



## North Lake Centre

7270 North Lake Drive Columbus, Georgia 31909

### Property Highlights

- Corner Suite with Floor-to-Ceiling Windows
- White Box Condition to be Custom Fitted

### Property Overview

+/- 2,000 SF of office space available to be built out. Two walls of floor-to-ceiling windows provide ample natural light and white box condition allows for tenant-specific buildout. Ample parking in front and rear of the building.

7270 North Lake Drive is located in North Columbus off of Double Churches Road in the upscale North Lake Business Park, which includes Merrill Lynch, the Social Security Admin, and several medical practices.

### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Lease Type:</b>	NNN
<b>Available SF:</b>	+/- 2,000 SF
<b>Term:</b>	5 Year Min

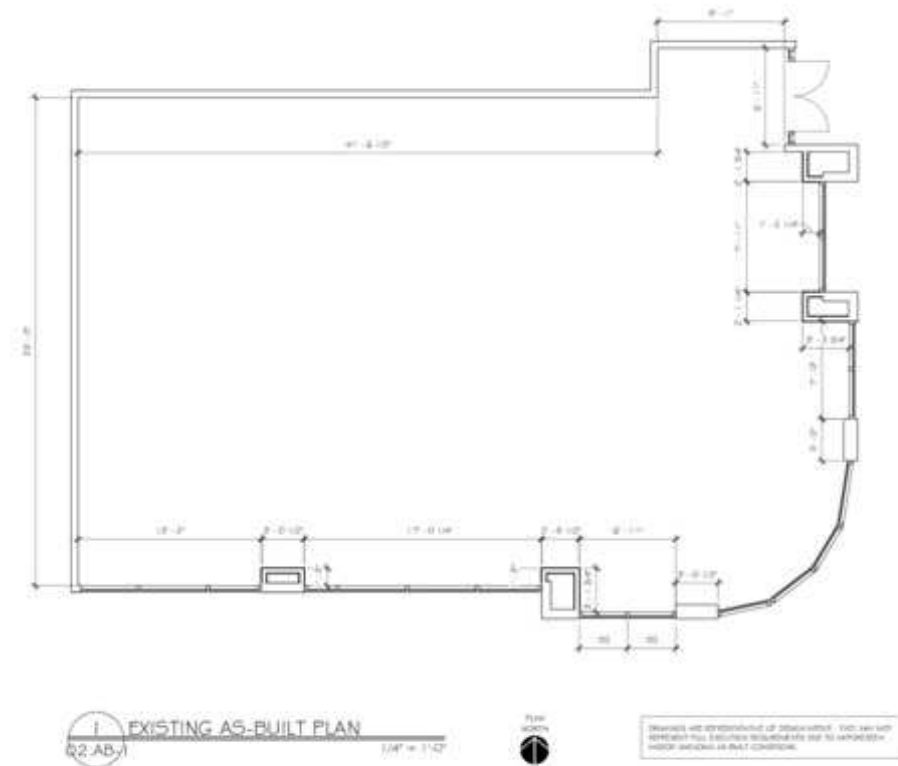
### For More Information

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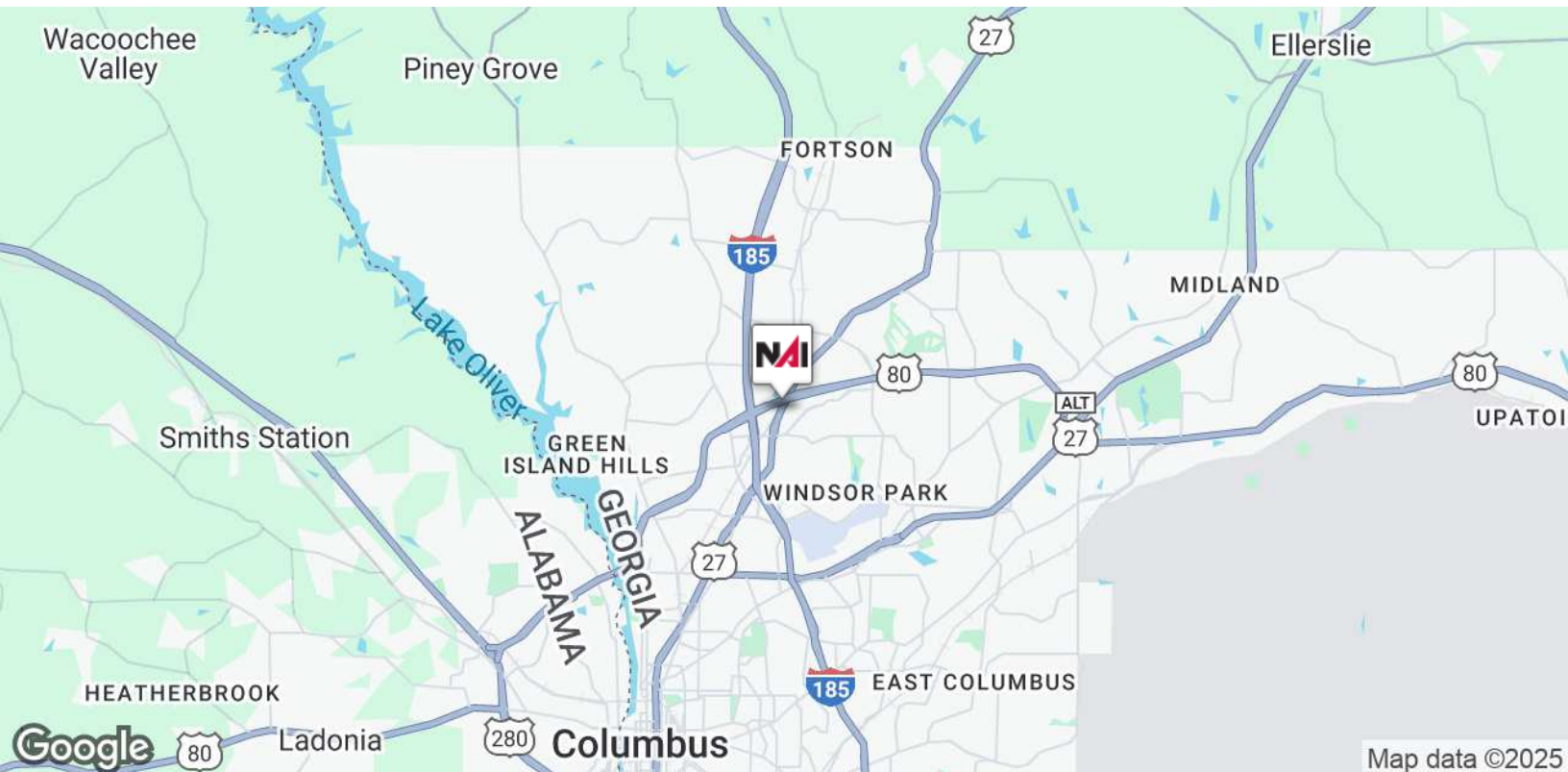
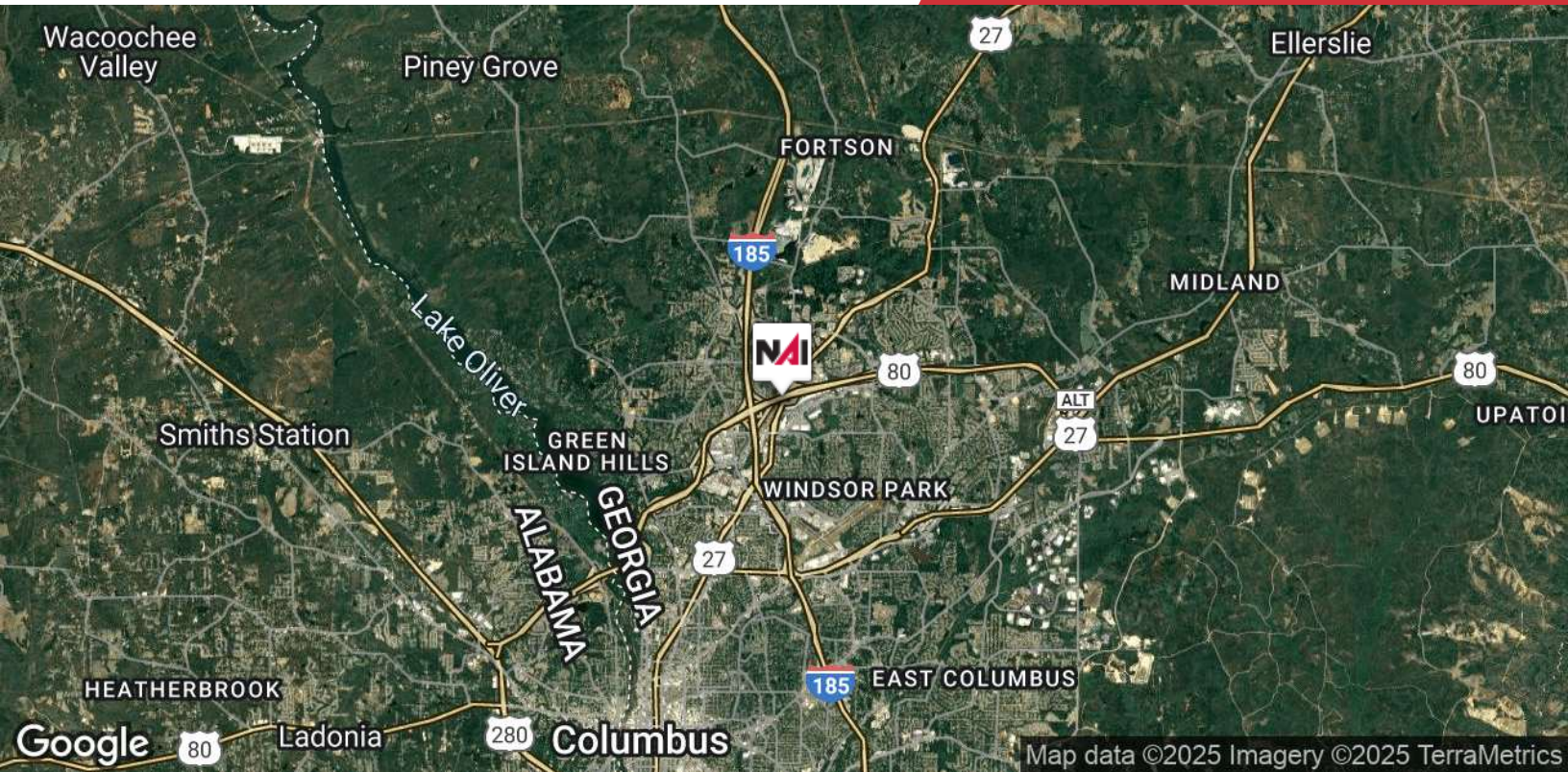




