

FOR LEASE FORMER BARBERITOS RESTAURANT SPACE AVAILABLE

1012 Broadway Columbus, GA 31901



OFFERING SUMMARY

| | |
|---------------|---------------------|
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Available SF: | 2,600 SF |

PROPERTY OVERVIEW

Formerly home to Barberitos, this is a prime opportunity to open a turn-key restaurant in one of Columbus's most active and sought-after locations. Situated in vibrant Uptown Columbus on Broadway, the property benefits from exceptional foot traffic and a variety of community events, including Market Days and the popular Spring and Fall Friday Night Concert Series. The location is also just steps from Columbus State University's Uptown campus, the RiverCenter for the Performing Arts, the historic Springer Opera House, as well as surrounding retail, shopping, and residential districts.

This fully built-out restaurant space features a functional commercial kitchen, efficient service line, and dedicated dining area. The kitchen is fully equipped with a grease trap, vent hood, and walk-in cooler—offering a seamless transition for your restaurant concept.

Carson Cummings
(706) 289-2468
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Tripp Crawford
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**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

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PROPERTY HIGHLIGHTS

- Formerly home to Barberitos — prime turn-key restaurant opportunity
- Located in highly active Uptown Columbus on Broadway
- Exceptional foot traffic from a variety of community events, including Market Days and Spring & Fall Friday Night Concert Series
- Steps from Columbus State University's Uptown campus
- Near RiverCenter for the Performing Arts and the historic Springer Opera House
- Surrounded by retail, shopping, office, and residential districts
- Fully built-out restaurant space with a commercial kitchen
- Equipped with grease trap, vent hood, and walk-in cooler
- Ideal for a seamless transition into your restaurant concept



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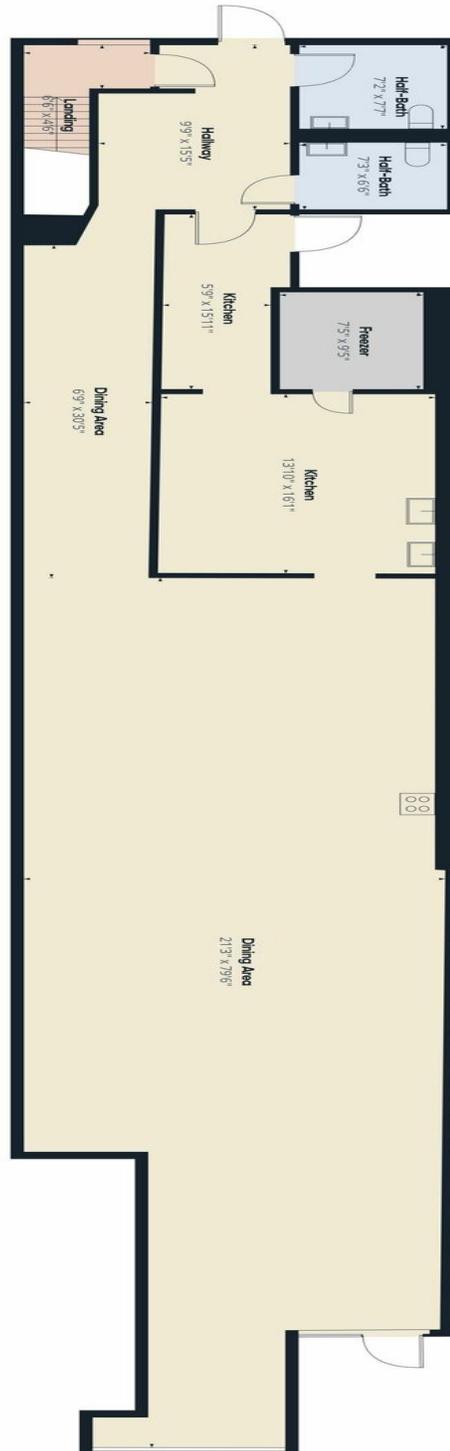


