

FOR SALE

COMMERCIAL/ OFFICE BUILDING IN BUSINESS PARK

6055 - 6065 Business Park Dr Columbus, GA 31909



OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	15,151 SF
Lot Size:	3.3 Acres
Parking Spaces:	82
Year Built:	2000
Zoning:	GC

PROPERTY OVERVIEW

Discover a well-maintained 15,151 SF building positioned within a centrally located Columbus business park. The offering includes two parcels—a 1.7-acre lot with the building and an adjacent 1.59-acre vacant lot—providing expansion potential and strategic flexibility. Enjoy ample on-site parking, excellent accessibility, and proximity to a strong mix of established commercial and professional offices, making this an ideal setting for a wide range of business uses.

Zoned General Commercial (GC), the property supports multiple business types, including office, service, light industrial, or mixed-use operations. The building's layout is versatile and can be divided or reconfigured to meet the needs of an owner-occupant. This is an outstanding opportunity for investors or owner/users seeking quality space in a well-established commercial corridor.

Carson Cummings
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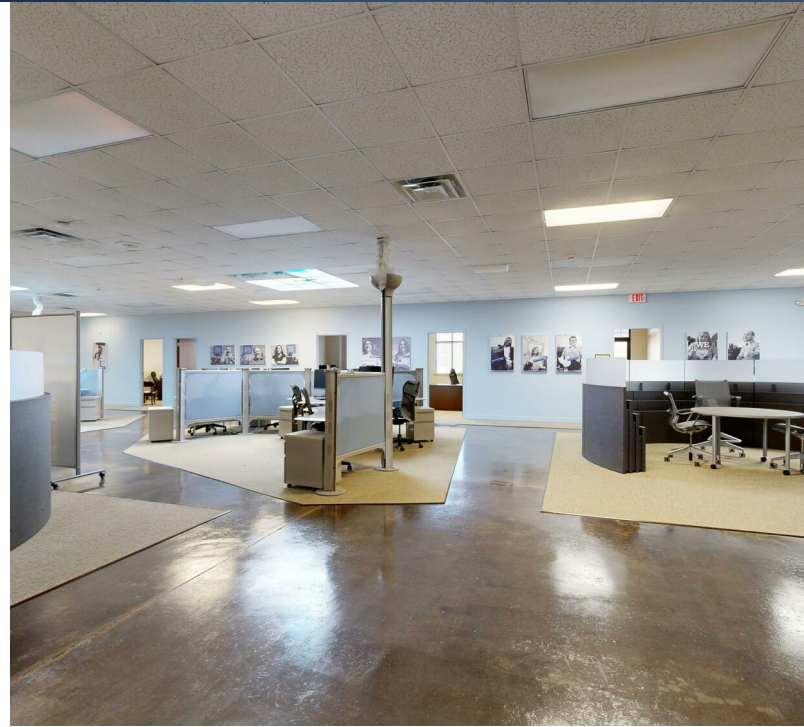
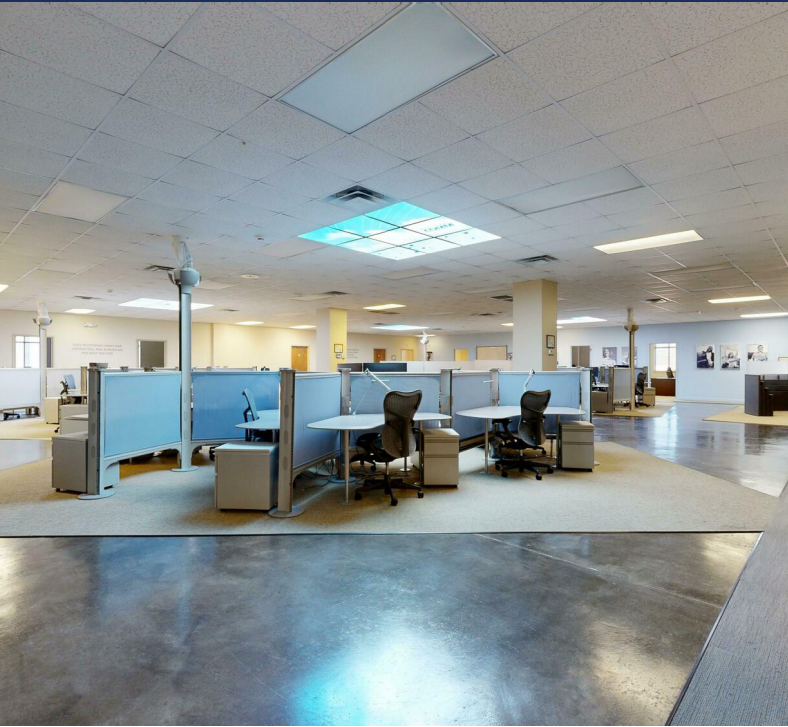


