



1942 North Avenue

Columbus, Georgia 31901

Property Overview

This freestanding medical office building, totaling approximately 6,897 square feet, is currently occupied, but will be available for occupancy by June 2026.

The building is well configured for medical use with an efficient clinical layout centered around a large nurses' station and multiple patient care areas. The floor plan includes numerous exam rooms, procedure rooms, physicians' offices, a lab area, X-ray space, patient education room, transcription/work areas, file storage, and administrative offices, including a business office and manager's office. The facility also provides multiple restrooms, a staff breakroom, and ample storage areas, allowing for efficient patient flow and staff operations.

The property features a dedicated patient waiting area with reception and check-out, along with several interior corridors that separate clinical, administrative, and patient circulation areas.

Strategically located in Midtown Columbus, the building sits within walking distance of Piedmont Columbus Regional Midtown Hospital and directly across from the hospital's emergency department, making it an ideal location for physicians, specialists, or healthcare providers seeking close proximity to the hospital campus.

The landlord is open to discussing tenant improvement allowances or modifications to allow a new tenant to update or reconfigure the space to meet their specific operational needs.

Offering Summary

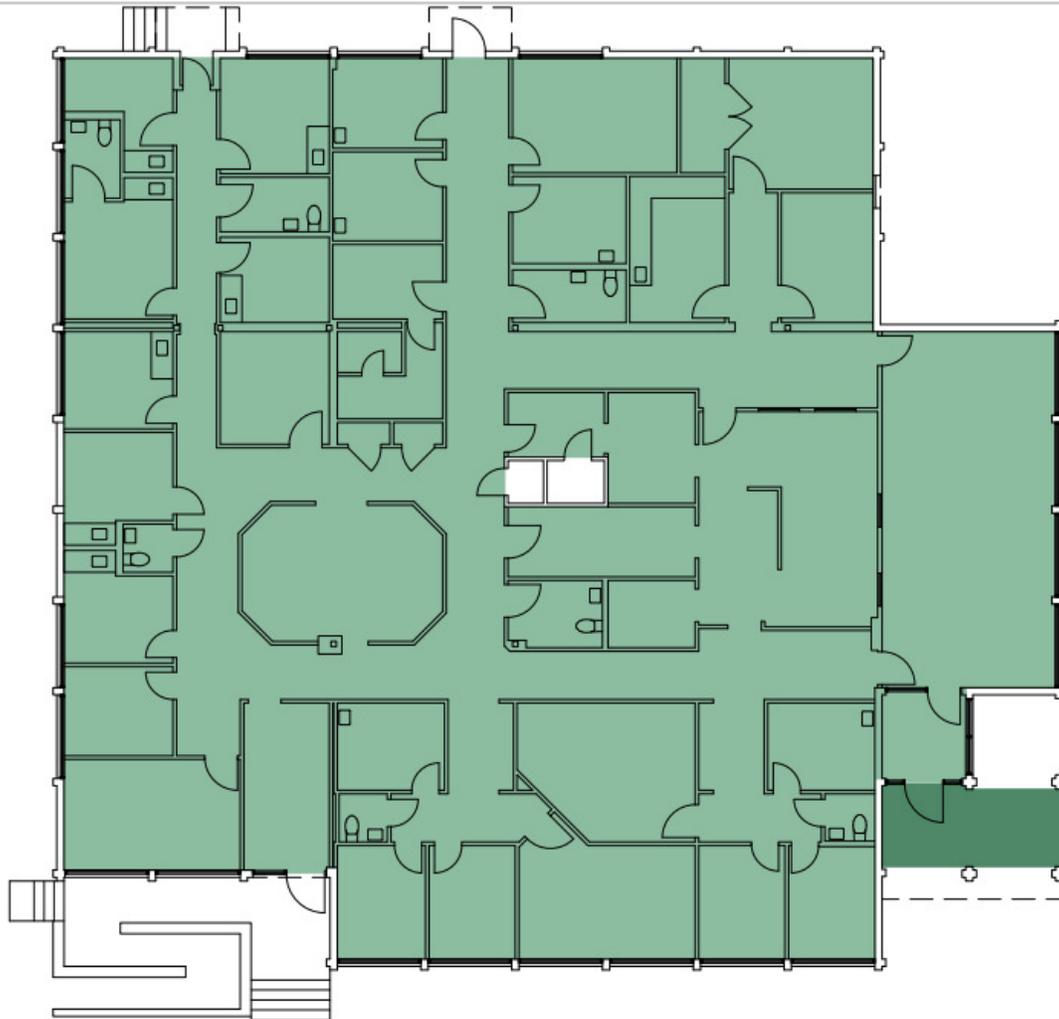
Lease Rate:	Negotiable
Building Size:	6,897 SF
Available By:	June 2026