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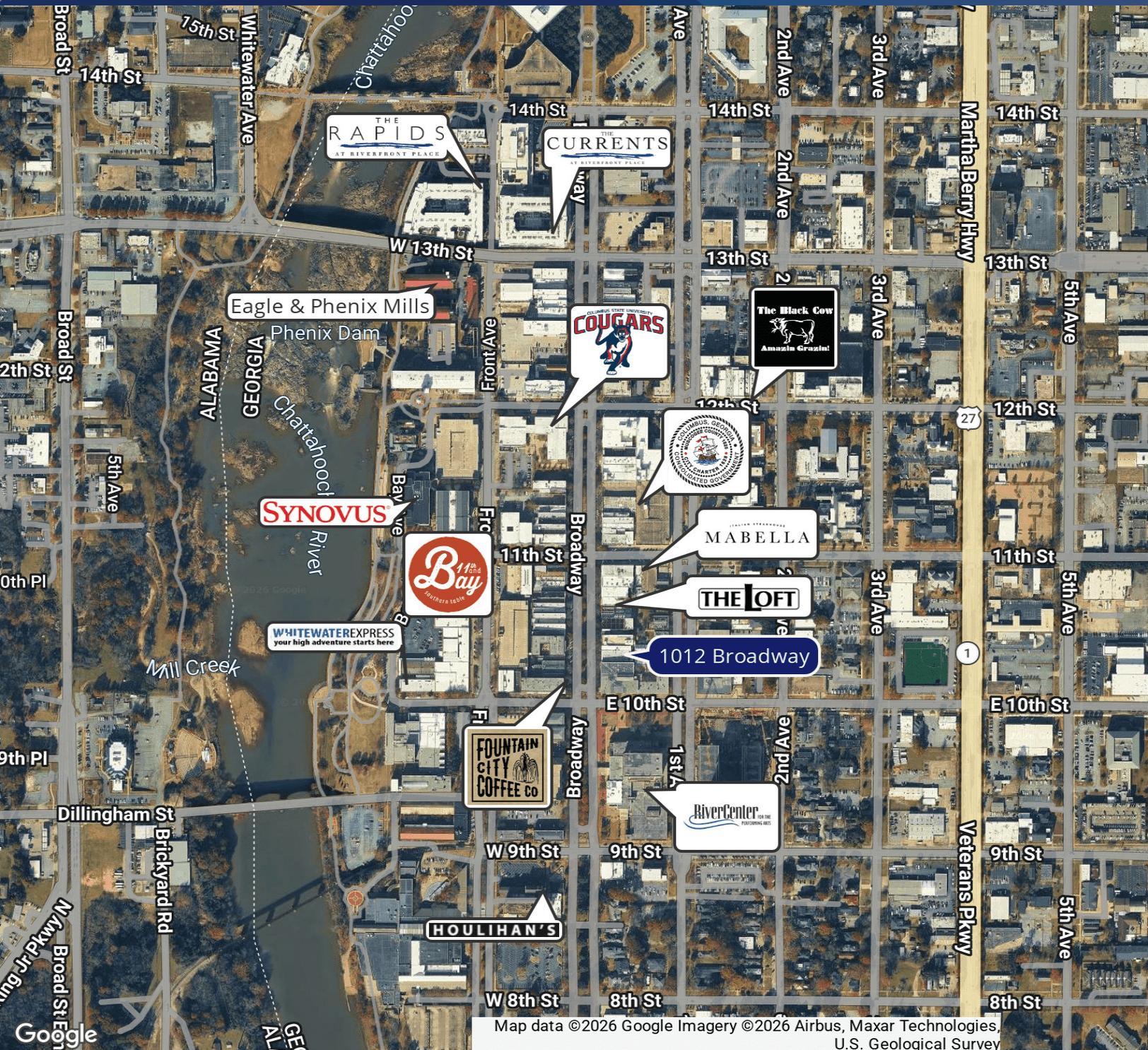


