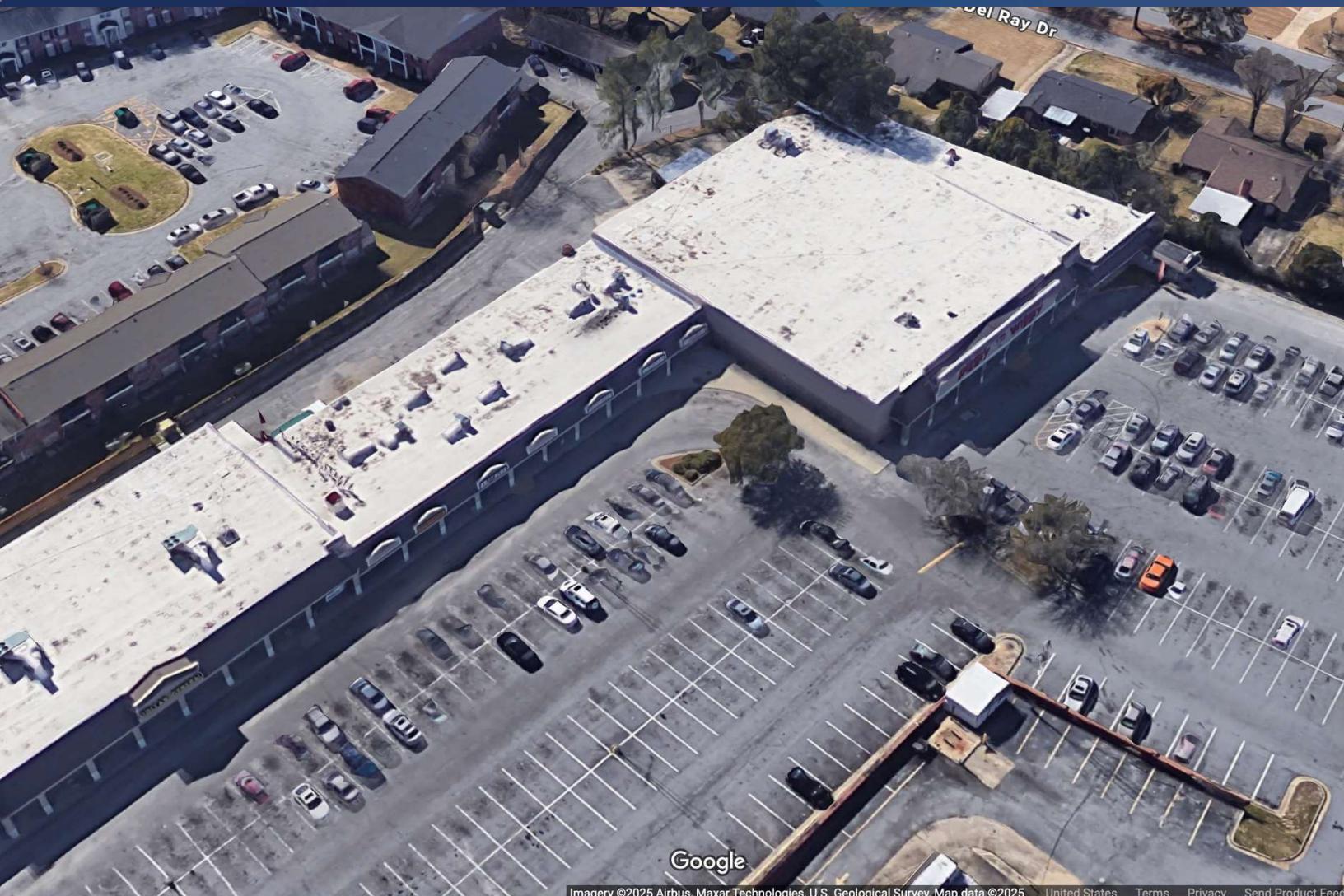


# FOR LEASE

## HOLLY HILLS SHOPPING CENTER

3846 Saint Marys Rd Columbus, GA 31906



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### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	49,741 SF
Available SF:	2,880 SF
Number of Units:	23
Year Built:	1973
Zoning:	GC

### PROPERTY OVERVIEW

Located just off I-185 on St. Mary's Road, Holly Hills Shopping Center offers exceptional convenience and accessibility for both retailers and their customers. With over 49,000 square feet of retail space and Piggly Wiggly as the anchor tenant, this high-traffic center is an ideal location for a variety of businesses. The strong visibility, ample parking, and strategic location make Holly Hills Shopping Center a great opportunity for retailers.

