



## Hidden Lake Office Suites

2429 Norris Road, Columbus, Georgia 31907

### Property Overview

Hidden Lake Office Suites is a professionally property-managed office building with 5 total suites ranging from 600 SF to 2,580 SF.

Located off Macon Road with close proximity to I-185.

Many suites have updated flooring, paint, and LED lights. Contact Broker for more information.

### Offering Summary

<b>Lease Rate:</b>	\$1,600.00 per month (MG)
<b>Available SF:</b>	1,300 SF

### For More Information

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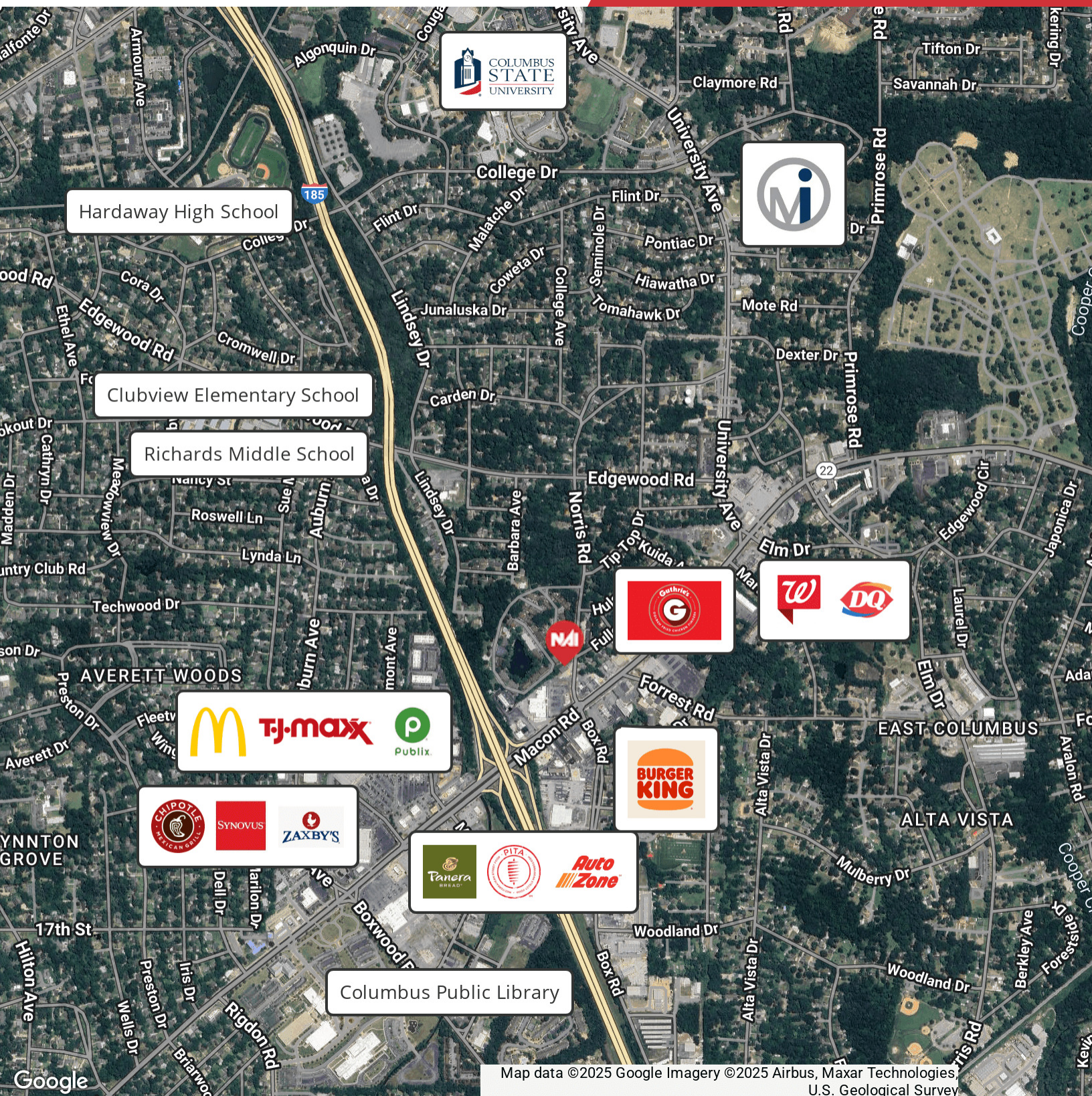
## Lease Information

