

FOR LEASE

3612 EDGEWOOD RD

Columbus, GA 31907



LEASE RATE

\$3,250.00 per month

Carson Cummings

706 289 2468

Bradley Baker

706 256 1000

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**COLDWELL BANKER
COMMERCIAL**

**KENNON, PARKER,
DUNCAN & DAVIS**

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PROPERTY DESCRIPTION

This former dental office is ready for your vision! Available for sale at \$324,900 or lease at only \$3,250 per month! The all brick, versatile space features a functional layout with a large reception area, front desk hub as well as 10 treatment rooms and administrative spaces. With specialized amenities and a strategic location, it's ideal for medical, wellness, counseling and professional ventures. The property also features three half baths, ample storage, a kitchen area and laundry room. The partially finished and spray foamed bonus space upstairs can be easily finished out. Step outside to a paved parking lot with space for 17 cars plus manicured landscaping. This property is located less than a mile from I-185, Columbus State University and main arteries Macon Road and University Avenue.

PROPERTY HIGHLIGHTS

- Former Dental Office - Ideal for Medical, Wellness, Counseling and Professional Ventures
- Located in Close Proximity to I-185, Macon Rd. and University Ave.

OFFERING SUMMARY

Lease Rate:	\$3,250.00 per month (NNN)
Number of Units:	1
Available SF:	2,296 SF
Lot Size:	0.24 Acres
Building Size:	2,296 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	313	743	2,790
Total Population	751	2,004	7,575
Average HH Income	\$84,581	\$89,549	\$94,349

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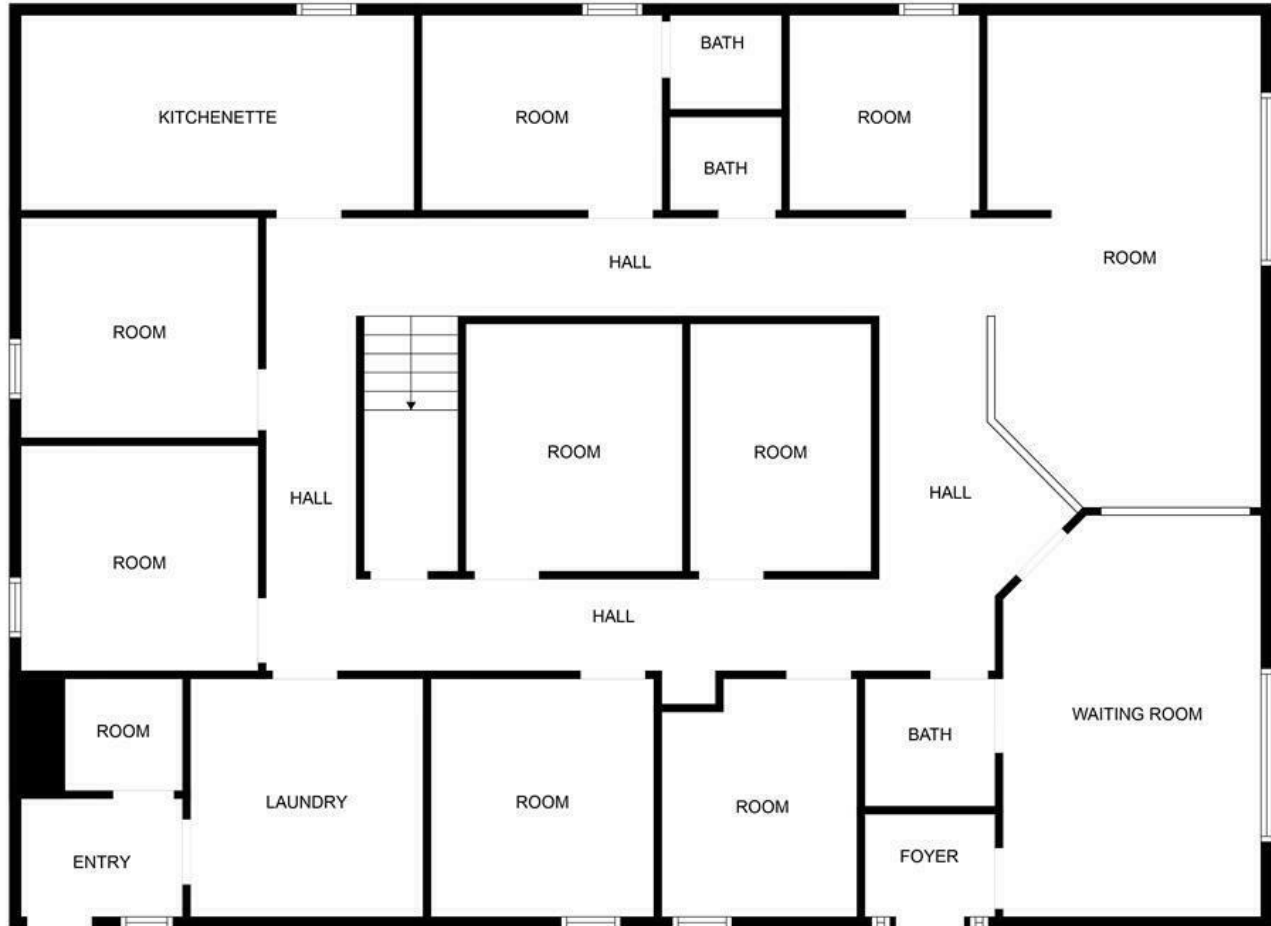