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**COMMERCIAL**  
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### PROPERTY HIGHLIGHTS

- Prime Location: Conveniently located off I-185 on St. Mary's Road
- Strong Anchor Tenant: Piggly Wiggly draws consistent foot traffic
- Ample Retail Space: Over 49,000 square feet available
- High Visibility: Excellent exposure in a high-traffic area
- Ideal for Various Retailers: Suitable for a wide range of businesses
- Customer-Friendly Access: Easy entry and exit points
- Parking: Abundant on-site parking for customers

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	505	1,300	4,296
Total Population	1,152	3,034	9,966
Average HH Income	\$47,598	\$46,468	\$47,133

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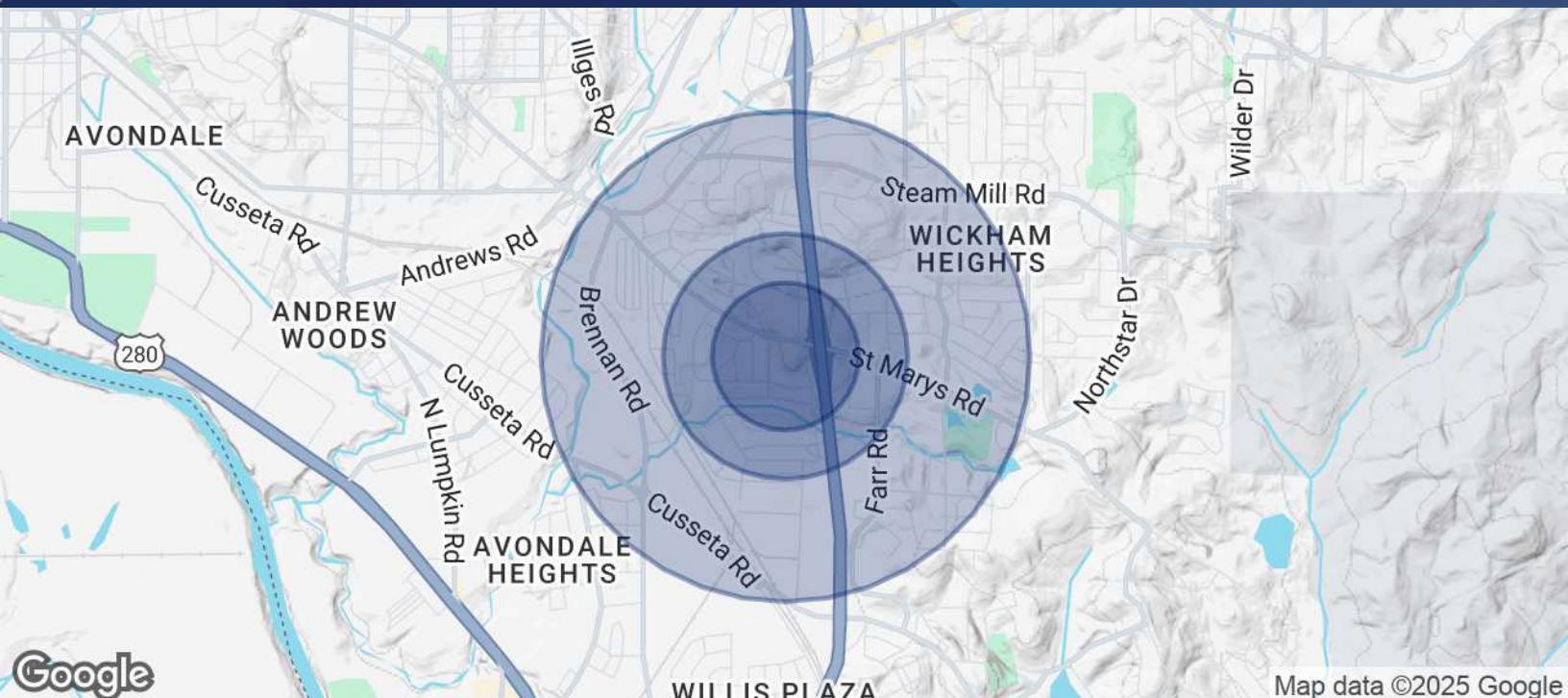


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,152	3,034	9,966
Average Age	41	40	40
Average Age (Male)	38	37	37
Average Age (Female)	43	42	42

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	505	1,300	4,296
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$47,598	\$46,468	\$47,133
Average House Value	\$161,207	\$150,131	\$250,777

Demographics data derived from AlphaMap

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