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,300 SF	<b>Lease Rate:</b>	\$1,600.00 per month

## Available Spaces

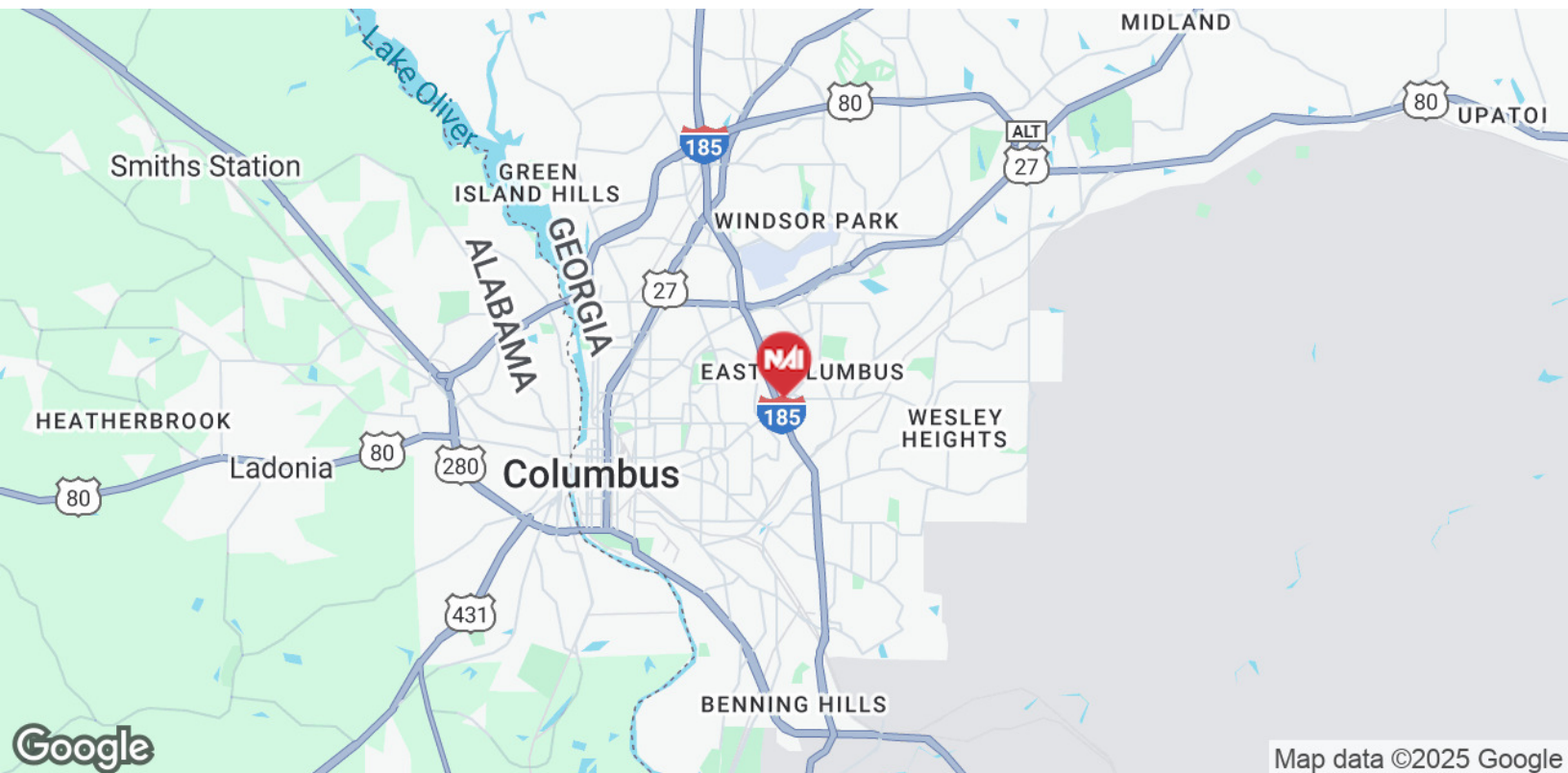