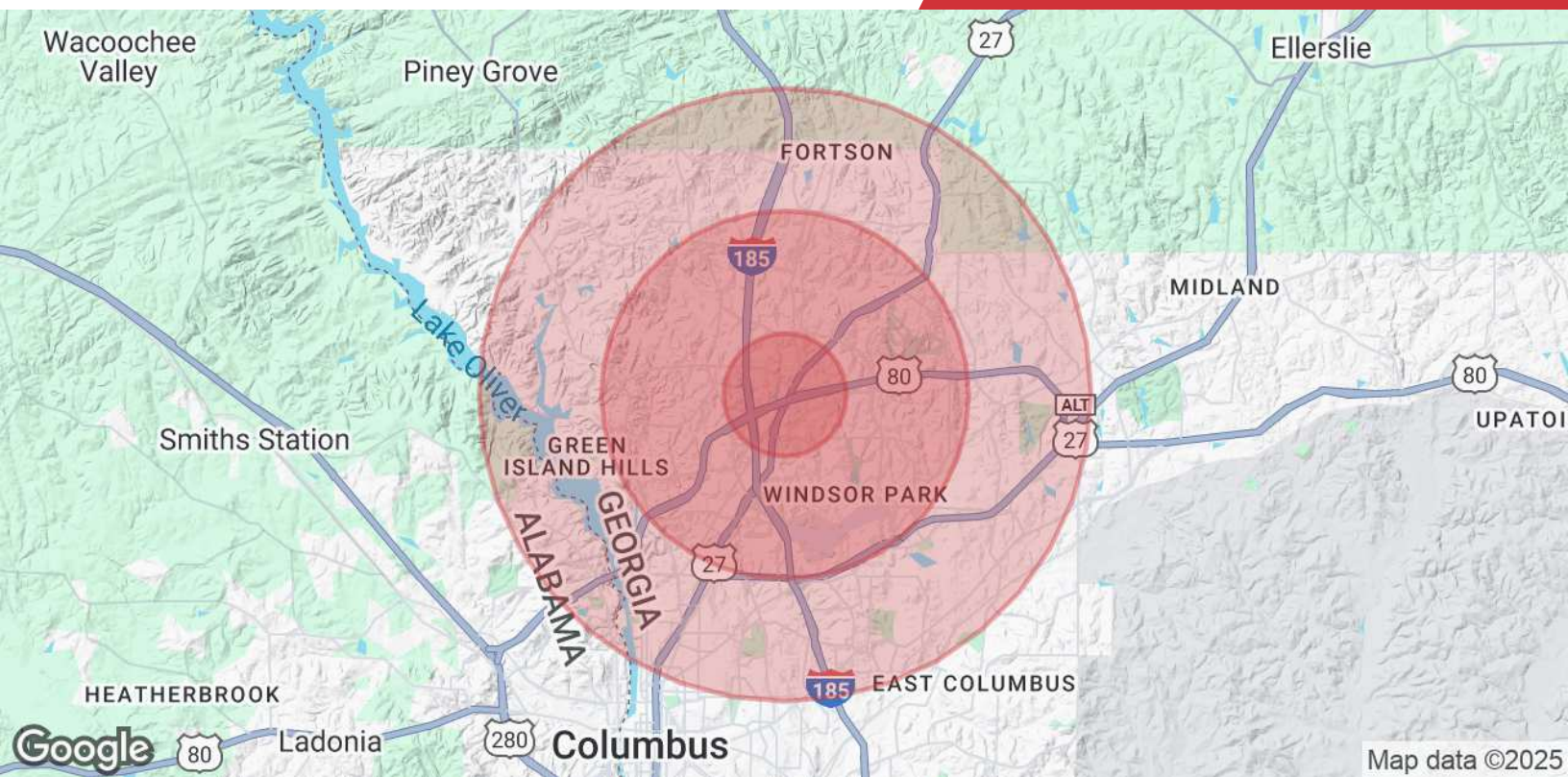


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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	3,770	35,604	92,015
<b>Average Age</b>	39.1	38.8	37.4
<b>Average Age (Male)</b>	40.4	38.8	37.3
<b>Average Age (Female)</b>	37.8	38.5	37.5

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,674	15,145	38,832
<b># of Persons per HH</b>	2.3	2.4	2.4
<b>Average HH Income</b>	\$74,616	\$69,052	\$65,829
<b>Average House Value</b>	\$175,457	\$150,445	\$167,216

\* Demographic data derived from 2020 ACS - US Census