

FOR LEASE

301 13TH STREET

Columbus, GA 31901

313 BUILDING
EXTERIOR CONCEPT



LEASE RATE

\$17.50 SF/yr

Carson Cummings
706 289 2468

Tripp Crawford
706 984 1251



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

This office building is located on a prominent corner of 13th Street and 3rd Avenue, with visibility from Veterans Parkway in uptown Columbus. It is next-door to the newly developed Highside Market. Daily traffic count is 27,003. The spaces available range from 3,300 SF to 33,000 SF. The building is equipped with an elevator.

PROPERTY HIGHLIGHTS

- Great Location with High Visibility
- Heavy Foot Traffic

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (MG)
Available SF:	3,300 - 11,000 SF
Lot Size:	0.51 Acres
Building Size:	44,000 SF
Zoning:	UPT
APN:	018 001 012

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,371	30,575	63,709
Total Population	5,784	57,697	129,631
Average HH Income	\$32,612	\$40,766	\$45,856

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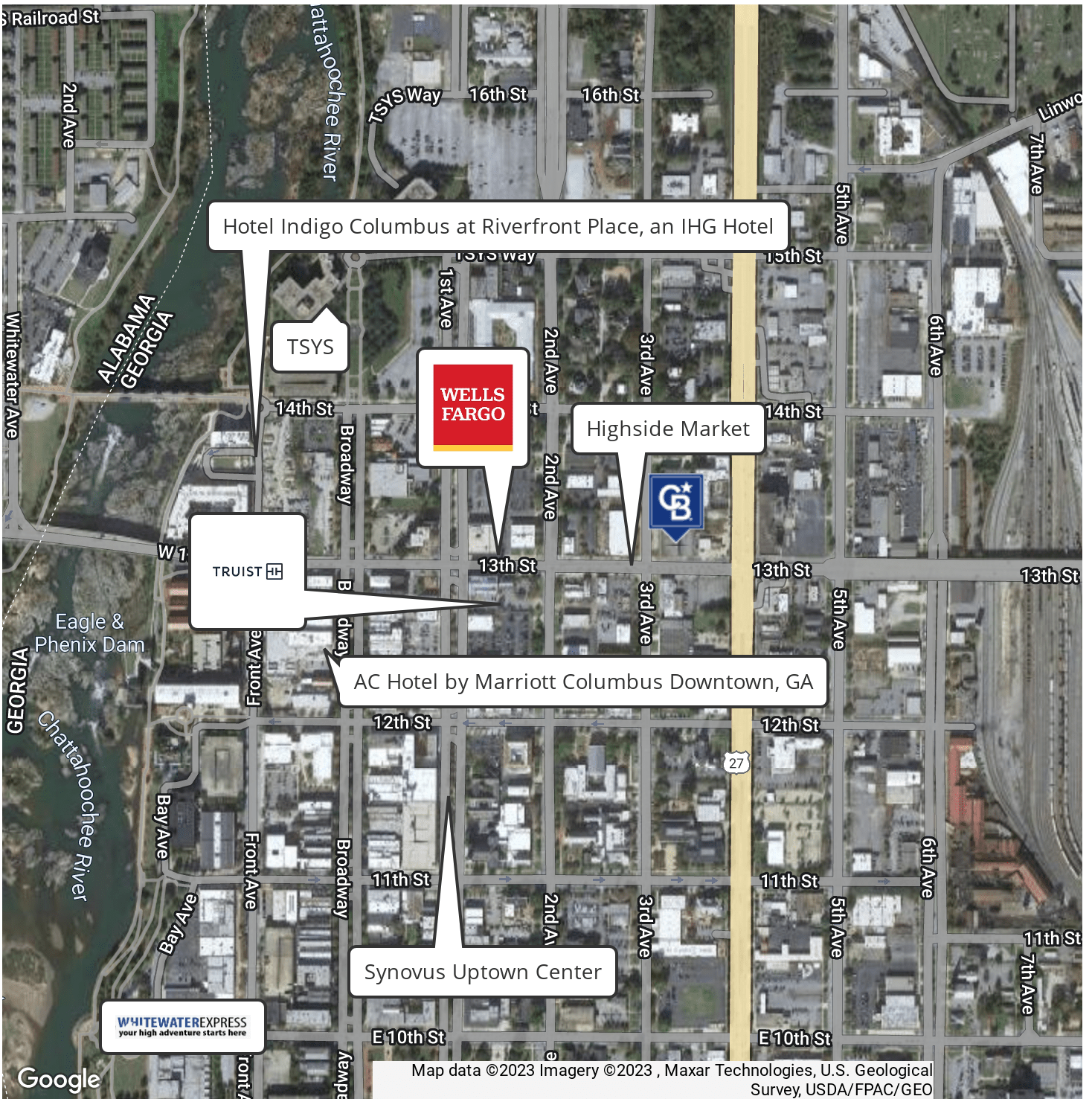


