



Medical Office Redevelopment Opportunity

6480 Milgen Road
Columbus, Georgia 31907

Property Highlights

- Turnkey build-to-suit medical space with flexible single- or multi-tenant layout
- Optimized site plan and strong Milgen Road visibility
- Designed for efficient patient flow (exam rooms, nurse stations, labs, etc.)
- Ideal for primary care, specialty, urgent care, imaging, or outpatient use backed by well-capitalized ownership

Offering Summary

Sale Price:	\$1,350,000
Lease Rate:	\$20 SF/yr (NNN)
Building Size:	6,208 SF
Available SF:	3,104 - 6,208 SF
Lot Size:	1.611 Acres

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	366	1,307	3,191
Total Population	982	3,222	7,980
Average HH Income	\$67,156	\$75,503	\$89,910

For More Information

Jack Hayes, SIOR, CCIM

O: 706 660 5418 x1002

jhayes@g2cre.com | GA #336627



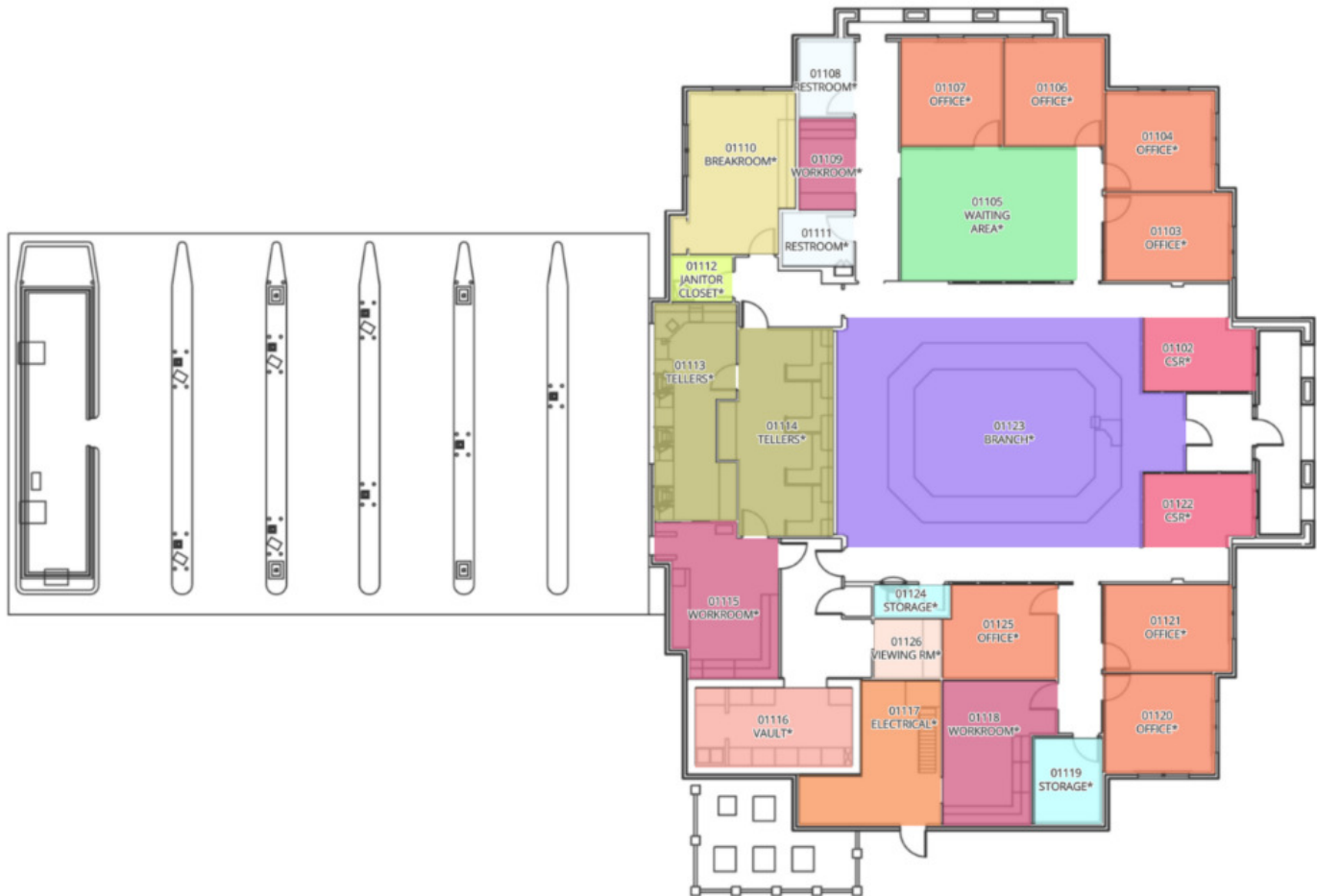
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Lot Size:	1.611 Acres
Price / SF:	\$217.46
Year Built:	2002
Zoning:	GC