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	238	955	4,506
Total Population	544	2,142	9,475
Average HH Income	\$42,748	\$43,481	\$49,663

For More Information

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Floor 1942 North Ave
Columbus, GA 31901

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Report ID 2

Suite 100

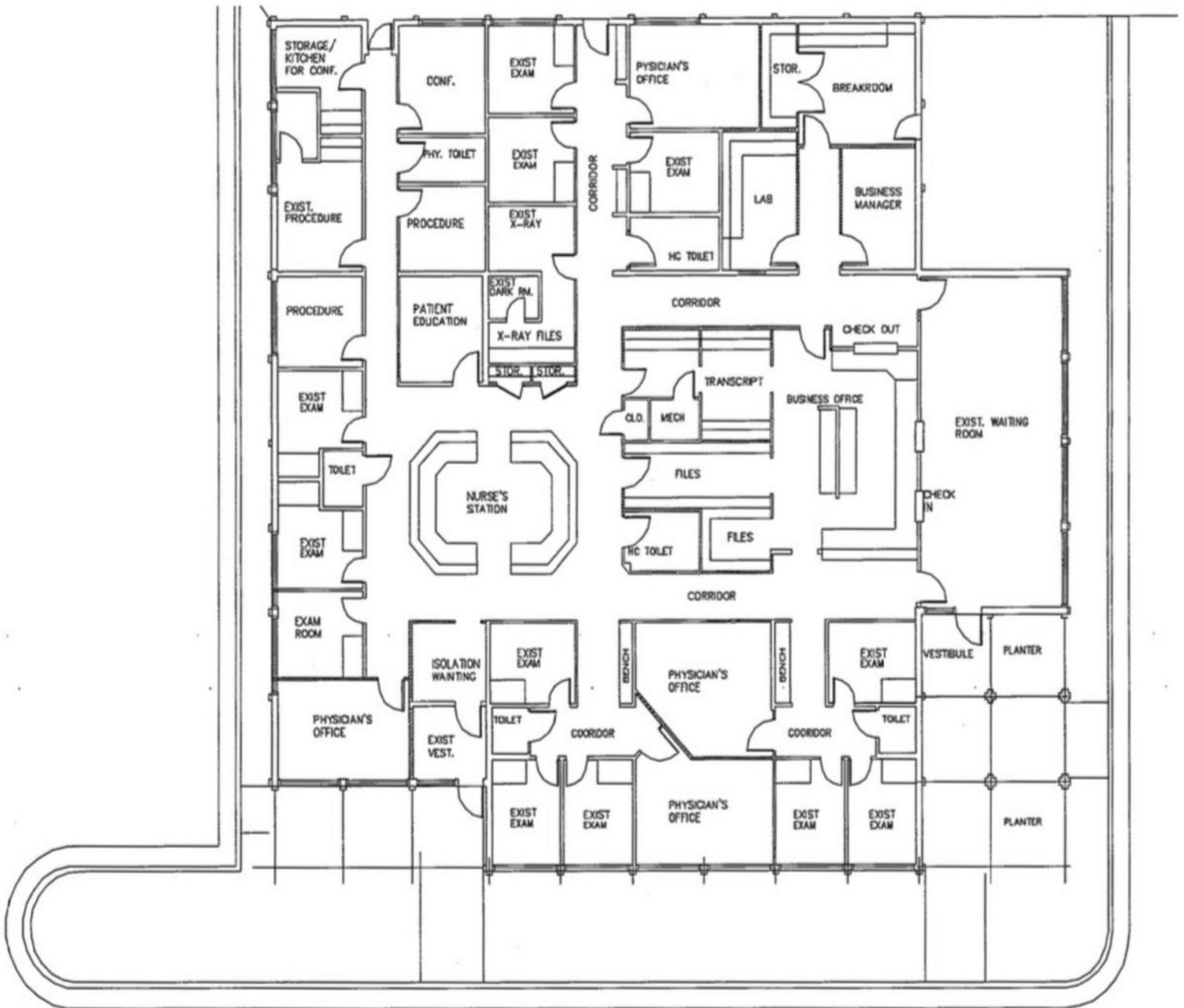
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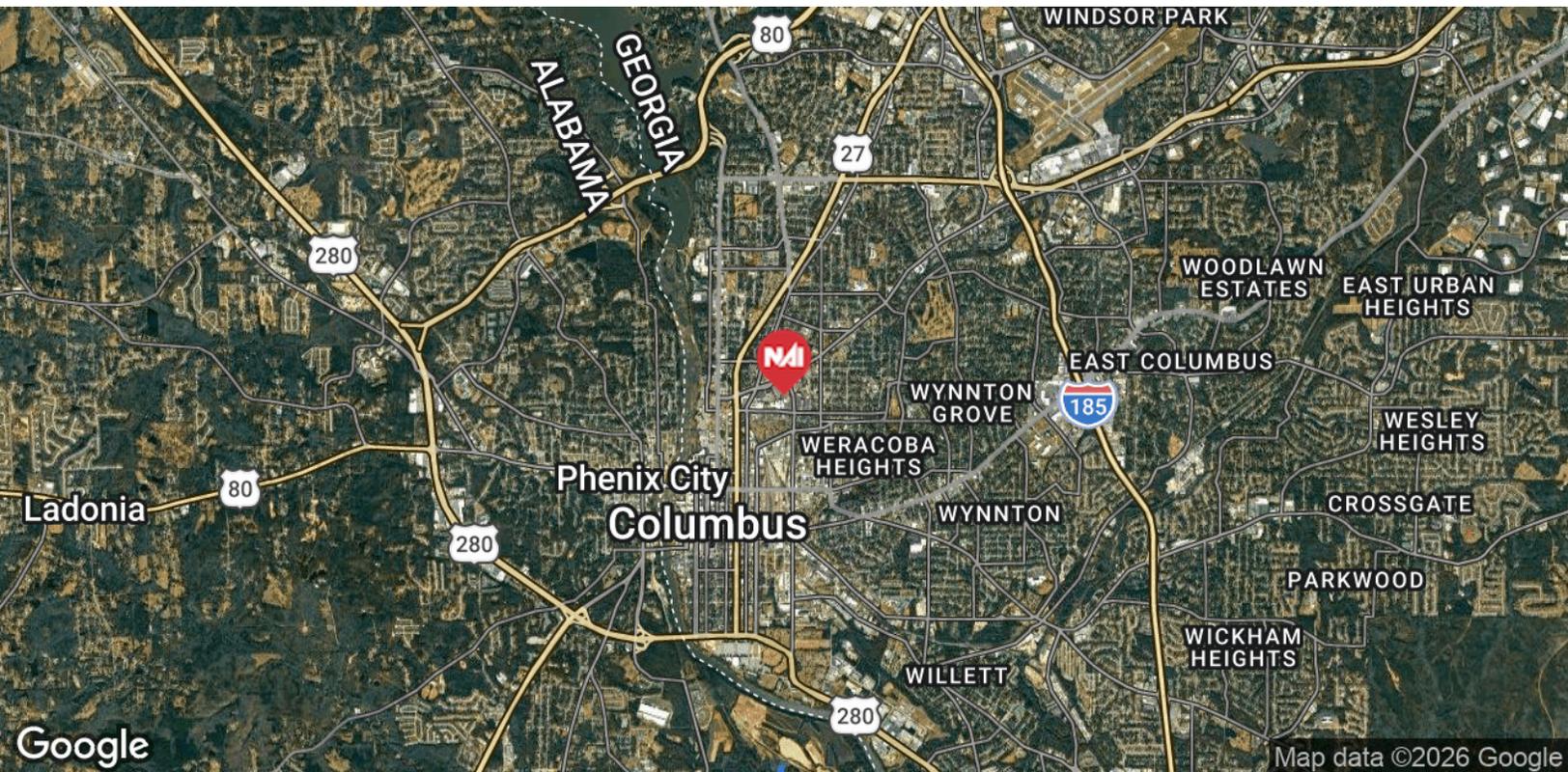
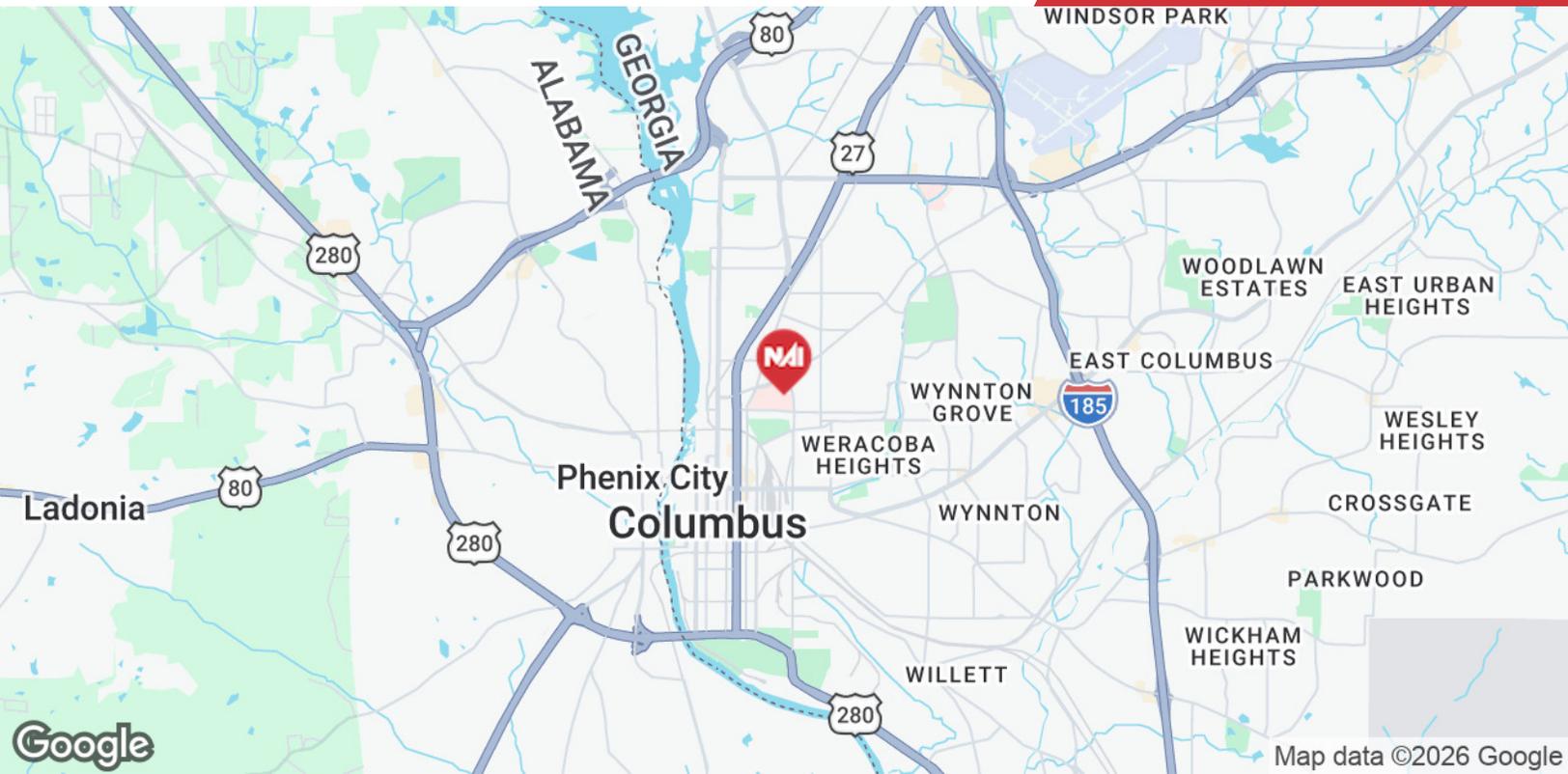
