



## 1906 Warm Springs Road

Columbus, Georgia 31904

### Property Highlights

- +/- 10,124 SF office building
- Multiple private offices throughout both floors
- Excellent visibility and accessibility

### Property Overview

Located along highly traveled Warm Springs Road, this +/- 10,124 square foot, two-story office building offers an exceptional opportunity for investors or owner-users seeking a well-configured office property in the heart of Columbus.

The property features a functional layout with numerous private offices of varying sizes, multiple storage rooms, restrooms on both floors, and a mix of standard and oversized offices suitable for executive suites or conference rooms. The flexible floor plan supports a variety of uses including professional services, medical, counseling, education, or general office occupancy.

### Offering Summary

<b>Sale Price:</b>	Subject to Offer
<b>Building Size:</b>	+/- 10,124 SF
<b>Lot Size:</b>	0.667 Acres

### Demographics 0.25 Miles 0.5 Miles 1 Mile

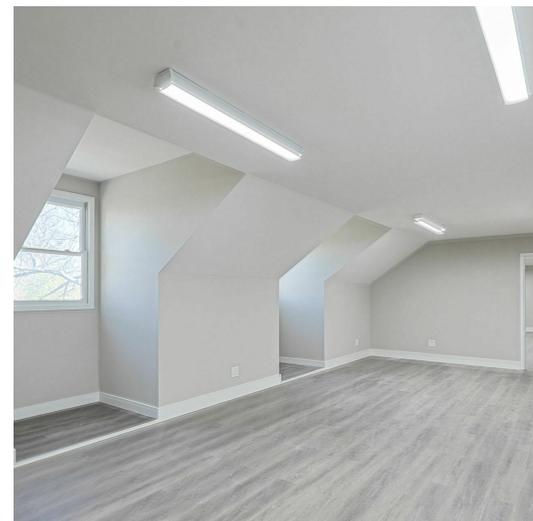
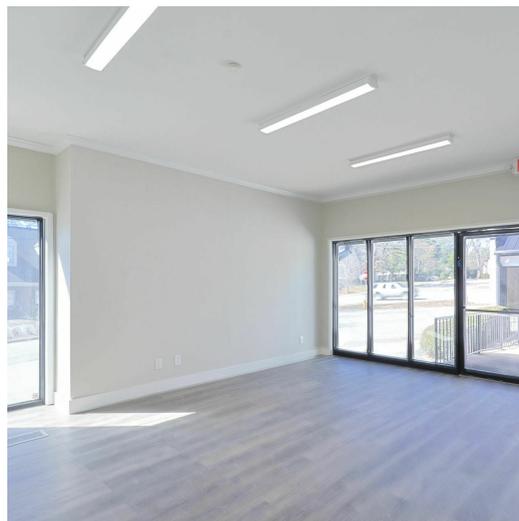
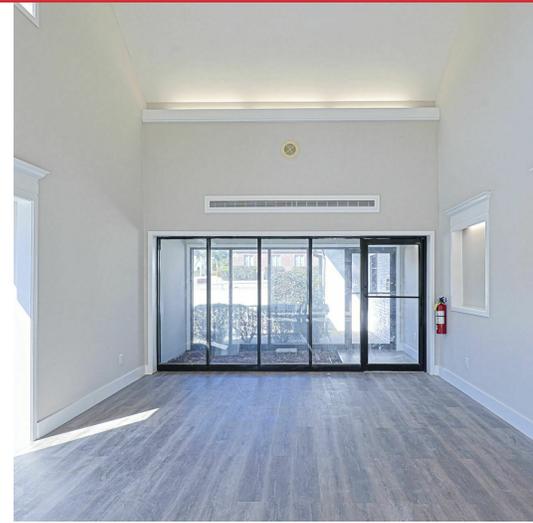
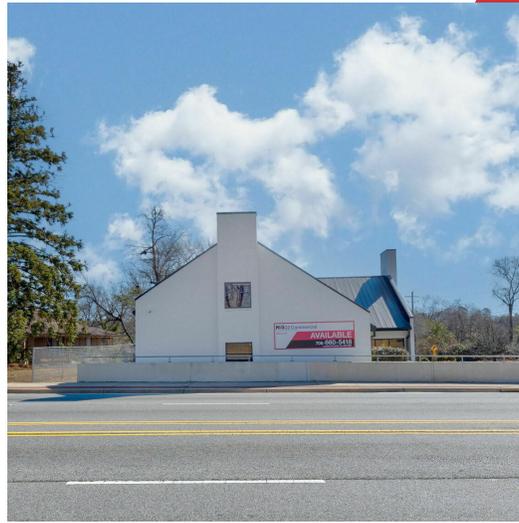
<b>Total Households</b>	243	1,061	4,477
<b>Total Population</b>	669	2,713	10,762
<b>Average HH Income</b>	\$73,101	\$76,437	\$70,561