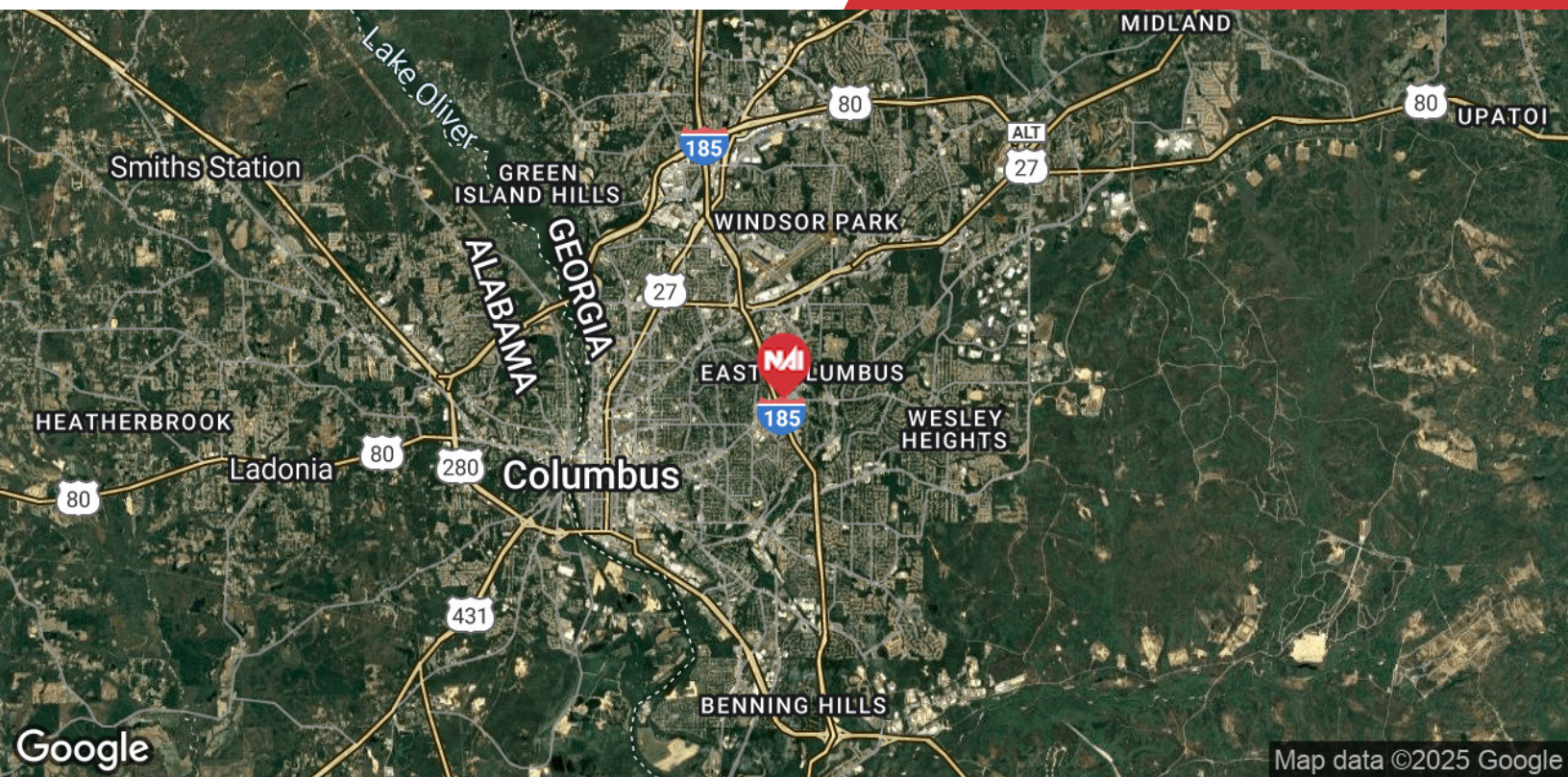
Suite		Size (SF)	Lease Type	Lease Rate	Description
Suite 2	Available	1,300 SF	Modified Gross	\$1,600 per month	Available 1/1/26.



