



North Ave Medical Office Space

1968 North Ave
Columbus, Georgia 31901

Property Highlights

- - +/- 3848 Freestanding Building
- - Currently being renovated throughout (LED lighting, LVP flooring, new paint, etc)
- - Parking Available
- - Proximity to several amenities & major travel routes

Offering Summary

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	+/- 3,848 SF
Available SF:	+/- 3,848 SF
Lot Size:	0.47 Acres

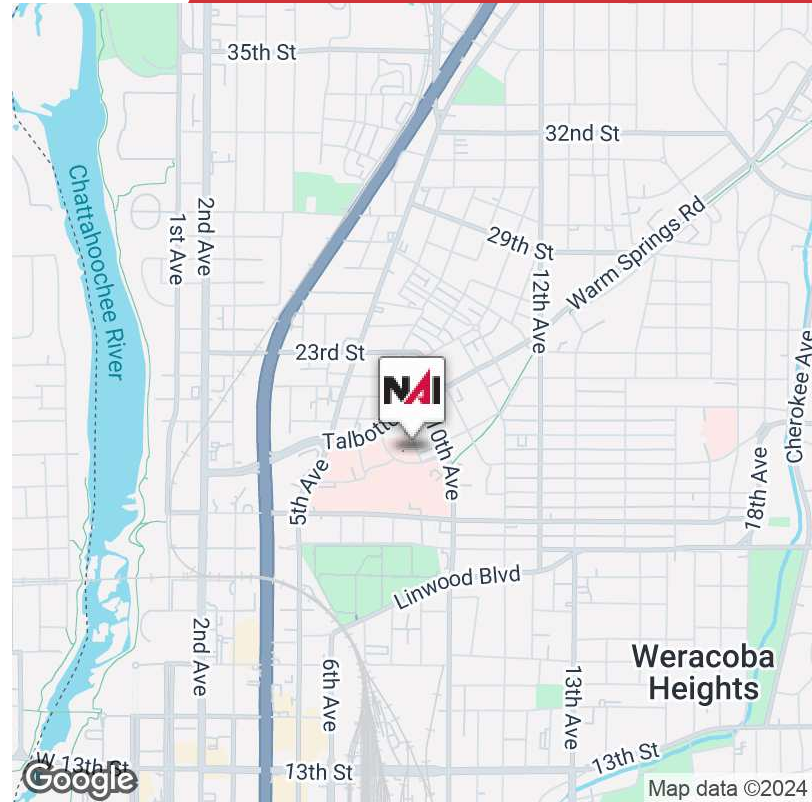
For More Information

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Offering Summary

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	+/- 3,848 SF
Available SF:	+/- 3,848 SF
Lot Size:	0.47 Acres
Number of Units:	1
Year Built:	1966
Zoning:	NC

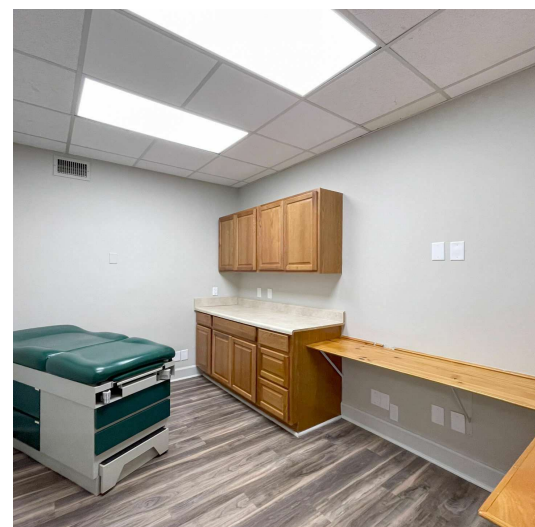
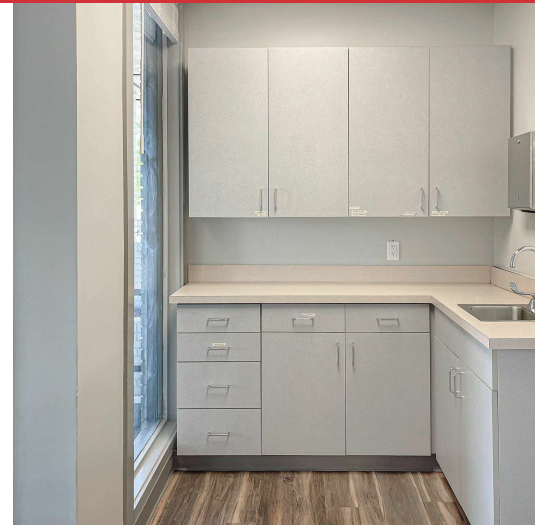
Property Overview

Minimum of 5 year lease, NNN. +/- 3848 SF freestanding building. Former medical office. This space is currently in the process of being updated throughout and will be available for delivery by October 1, 2024. The landlord is completely renovating with LED lighting, luxury vinyl plank flooring, new paint, etc.