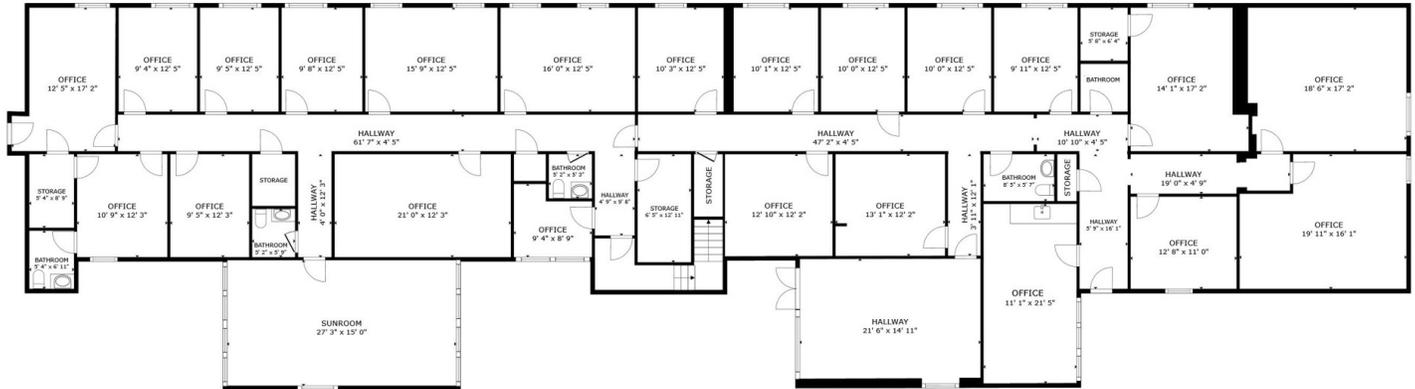
### For More Information

**Lakshmi Karthik**