Property Overview

Rare opportunity to lease a fully renovated, turnkey medical office building in the rapidly growing Midland submarket of Columbus, GA. This former Synovus Bank branch is being redeveloped into a modern Medical Office Building (MOB), with flexible configurations to accommodate either a single full-building user or two separate medical practices. Ownership is well-capitalized and will deliver the premises turnkey for a qualified tenant, allowing users to customize layout, workflow, and finishes without the time and cost of ground-up construction. The property will undergo a complete transformation, including removal of the existing drive-thru and expansion of the parking field to better serve medical users and patient flow.

This property is also available for purchase at an asking price of \$1,350,000, presenting a strong opportunity for an owner-user or investor to acquire a well-located medical asset in the growing Midland area. The site offers a flexible build-to-suit configuration suitable for single- or multi-tenant occupancy, with plans that support efficient patient flow and modern medical layouts. With excellent visibility, convenient access, and increasing demand for healthcare services in the surrounding trade area, the property is well-positioned for long-term value and stability.



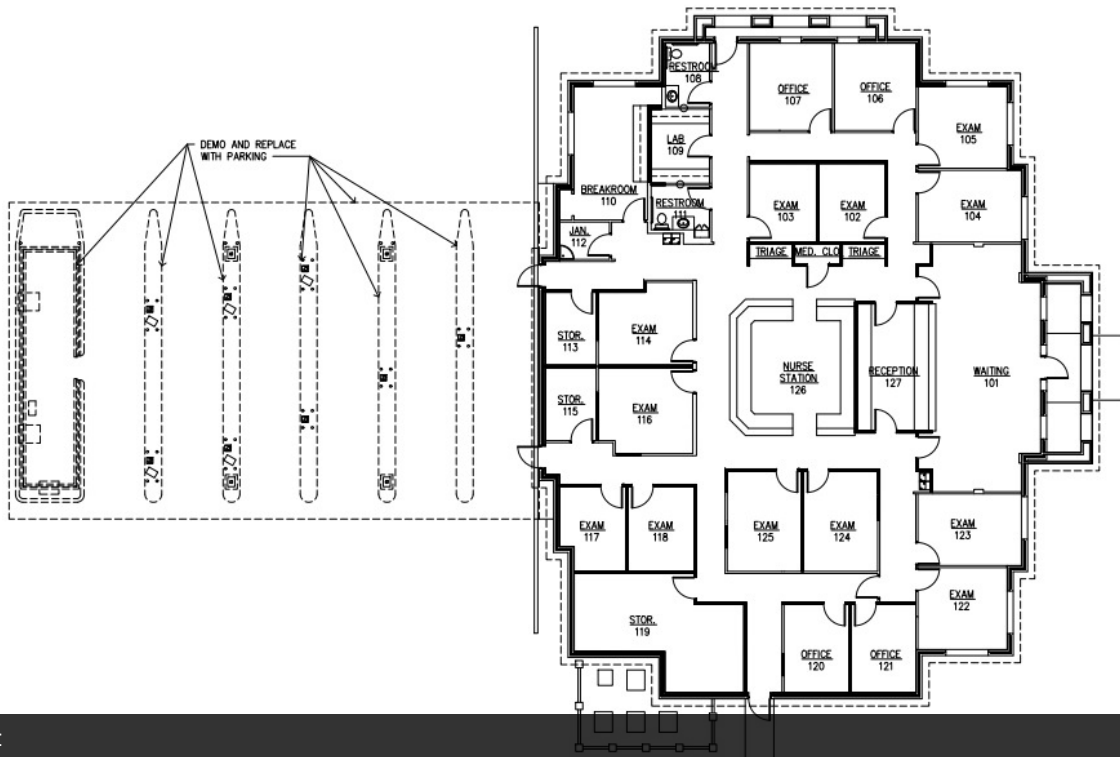
Current Floor Plan

Available Spaces

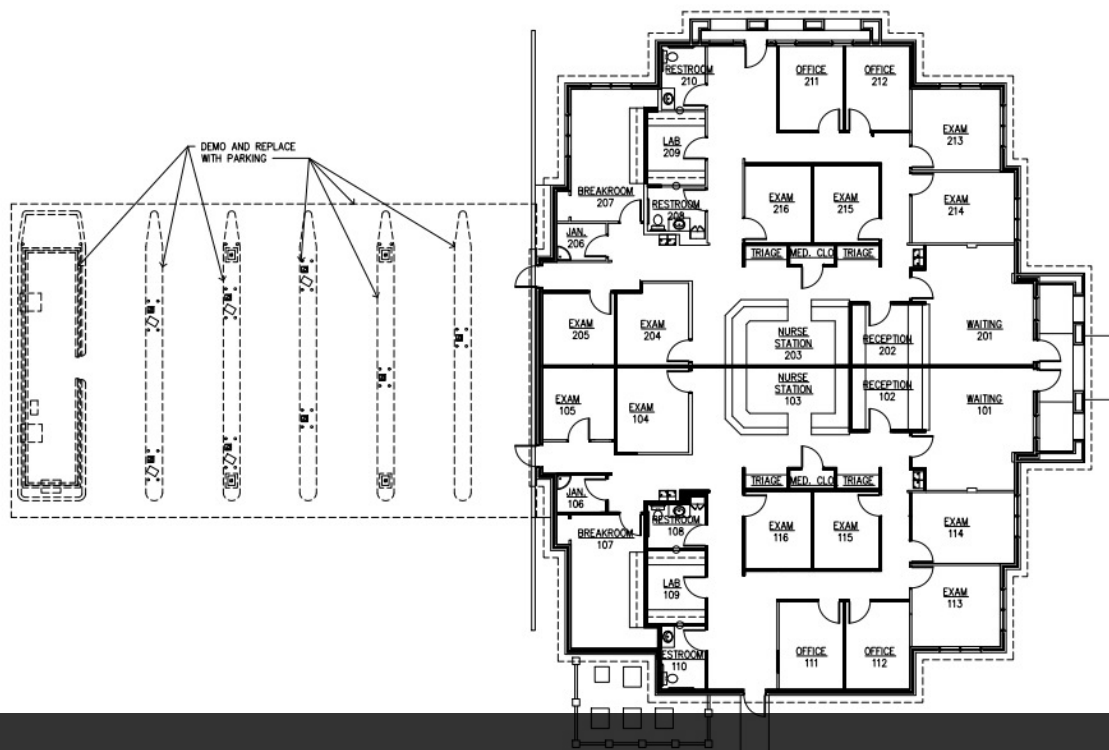
Suite	Tenant Size (SF)	Lease Type	Lease Rate	Description
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Option 1 - Single Tenant	Available 6,208 SF	NNN	\$20.00 SF/yr	Full building occupancy. Custom layout including exam rooms, procedure rooms, offices, and support space. Ideal for larger practices or flagship locations.
Option 2 - Multi-Tenant	Available 3,104 SF	NNN	\$20.00 SF/yr	Two medical suites. Shared main entrance and common foyer. Separate, secure tenant spaces. Efficient for smaller practices or complementary providers.