Call our office with questions or interest: 706-660-5418

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	364	943	4,191
Total Population	781	2,078	9,234
Average HH Income	\$35,654	\$37,337	\$45,112

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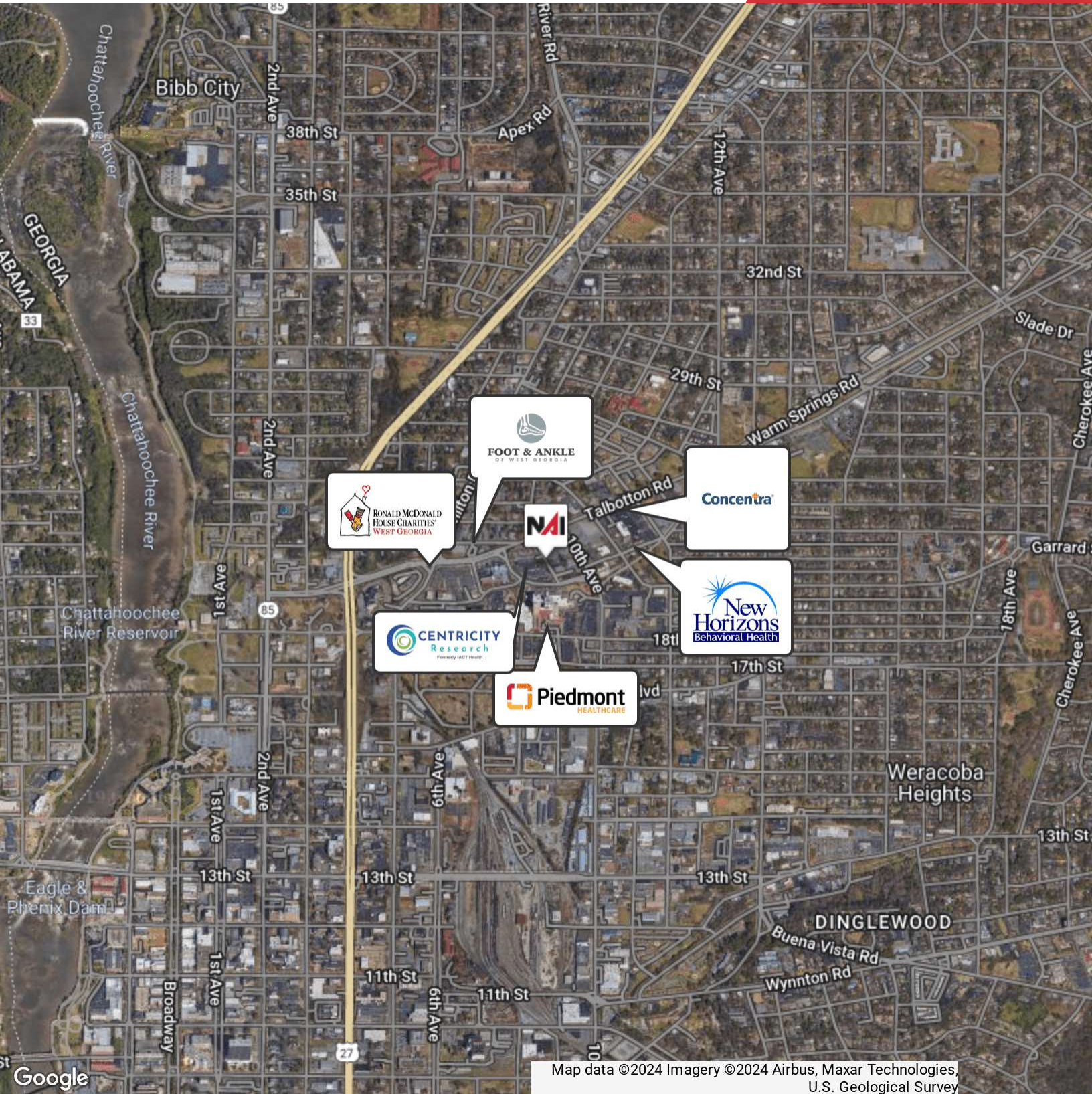


FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 3,866 sq.ft.
 EXCLUDED AREAS : PATIO 648 sq.ft.
 TOTAL : 3,866 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

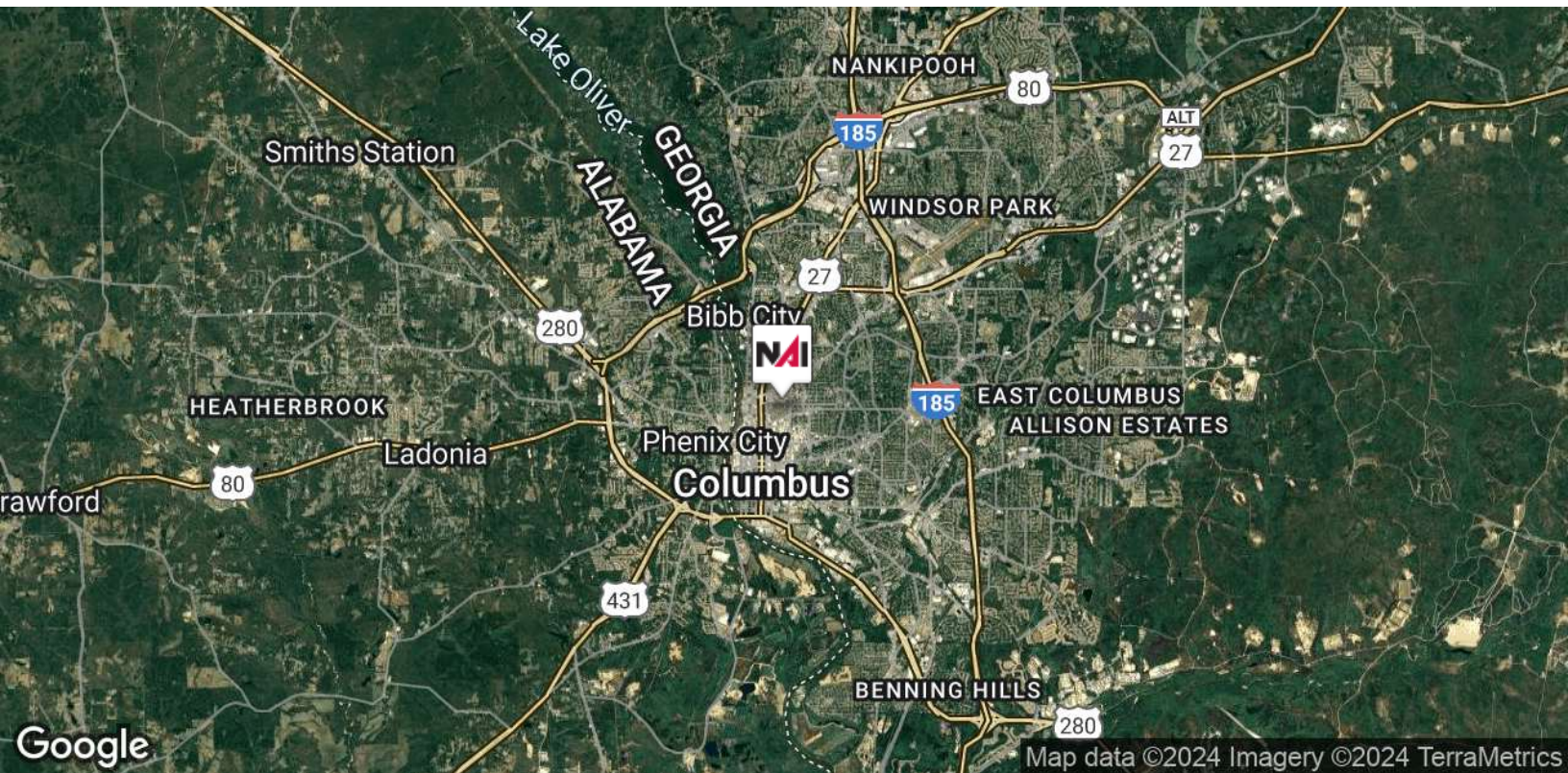




Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

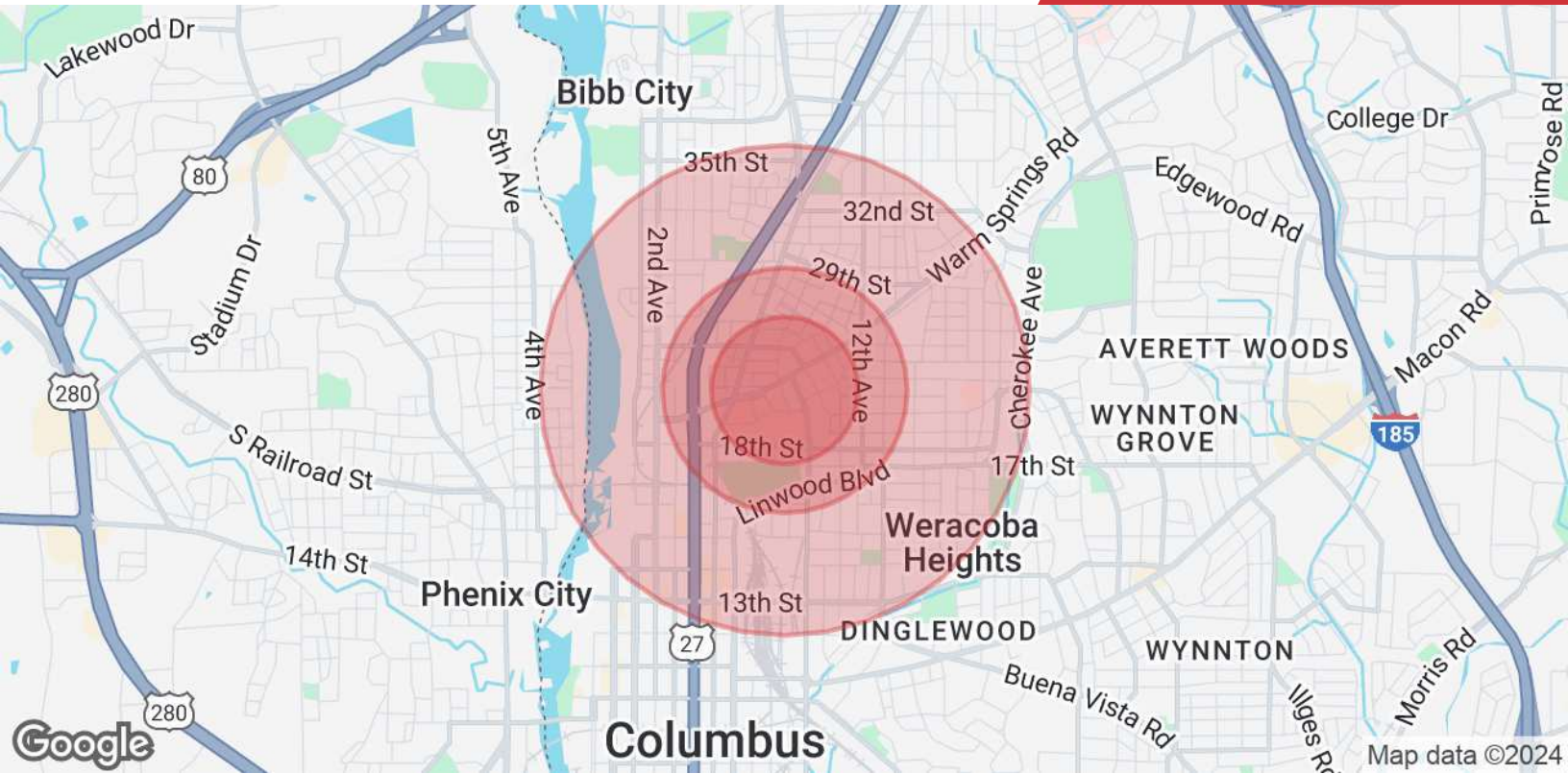
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	781	2,078	9,234
Average Age	38	39	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	364	943	4,191
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$35,654	\$37,337	\$45,112
Average House Value	\$86,946	\$98,169	\$128,093

Demographics data derived from AlphaMap