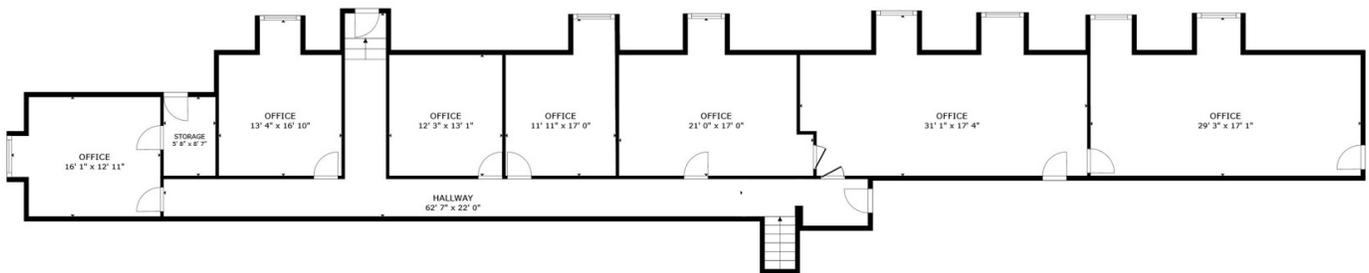
O: 706 660 5418

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FLOOR 1