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Option 1 - Single Tenant

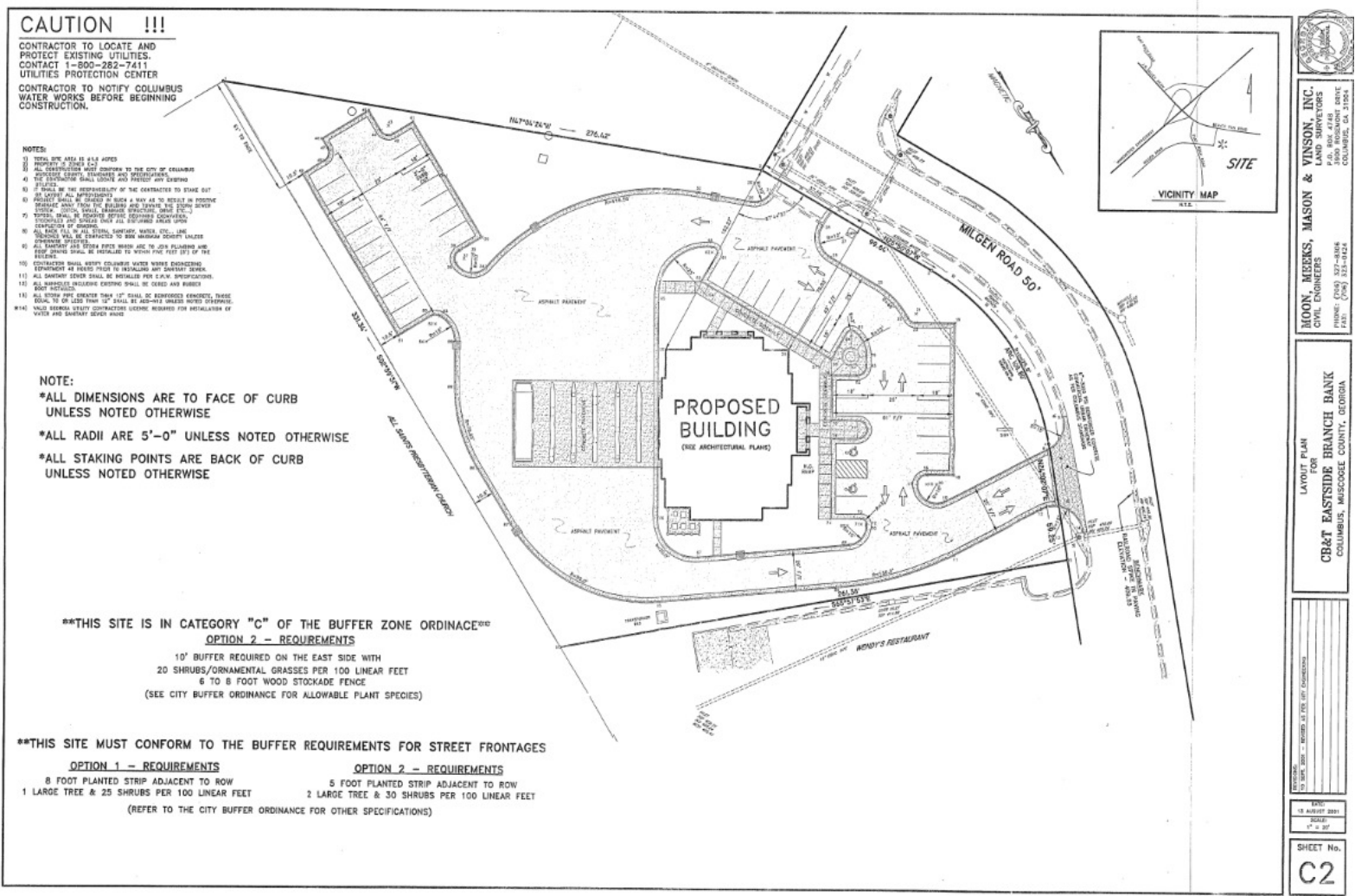


Option 2 - Multi-Tenant



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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



CAUTION !!!

CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES.
 CONTACT 1-800-282-7411
 UTILITIES PROTECTION CENTER
 CONTRACTOR TO NOTIFY COLUMBUS WATER WORKS BEFORE BEGINNING CONSTRUCTION.

- NOTES:**
- 1) TOTAL SITE AREA IS 41.4 ACRES
 - 2) PROPERTY IS ZONED L-1
 - 3) ALL CONSTRUCTION MUST CONFORM TO THE CITY OF COLUMBUS ALL ORDINANCES, REGULATIONS AND SPECIFICATIONS
 - 4) THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES
 - 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO STAKE OUT ALL LAYOUT AND IMPROVEMENTS AS SHOWN ON THIS PLAN
 - 6) ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE AND FROM THE BUILDING AND DRIVE. THE EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE
 - 7) UTILITIES SHALL BE LOCATED BY THE CONTRACTOR
 - 8) ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE
 - 9) ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE
 - 10) CONTRACTOR SHALL VERIFY COLUMBUS WATER WORKS DEEPENING REQUIREMENTS BE FOREMOST IN REGARDING ANY UTILITY WORK
 - 11) ALL SANITARY SEWER SHALL BE INSTALLED PER C.F.M. SPECIFICATIONS
 - 12) ALL SANITARY SEWER SHALL BE INSTALLED PER C.F.M. SPECIFICATIONS
 - 13) ALL UTILITIES EXISTING SHALL BE DEEPENED AND REPAIRED
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NOTE:
 *ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
 *ALL RADII ARE 5'-0" UNLESS NOTED OTHERWISE
 *ALL STAKING POINTS ARE BACK OF CURB UNLESS NOTED OTHERWISE

****THIS SITE IS IN CATEGORY "C" OF THE BUFFER ZONE ORDINANCE**
 OPTION 2 - REQUIREMENTS**
 10' BUFFER REQUIRED ON THE EAST SIDE WITH
 20 SHRUBS/ORNAMENTAL GRASSES PER 100 LINEAR FEET
 6 TO 8 FOOT WOOD STOCKADE FENCE
 (SEE CITY BUFFER ORDINANCE FOR ALLOWABLE PLANT SPECIES)

****THIS SITE MUST CONFORM TO THE BUFFER REQUIREMENTS FOR STREET FRONTAGES**

OPTION 1 - REQUIREMENTS	OPTION 2 - REQUIREMENTS
8 FOOT PLANTED STRIP ADJACENT TO ROW	5 FOOT PLANTED STRIP ADJACENT TO ROW
1 LARGE TREE & 25 SHRUBS PER 100 LINEAR FEET	2 LARGE TREE & 30 SHRUBS PER 100 LINEAR FEET
(REFER TO THE CITY BUFFER ORDINANCE FOR OTHER SPECIFICATIONS)	

MOON, MEERS, MASON & VINSON, INC.
 LAND SURVEYORS
 3100 INDEPENDENT DRIVE
 COLUMBUS, GA 31904
 PHONE: (706) 377-4864
 FAX: (706) 377-0124

