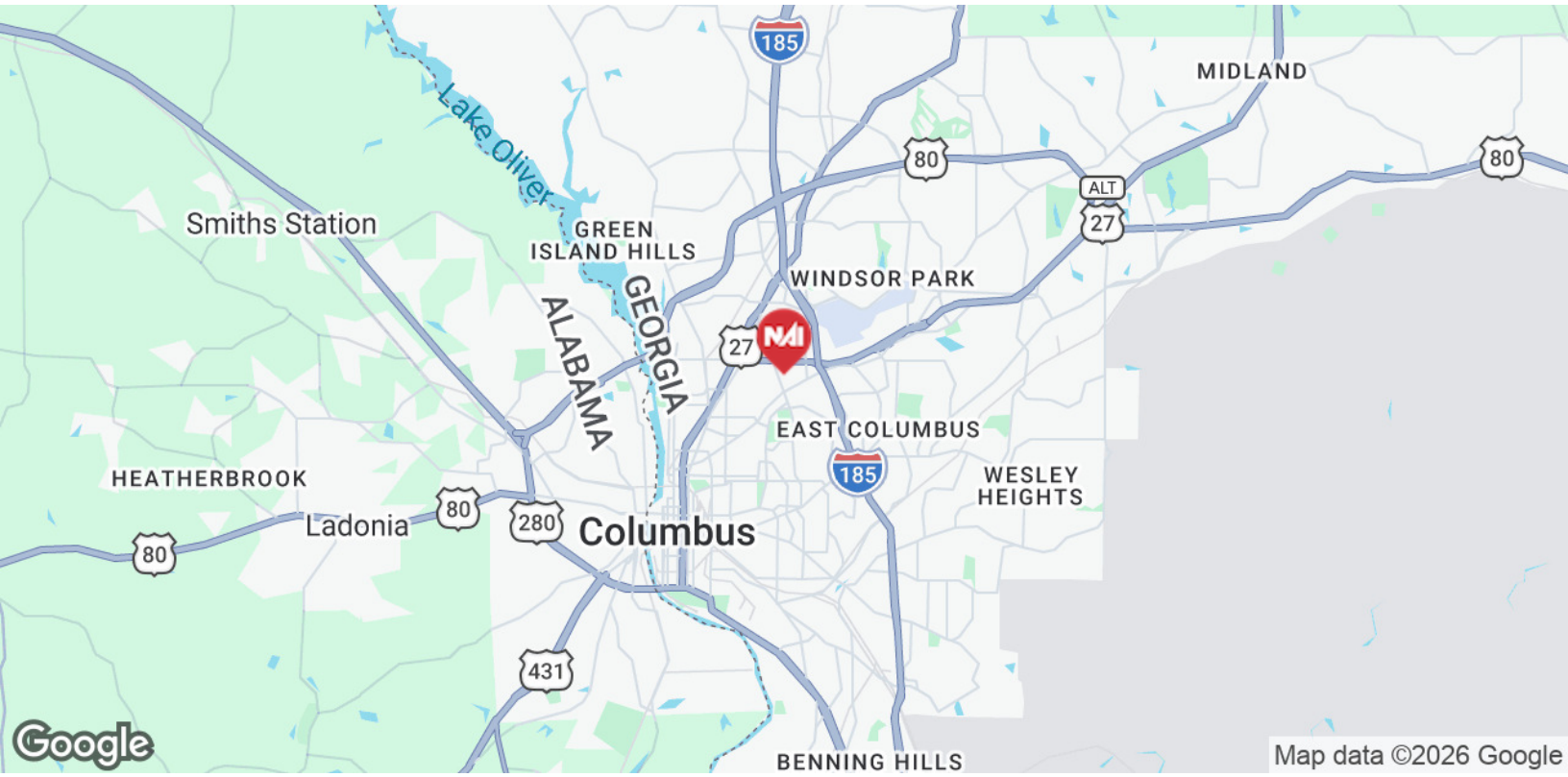
Location Maps





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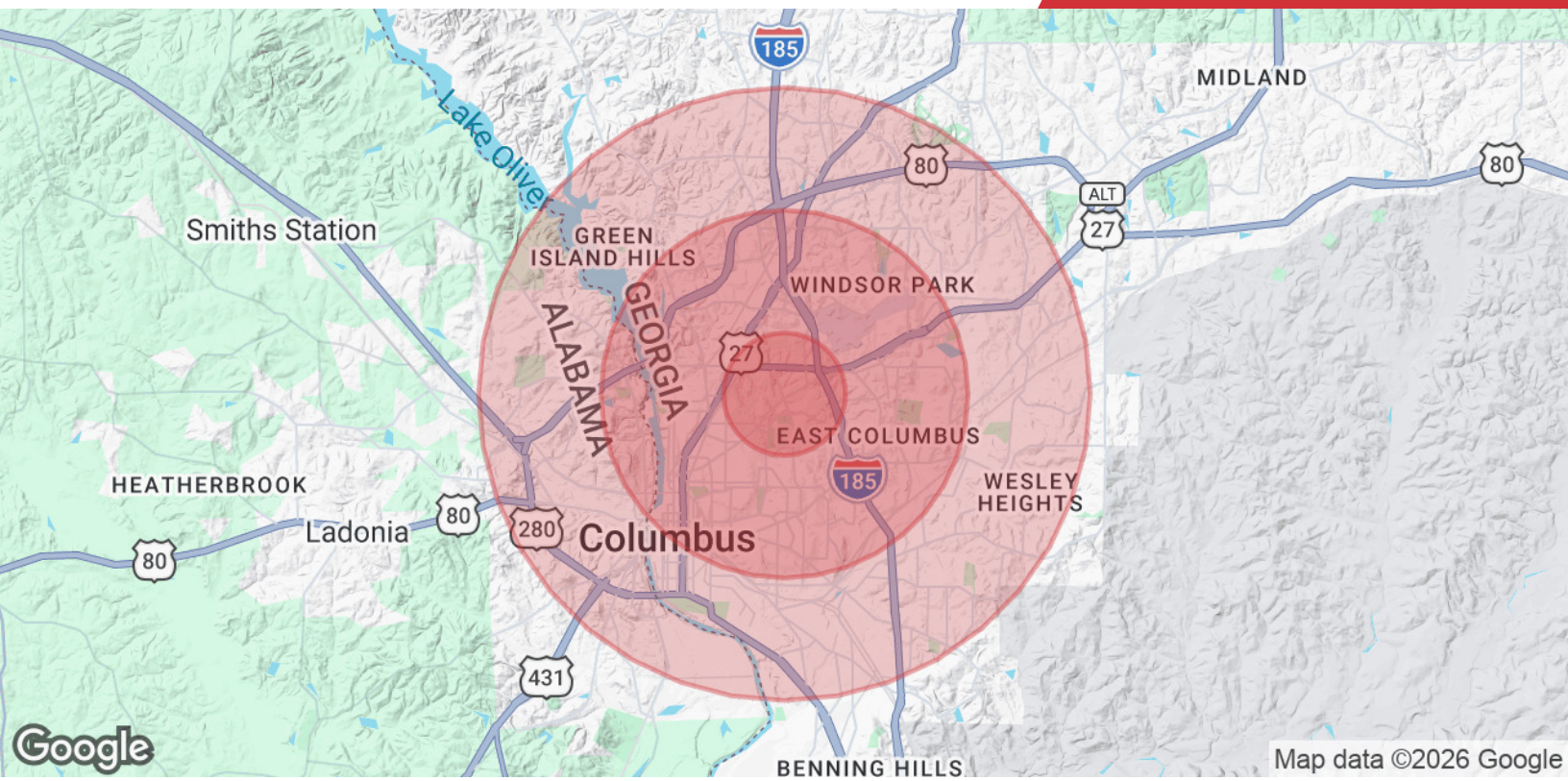
Demographics



Population	1 Mile	3 Miles	5 Miles
Total Population	9,182	67,079	149,642
Average age	39.4	36.5	35.9
Average age (Male)	37.4	34.5	34.2
Average age (Female)	40.0	37.7	37.3

Households & Income	1 Mile	3 Miles	5 Miles
Total households	4,087	29,042	62,545
# of persons per HH	2.2	2.3	2.4
Average HH income	$62,251	$51,409	$50,568
Average house value	$204,167	$166,833	$148,304

** Demographic data derived from 2020 ACS - US Census*

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