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PROPERTY HIGHLIGHTS

- 15,151 SF well-maintained building in a centrally located Columbus, GA business park
- Two adjoining parcels: 1.7-acre lot with existing building and 1.59-acre vacant lot for expansion or additional development
- Ample on-site parking with excellent access and visibility
- Surrounded by established commercial and professional offices
- Zoned General Commercial (GC) for broad use flexibility
- Suitable for office, service, light industrial, or mixed-use operations



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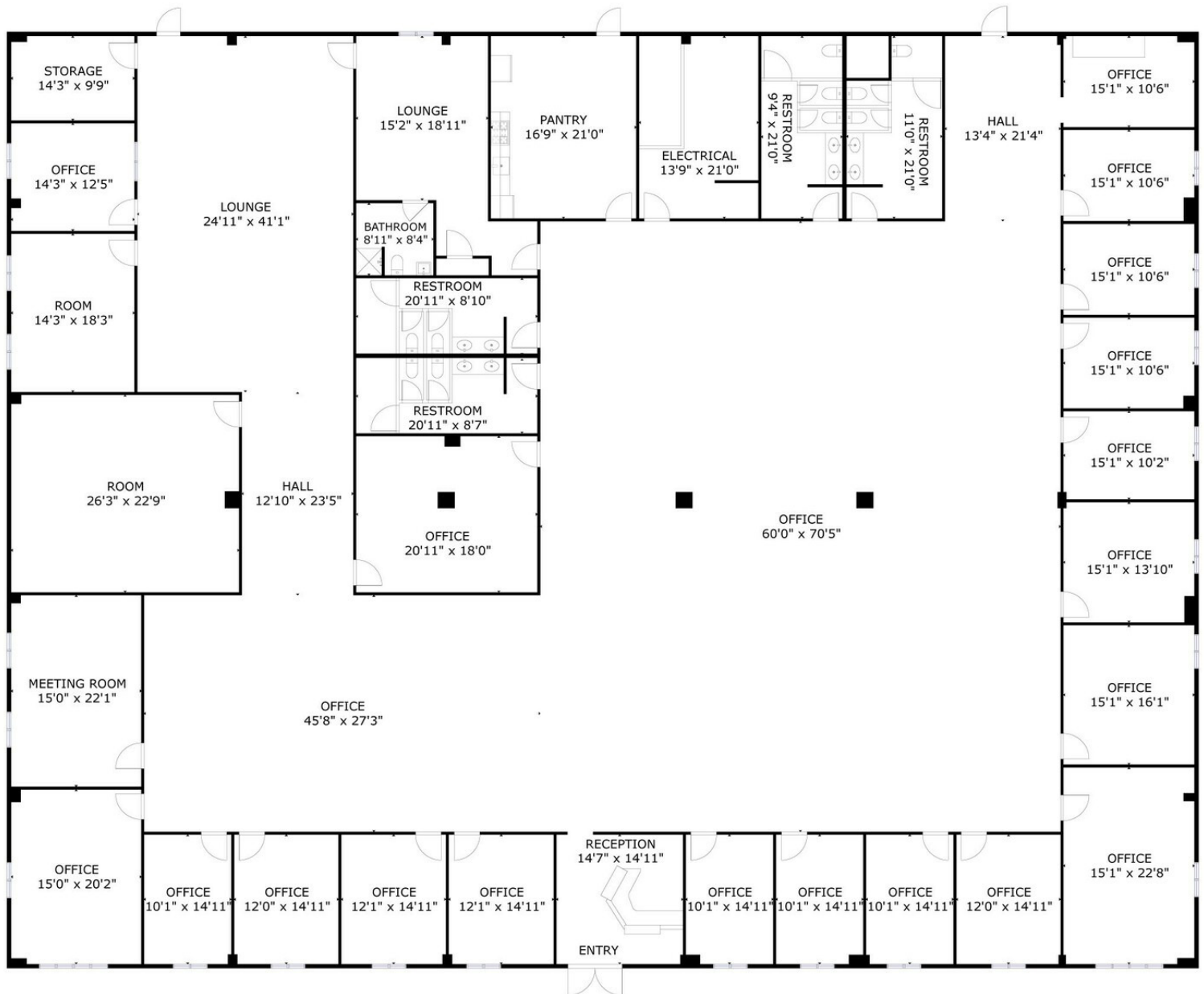