LAYOUT PLAN
CRAT EASTSIDE BRANCH BANK
 COLUMBUS, MISSISSIPPI COUNTY, GEORGIA

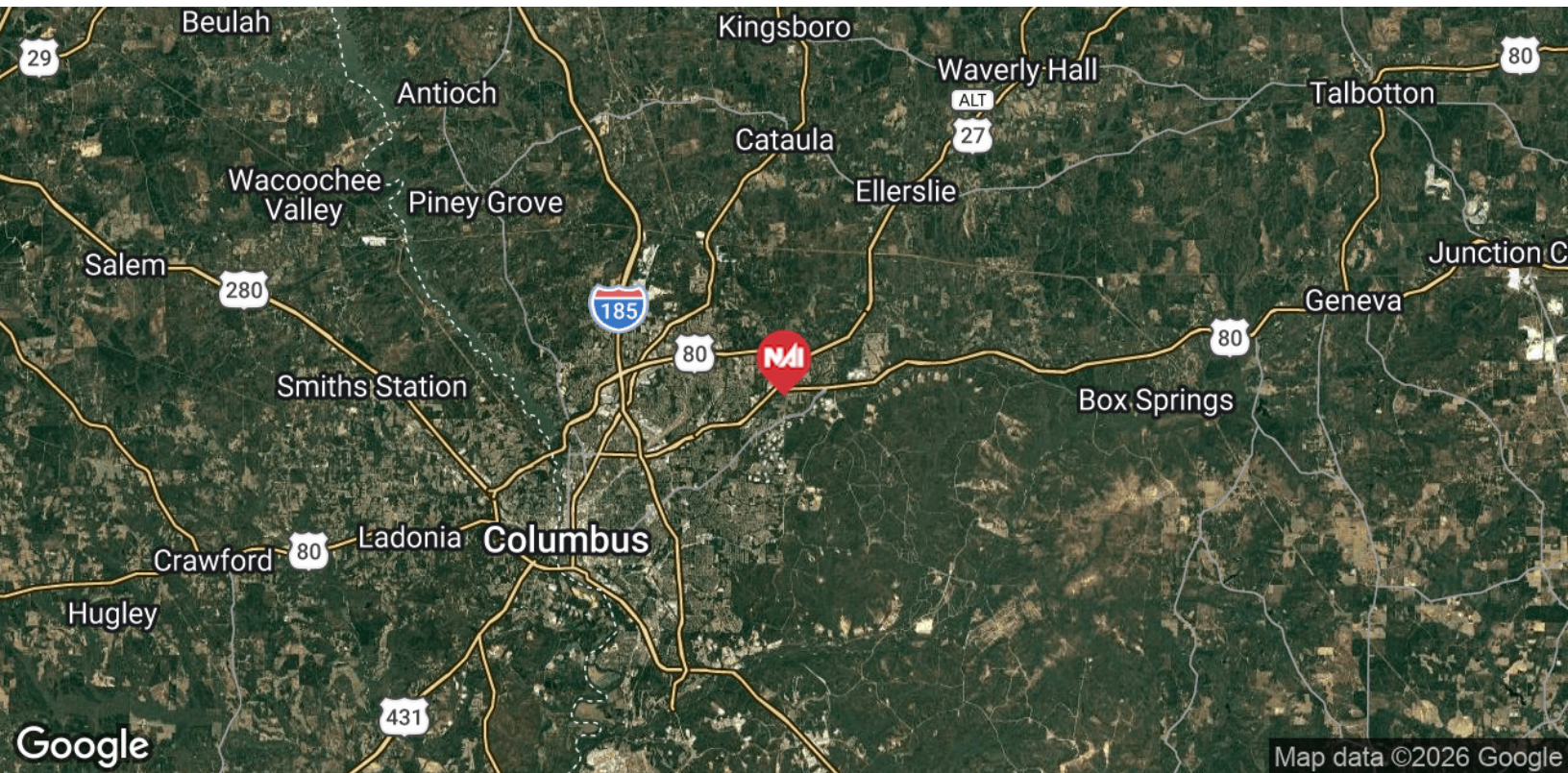