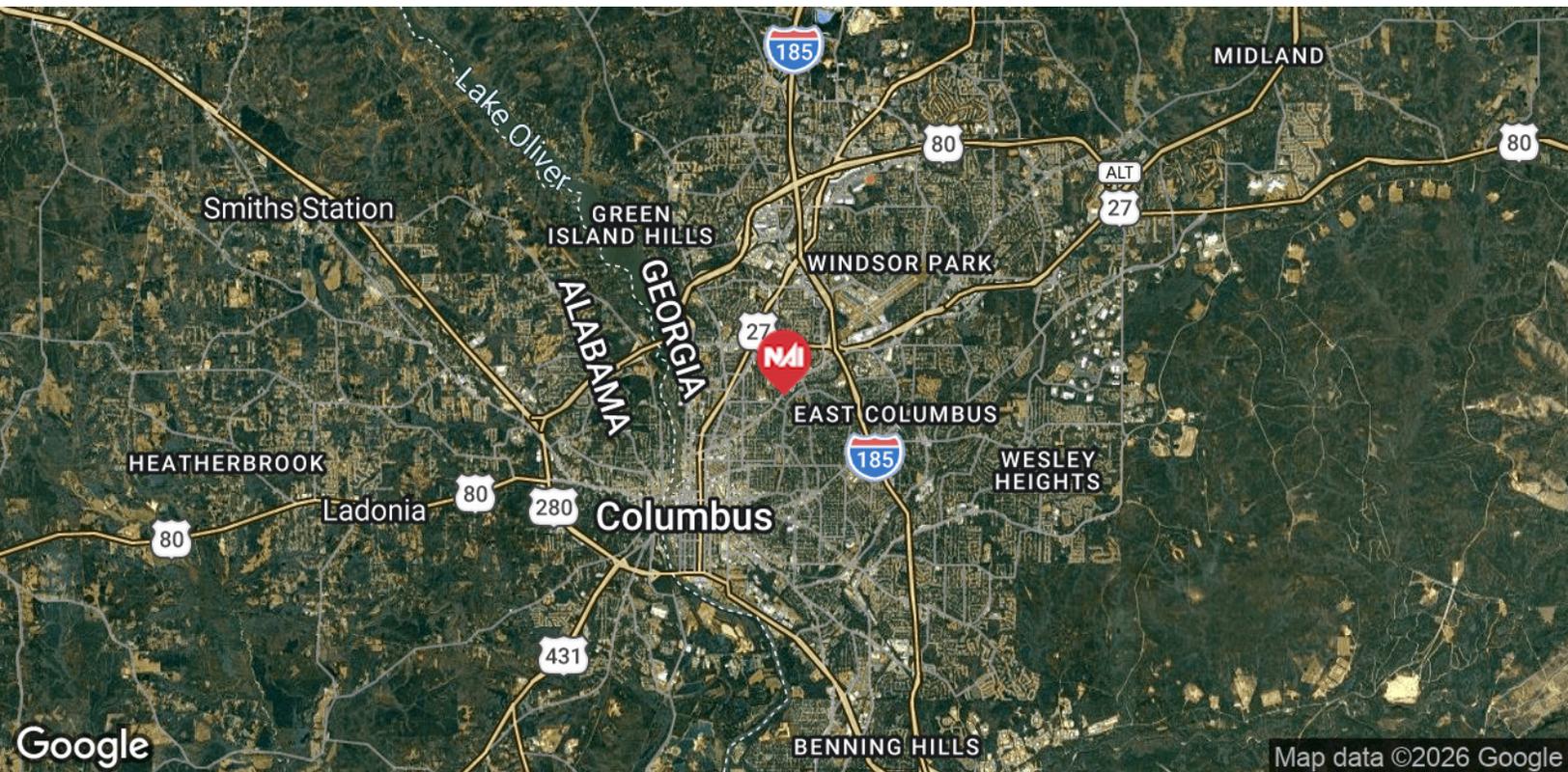
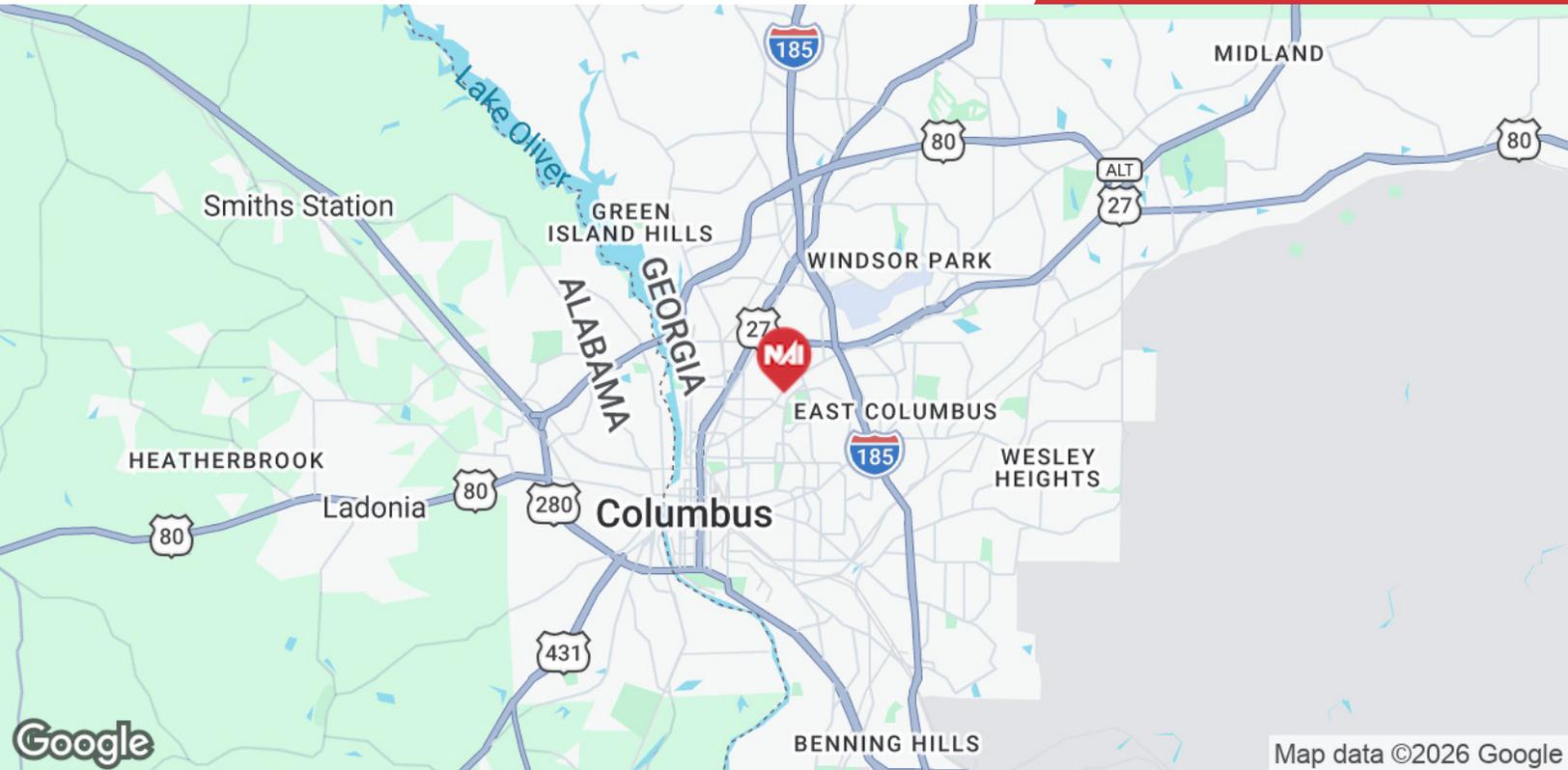