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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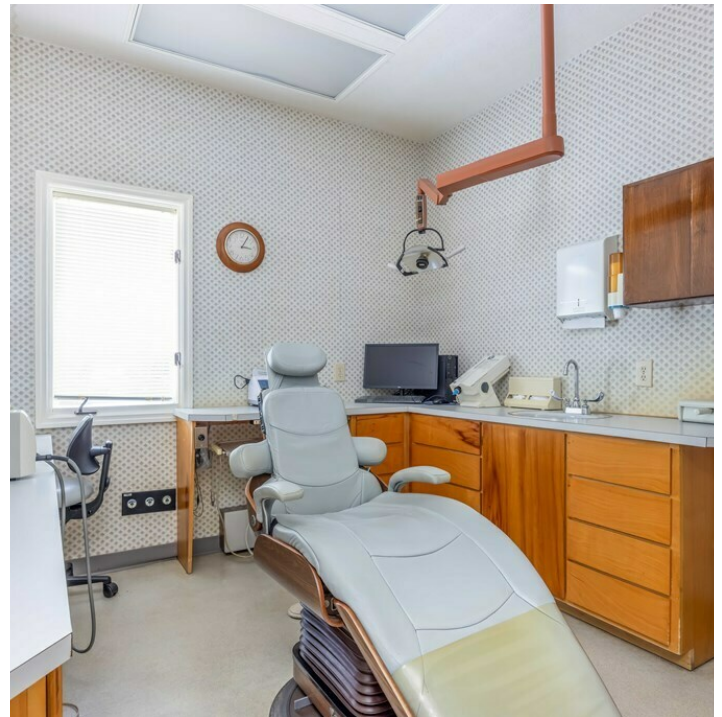


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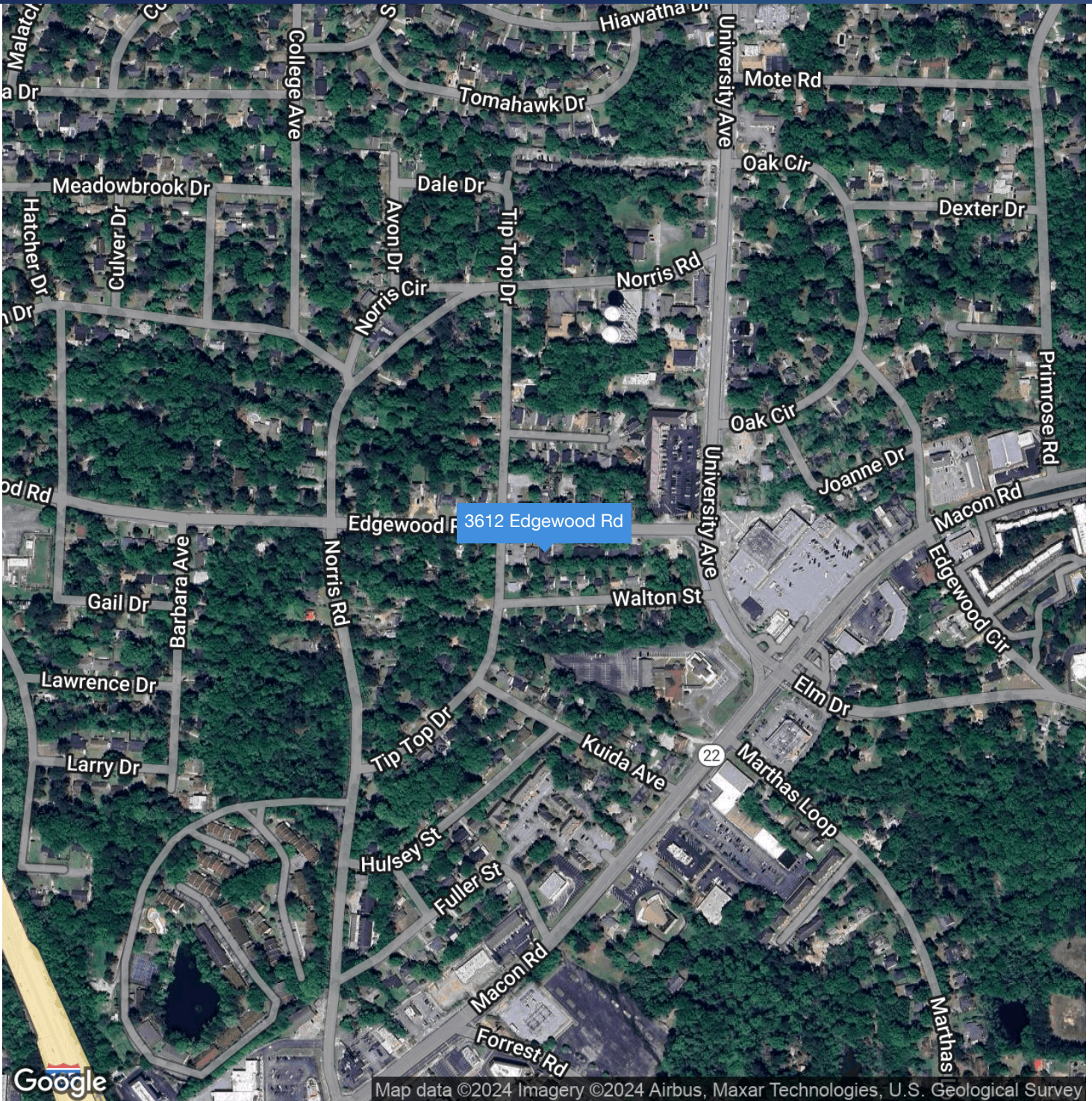