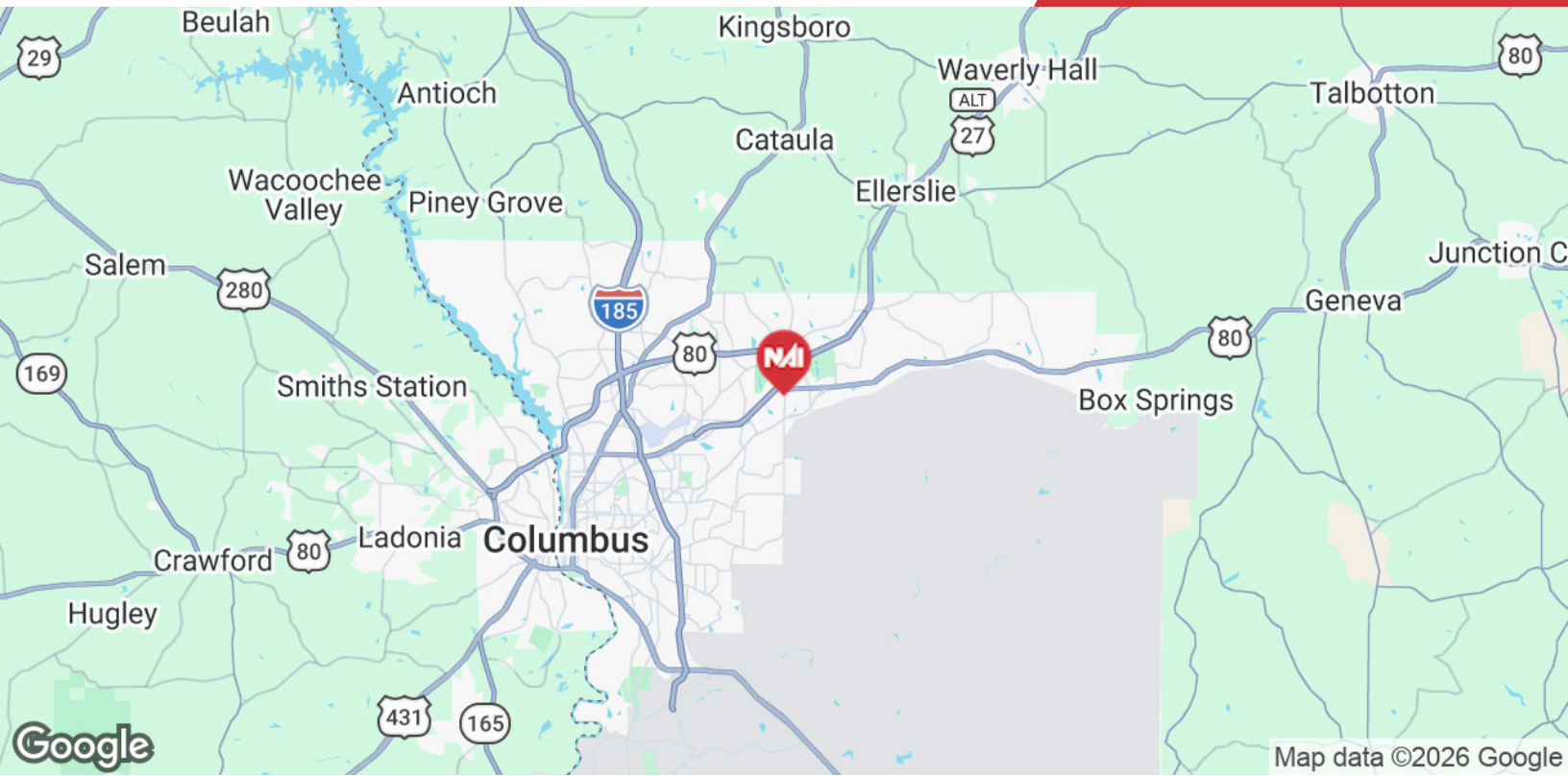
DATE: 13 AUGUST 2001
 SCALE: 1" = 30'