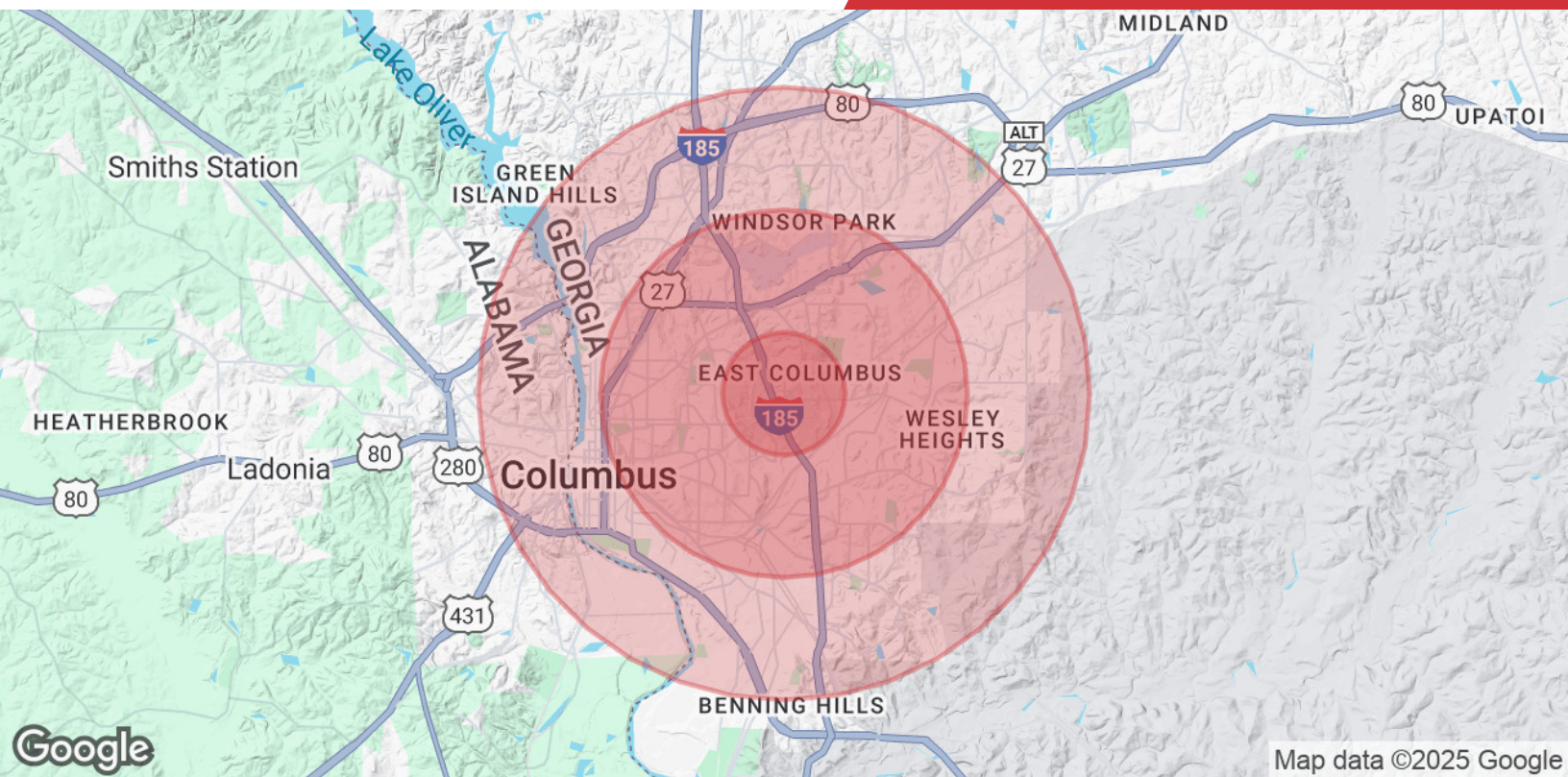


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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,403	71,276	167,982
<b>Average Age</b>	33.6	35.9	35.6
<b>Average Age (Male)</b>	31.6	33.8	33.7
<b>Average Age (Female)</b>	33.9	37.6	37.3

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,953	30,737	69,087
<b># of Persons per HH</b>	2.5	2.3	2.4
<b>Average HH Income</b>	\$64,021	\$51,195	\$48,824
<b>Average House Value</b>	\$208,048	\$157,483	\$141,991

\* Demographic data derived from 2020 ACS - US Census

## Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.