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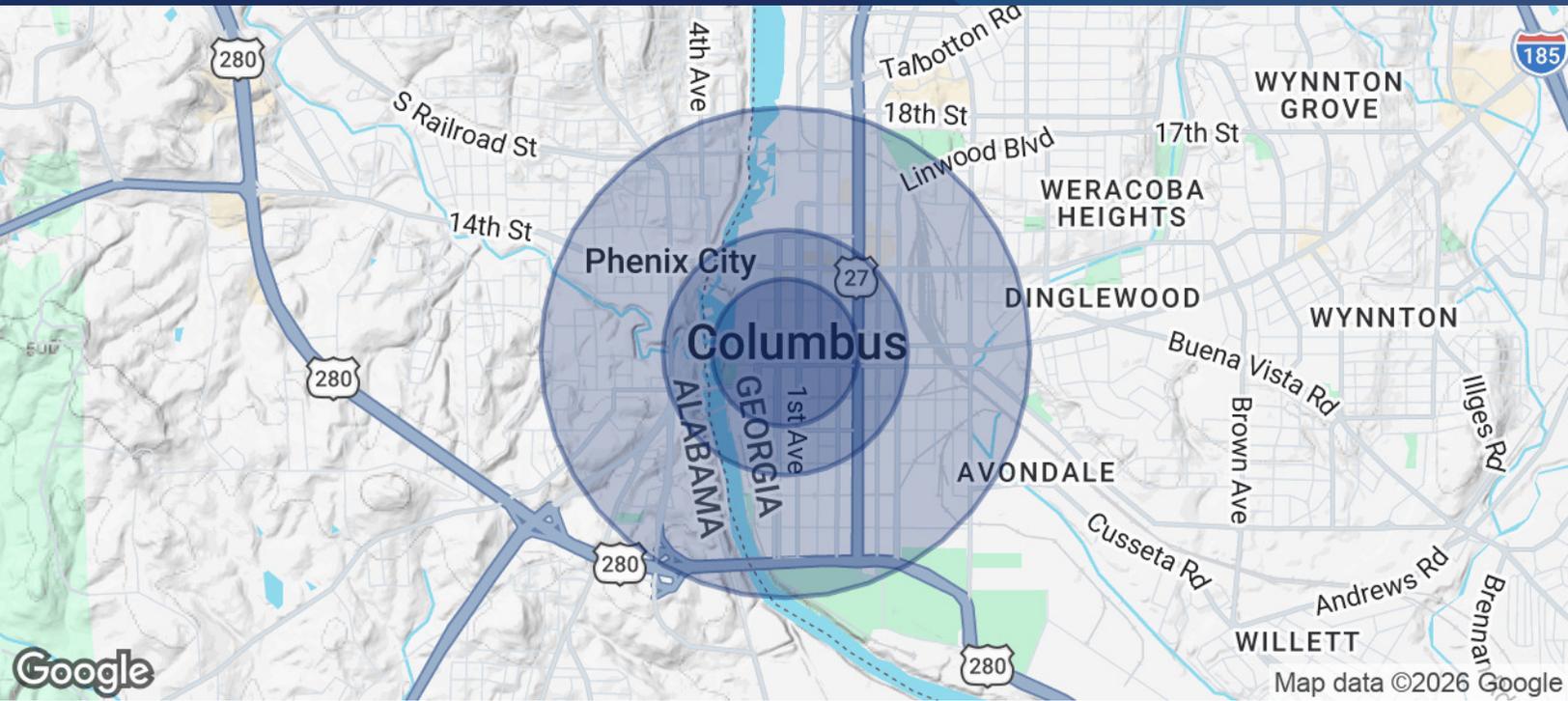


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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 926 | 1,575 | 5,543 |
| Average Age | 37 | 37 | 37 |
| Average Age (Male) | 38 | 38 | 36 |
| Average Age (Female) | 37 | 37 | 38 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 466 | 780 | 2,580 |
| # of Persons per HH | 2 | 2 | 2.1 |
| Average HH Income | \$66,673 | \$64,765 | \$47,835 |
| Average House Value | \$359,427 | \$354,343 | \$280,797 |

Demographics data derived from AlphaMap

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