SHEET No.
C2



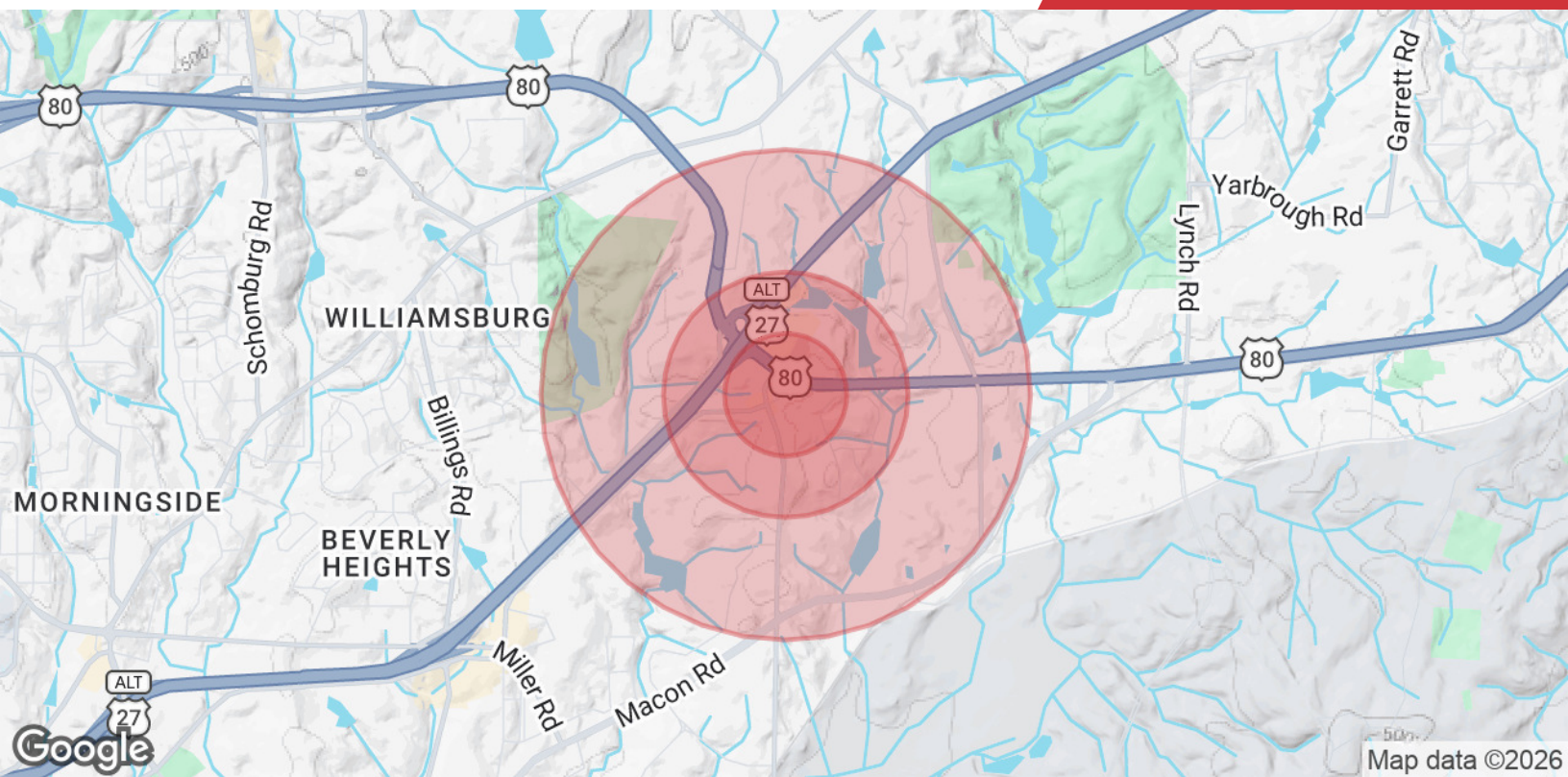
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	982	3,222	7,980
Average Age	26.1	27.6	30.6
Average Age (Male)	25.9	27.0	29.7
Average Age (Female)	26.2	28.5	31.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	366	1,307	3,191
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$67,156	\$75,503	\$89,910
Average House Value	\$192,162	\$232,612	\$254,566

2023 American Community Survey (ACS)

Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.