



**COLDWELL
BANKER
COMMERCIAL**

KENNON, PARKER, DUNCAN
& DAVIS

5710 VETERANS PARKWAY

Columbus, GA 31904

AVAILABLE SPACE

11,300 SF

LEASE RATE

\$17/SF/YR (NNN)

FEATURES

- Great Location!
- High traffic corridor!

AREA

This 11,300+/- SF space is a former bank building with a private elevator to access the second floor space. The available space includes 11 offices, 2 restrooms, a breakroom and a conditioned basement (approximately 3,500 SF). It has great visibility from a major corridor, at the corner of Veterans Parkway (US Hwy 27) and Whitesville Road. This is a high traffic area. The building space can be subdivided.



FOR LEASE

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OFFICE

Carson Cummings
706 289 2468
carson@cummingscre.com

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COLDWELL BANKER COMMERCIAL
KENNON, PARKER, DUNCAN & DAVIS
5670 Whitesville Road, Columbus, GA 31904
706.256.1500



5710 VETERANS PARKWAY

Columbus, GA 31904

LEASE



OFFERING SUMMARY

Available SF: 11,300 SF

Lease Rate: \$17/SF/YR (NNN)

Year Built: 1977

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PROPERTY OVERVIEW

This 11,300+/- SF building is a former bank building with a private elevator to access the second floor. The available space includes 11 offices, 2 restrooms, a breakroom and a conditioned 3,500+/- SF basement.

PROPERTY HIGHLIGHTS

- Great Location
- High traffic corridor



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First Floor

Matterport Link: <https://my.matterport.com/show/?m=XCfrfqt8sE&mls=1>

LEASE



GROSS INTERNAL AREA
 FLOOR 1: 3553 sq. ft, FLOOR 2: 3741 sq. ft
 FLOOR 3: 4238 sq. ft
 TOTAL: 11531 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Second Floor

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LEASE



GROSS INTERNAL AREA
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FLOOR 3



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Basement

Matterport Link: <https://my.matterport.com/show/?m=XCFrfqft8sE&mIs=1>

LEASE



GROSS INTERNAL AREA
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 FLOOR 3: 4238 sq. ft
 TOTAL: 11531 sq. ft