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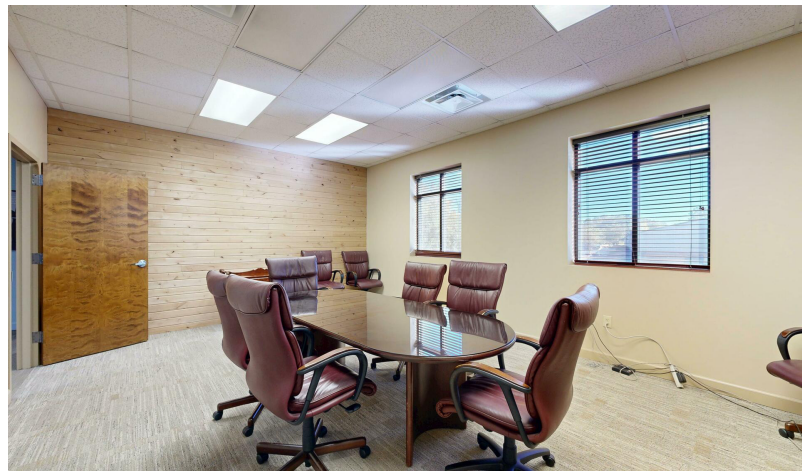


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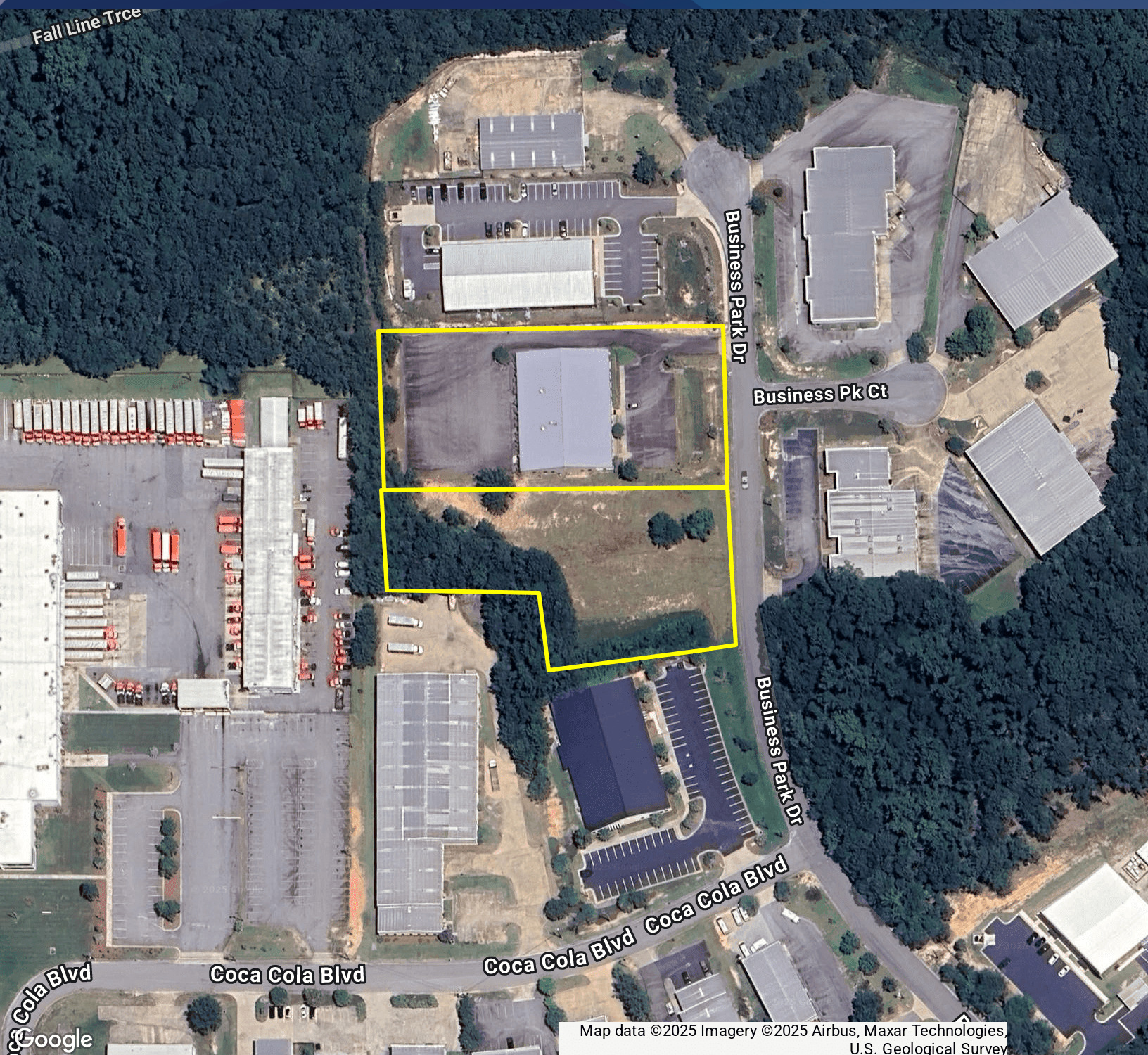
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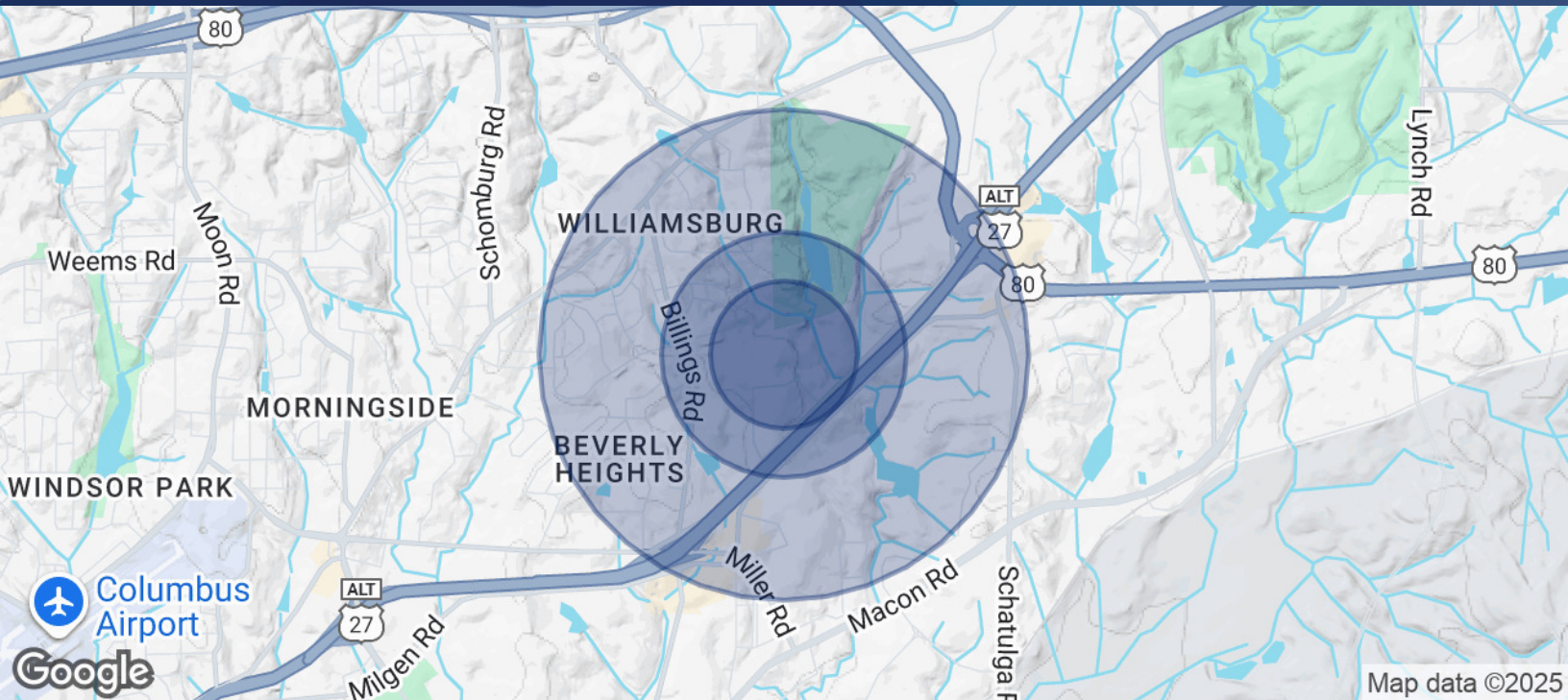
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	316	1,324	9,256
Average Age	37	37	36
Average Age (Male)	35	35	35
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	574	4,134
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$77,800	\$82,306	\$86,207
Average House Value	\$258,691	\$232,920	\$257,553

Demographics data derived from AlphaMap

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