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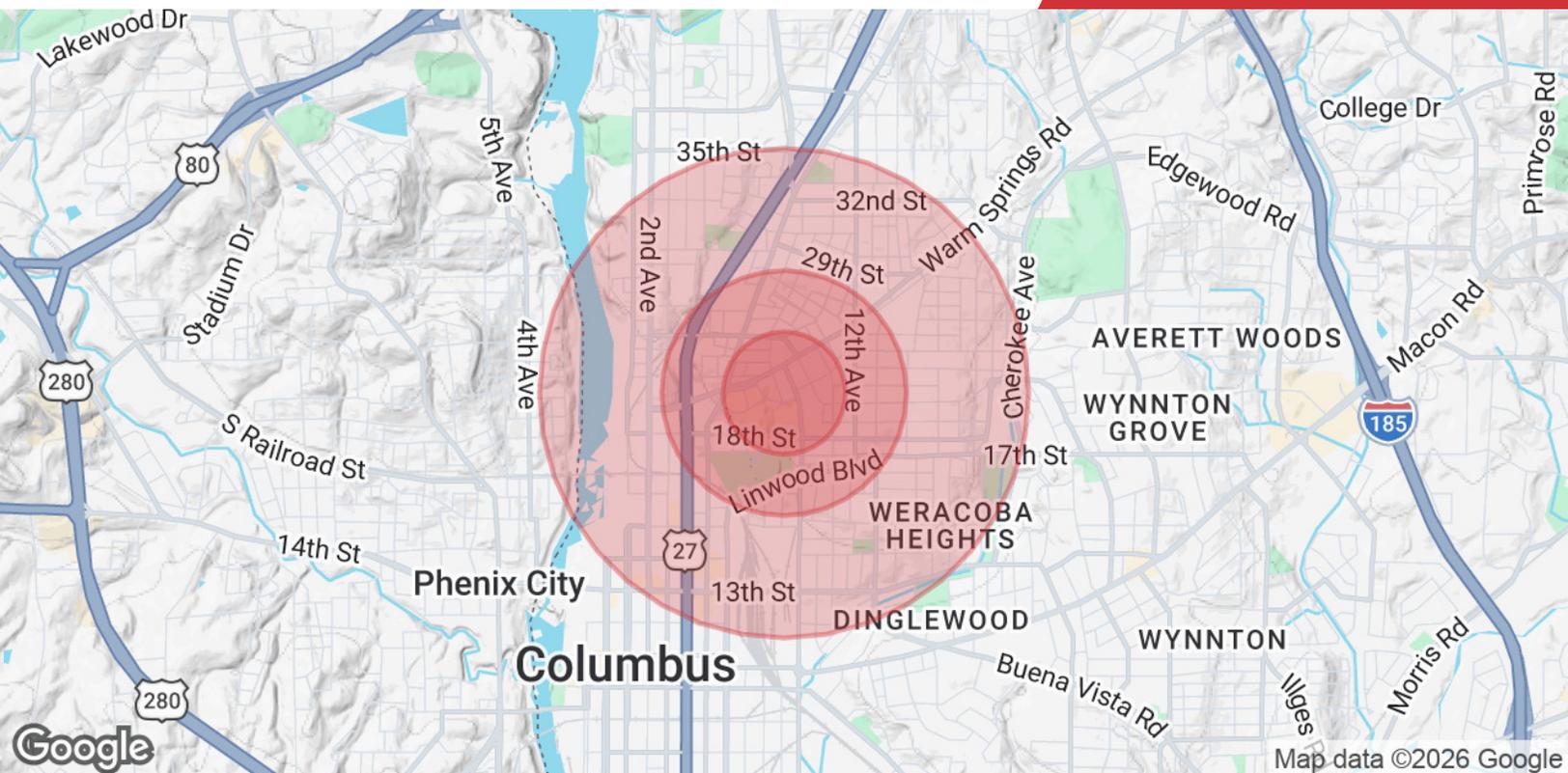






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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	544	2,142	9,475
Average Age	36.3	37.4	39.5
Average Age (Male)	28.8	31.8	33.8
Average Age (Female)	40.3	40.7	43.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	238	955	4,506
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$42,748	\$43,481	\$49,663
Average House Value	\$135,332	\$111,708	\$135,216

2023 American Community Survey (ACS)