FLOOR 2



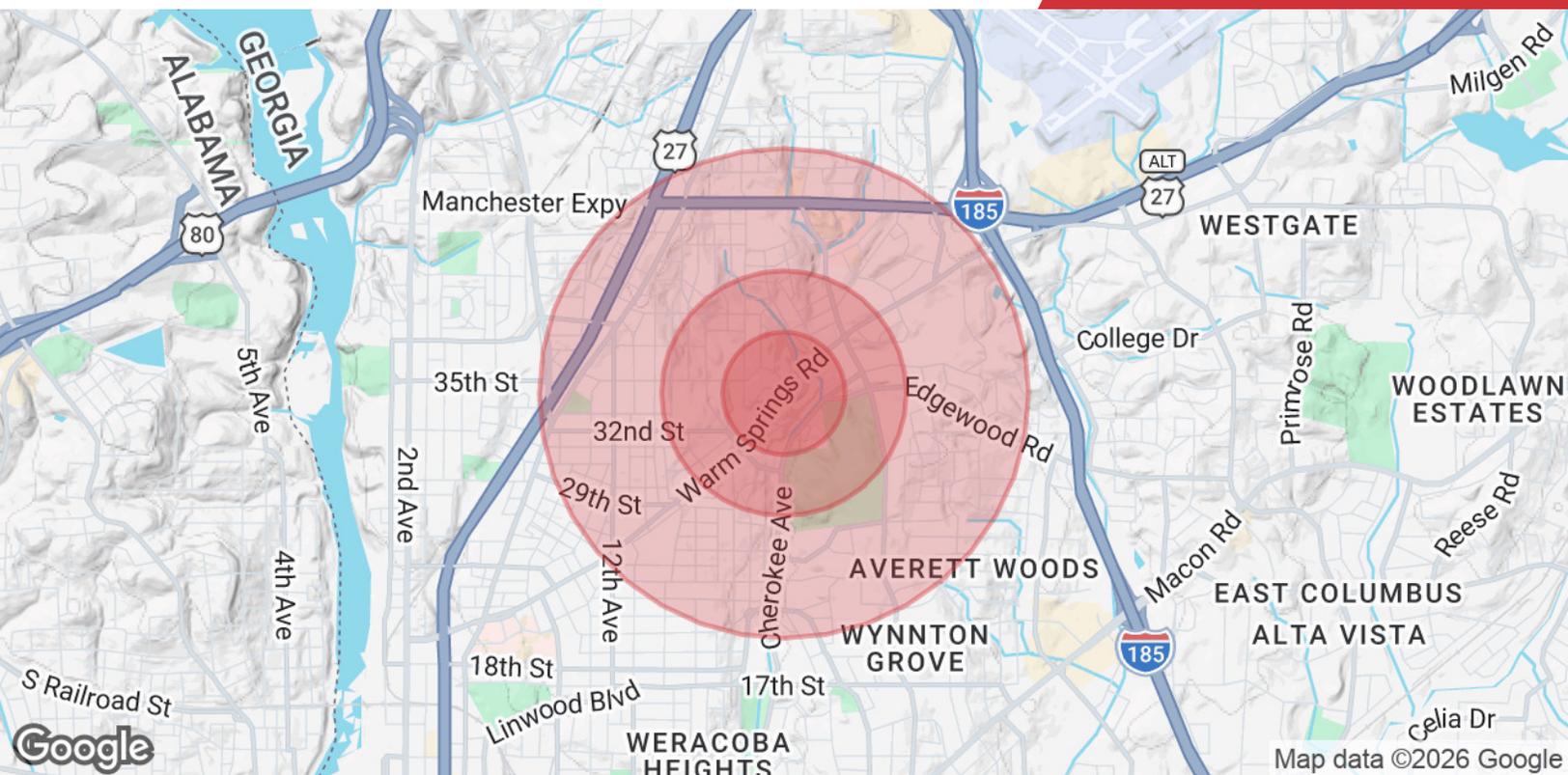
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Population	0.25 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	669	2,713	10,762
<b>Average Age</b>	39.7	37.6	35.6
<b>Average Age (Male)</b>	35.4	30.5	30.5
<b>Average Age (Female)</b>	40.7	39.1	37.3
Households & Income	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	243	1,061	4,477
<b># of Persons per HH</b>	2.8	2.6	2.4
<b>Average HH Income</b>	\$73,101	\$76,437	\$70,561
<b>Average House Value</b>	\$162,750	\$168,216	\$171,548

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.