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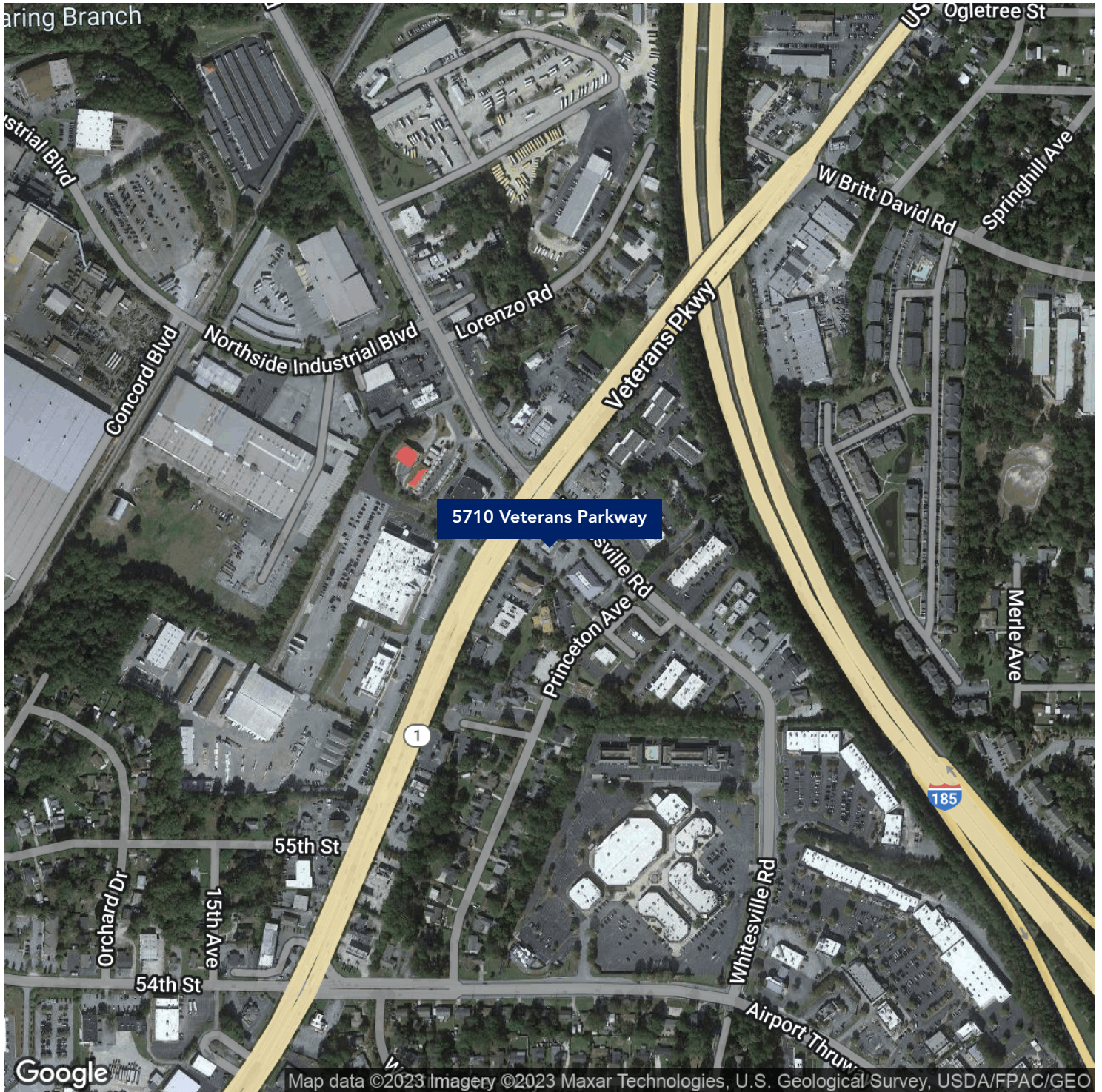
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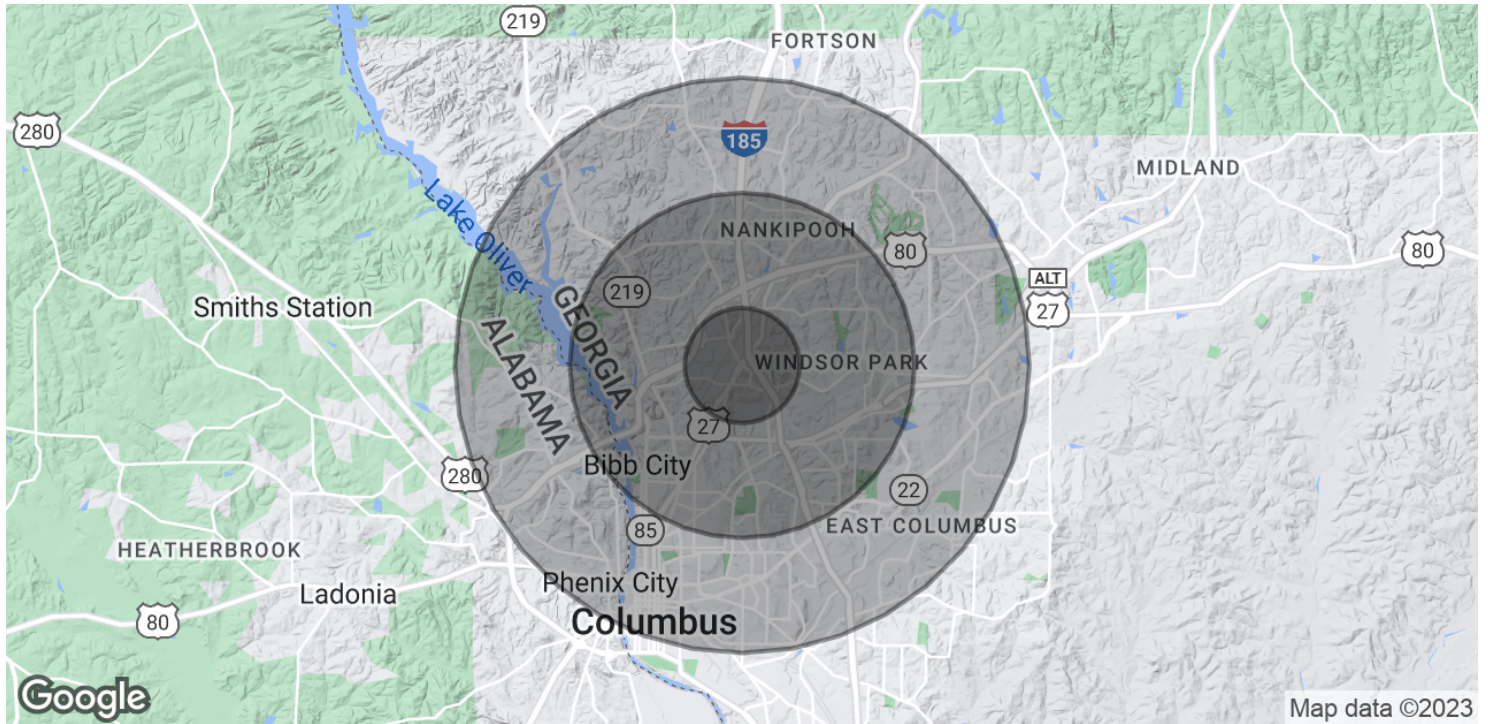
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,662	50,764	125,276
Median age	39.7	37.6	36.7
Median age (Male)	37.5	37.3	35.4
Median age (Female)	40.8	37.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,389	21,836	53,159
# of persons per HH	2.4	2.3	2.4
Average HH income	\$59,632	\$61,259	\$56,408
Average house value	\$135,403	\$166,993	\$156,597

* Demographic data derived from 2020 ACS - US Census

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