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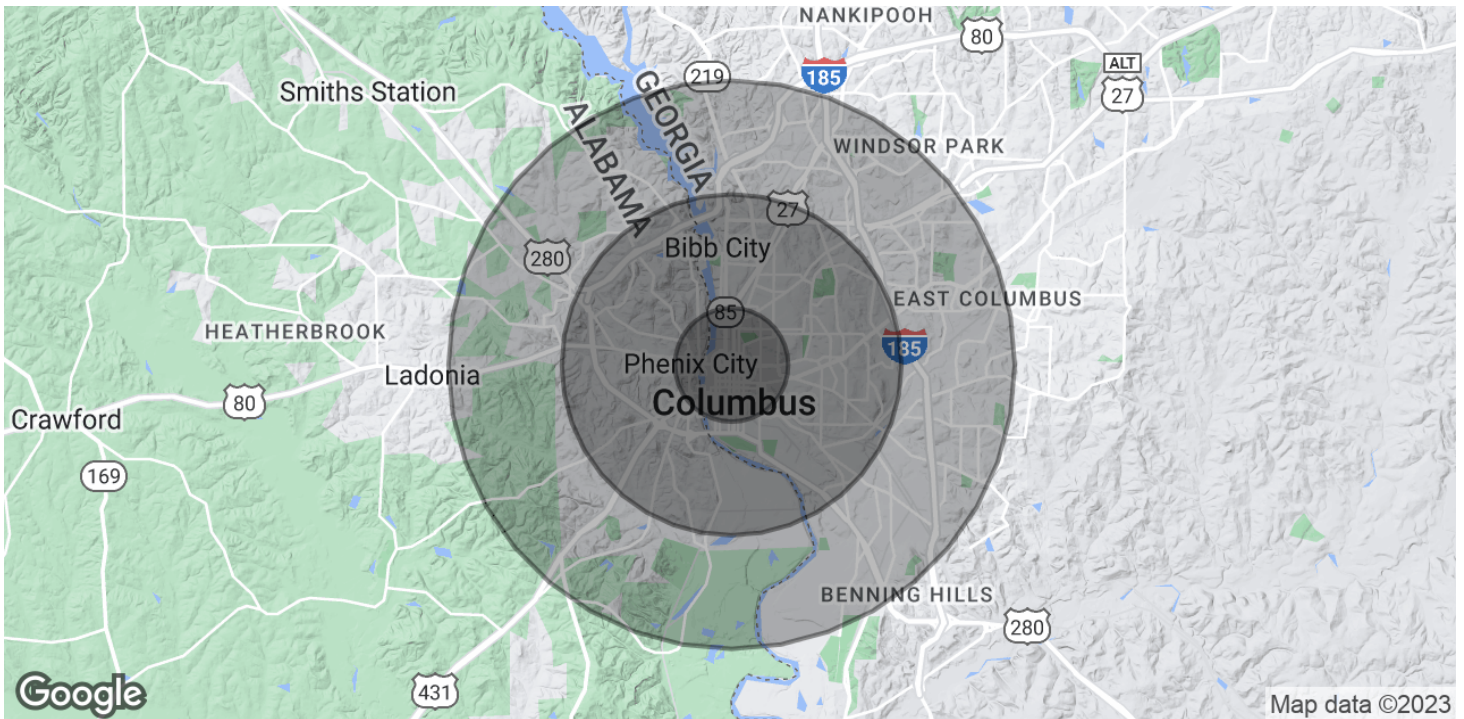


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,784	57,697	129,631
Average Age	34.7	36.9	36.9
Average Age (Male)	32.3	34.3	34.3
Average Age (Female)	35.9	38.6	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,371	30,575	63,709
# of Persons per HH	1.7	1.9	2
Average HH Income	\$32,612	\$40,766	\$45,856
Average House Value	\$86,041	\$99,584	\$113,043

* Demographic data derived from 2020 ACS - US Census

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