

# FOR LEASE

## HOLLY HILLS SHOPPING CENTER

3846 Saint Marys Rd Columbus, GA 31906



### OFFERING SUMMARY

|                  |            |
|------------------|------------|
| Lease Rate:      | Negotiable |
| Building Size:   | 49,741 SF  |
| Available SF:    | 2,880 SF   |
| Number of Units: | 23         |
| Year Built:      | 1973       |
| Zoning:          | GC         |

### PROPERTY OVERVIEW

Located just off I-185 on St. Mary's Road, Holly Hills Shopping Center offers exceptional convenience and accessibility for both retailers and their customers. With over 49,000 square feet of retail space and Piggly Wiggly as the anchor tenant, this high-traffic center is an ideal location for a variety of businesses. The strong visibility, ample parking, and strategic location make Holly Hills Shopping Center a great opportunity for retailers.

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### PROPERTY HIGHLIGHTS

- Prime Location: Conveniently located off I-185 on St. Mary's Road
- Strong Anchor Tenant: Piggly Wiggly draws consistent foot traffic
- Ample Retail Space: Over 49,000 square feet available
- High Visibility: Excellent exposure in a high-traffic area
- Ideal for Various Retailers: Suitable for a wide range of businesses
- Customer-Friendly Access: Easy entry and exit points
- Parking: Abundant on-site parking for customers

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 505       | 1,300     | 4,296    |
| Total Population  | 1,152     | 3,034     | 9,966    |
| Average HH Income | \$47,598  | \$46,468  | \$47,133 |

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Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, U.S. Geological Survey

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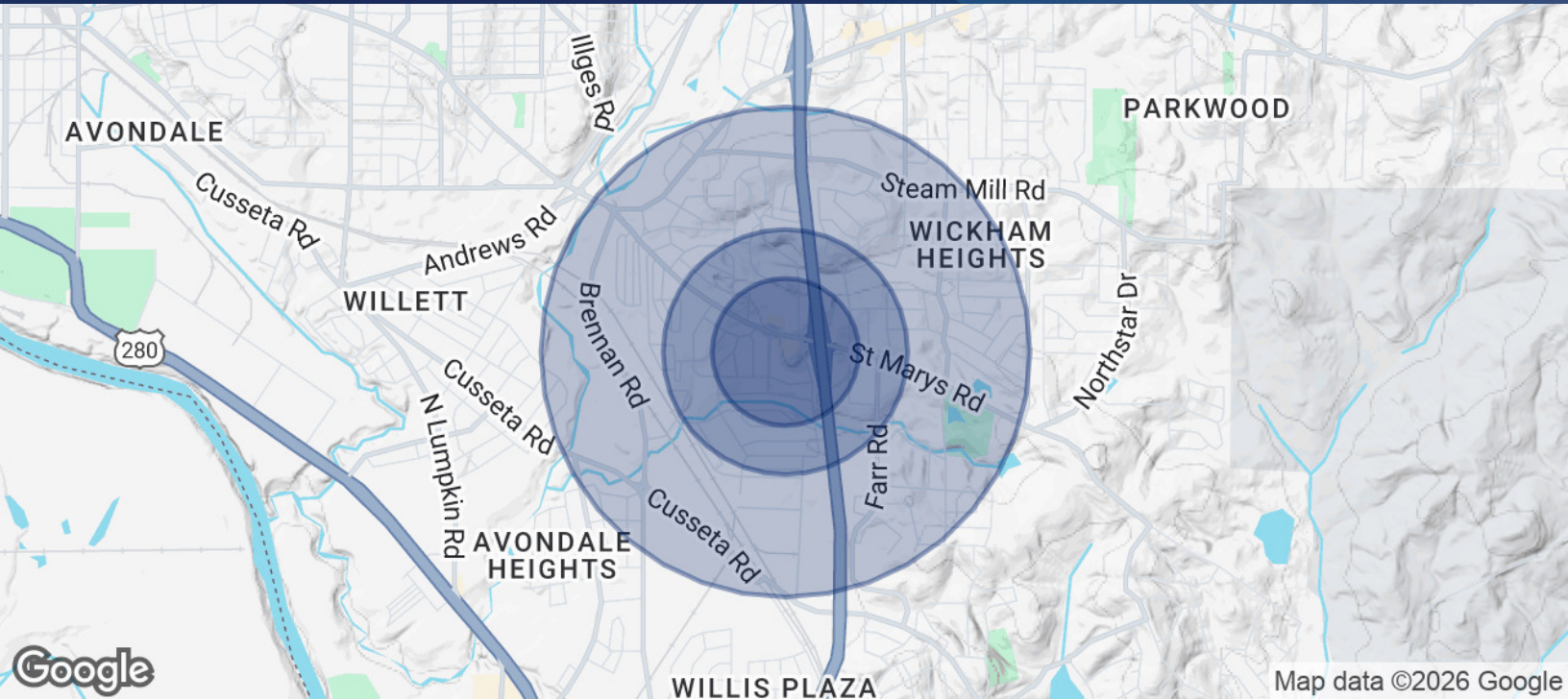


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### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,152     | 3,034     | 9,966  |
| Average Age          | 41        | 40        | 40     |
| Average Age (Male)   | 38        | 37        | 37     |
| Average Age (Female) | 43        | 42        | 42     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 505       | 1,300     | 4,296     |
| # of Persons per HH | 2.3       | 2.3       | 2.3       |
| Average HH Income   | \$47,598  | \$46,468  | \$47,133  |
| Average House Value | \$161,207 | \$150,131 | \$250,777 |

Demographics data derived from AlphaMap

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