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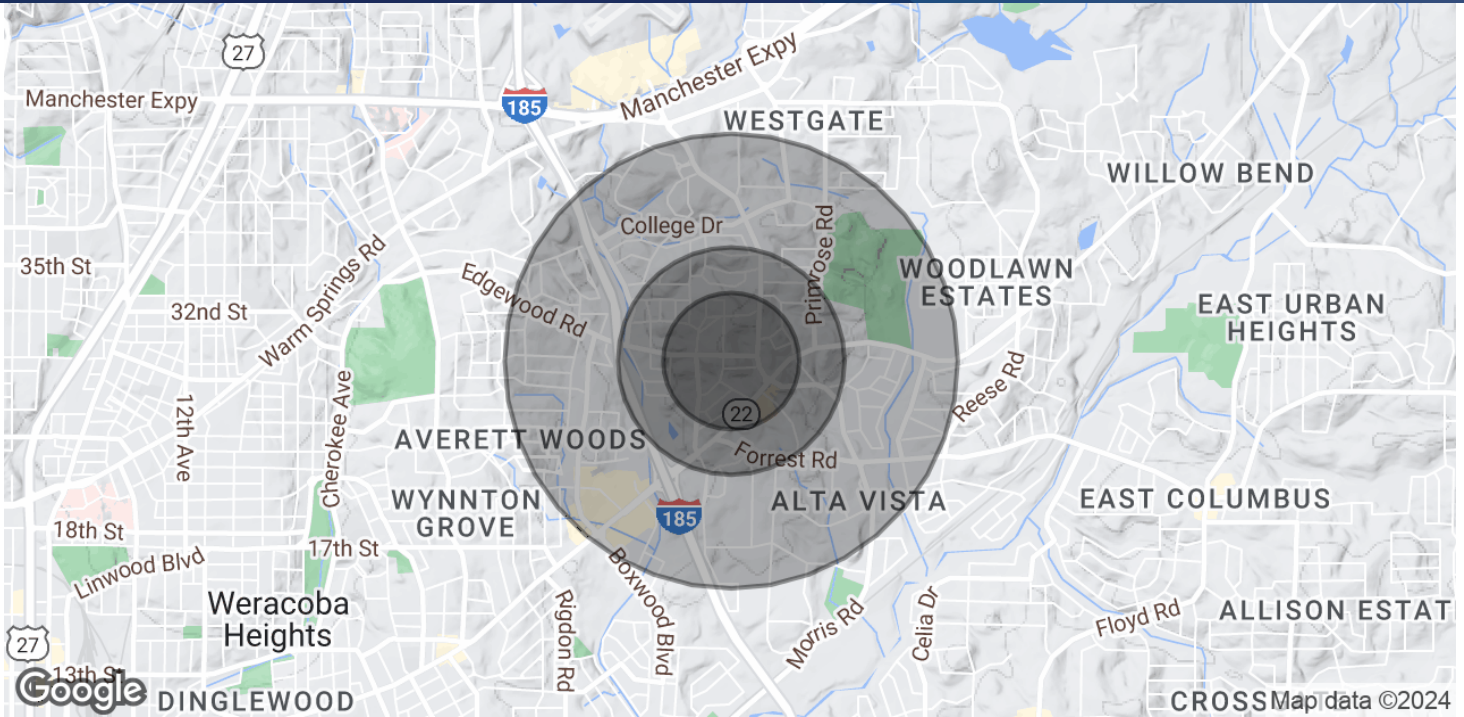


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	751	2,004	7,575
Average Age	40	37	37
Average Age (Male)	38	36	36
Average Age (Female)	41	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	313	743	2,790
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$84,581	\$89,549	\$94,349
Average House Value	\$249,198	\$252,763	\$286,715

Demographics data derived from AlphaMap

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