



1535 Benning Dr

Columbus, Georgia 31903

Property Highlights

- +/- 5,704 SF building
- Private offices and open desk areas
- Secure bank vault, cash drop safe, & ATM alcove
- +/- 652 SF drive-thru building

Property Overview

Formerly a functioning bank, this +/- 5,704 SF building offers a layout ideal for financial institutions or other professional services. The interior features a teller counter area, secure bank vault, cash drop safe, and ATM alcove. Additional amenities include two restrooms, a break room, multiple private offices, open desk areas, and a +/- 652 SF drive-thru building. This property is available for sale for \$850,000 or for lease for \$15/SF/year with a NNN lease.

Offering Summary

| | |
|----------------|---------------------|
| Sale Price: | \$850,000 |
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Building Size: | +/- 5,704 SF |
| Lot Size: | +/- 1.89 Acres |

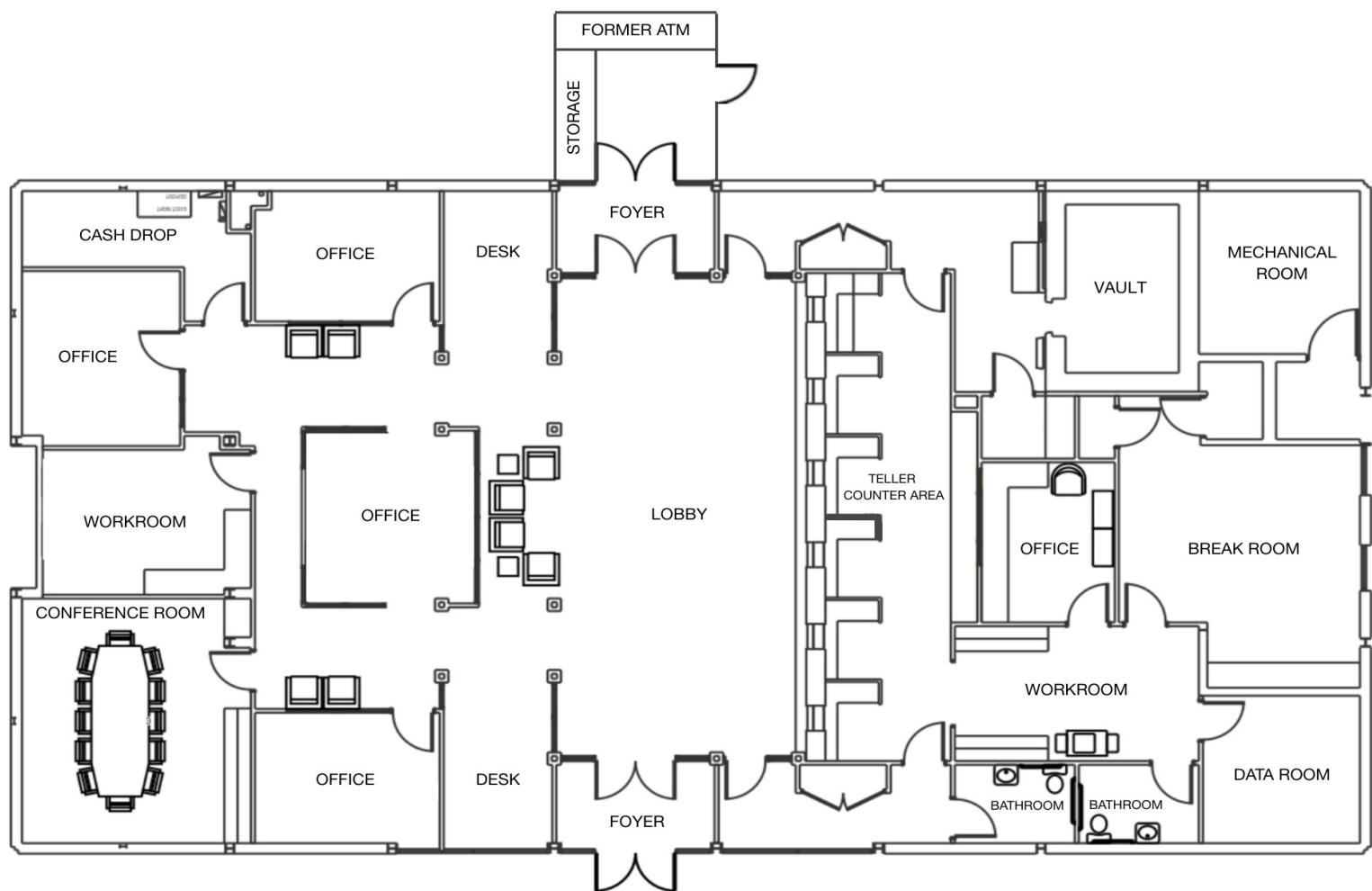
For More Information

Jack Hayes, SIOR, CCIM

O: 706 660 5418 x1002
jhayes@g2cre.com | GA #336627

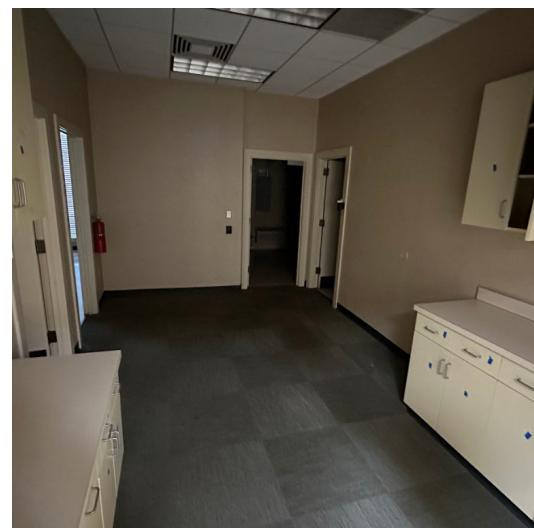
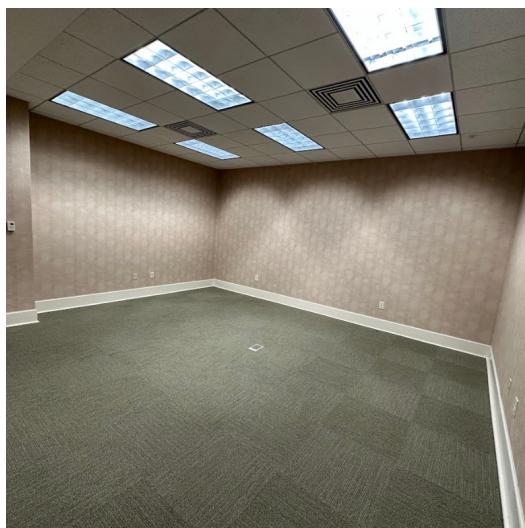
Roy Hightower

O: 706 415 2081
rhightower@g2cre.com | GA #450194



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
 Columbus, GA 31904
 706 660 5418 tel
G2cre.com



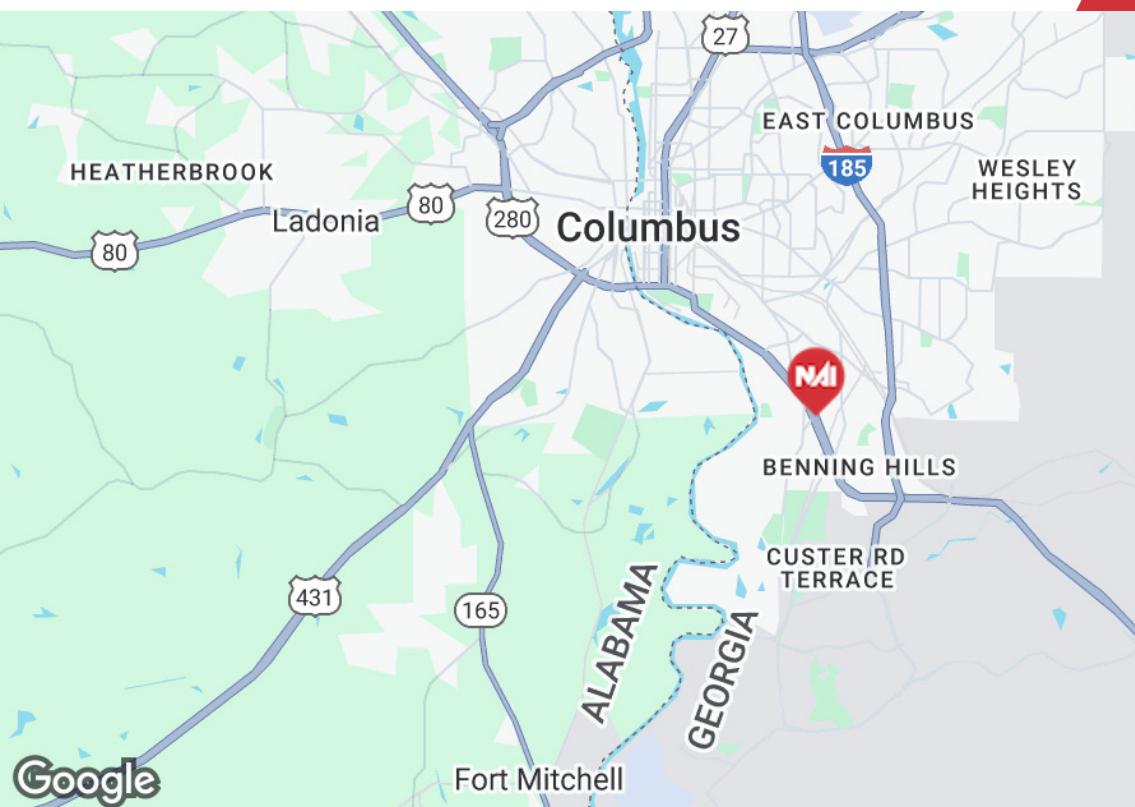
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com

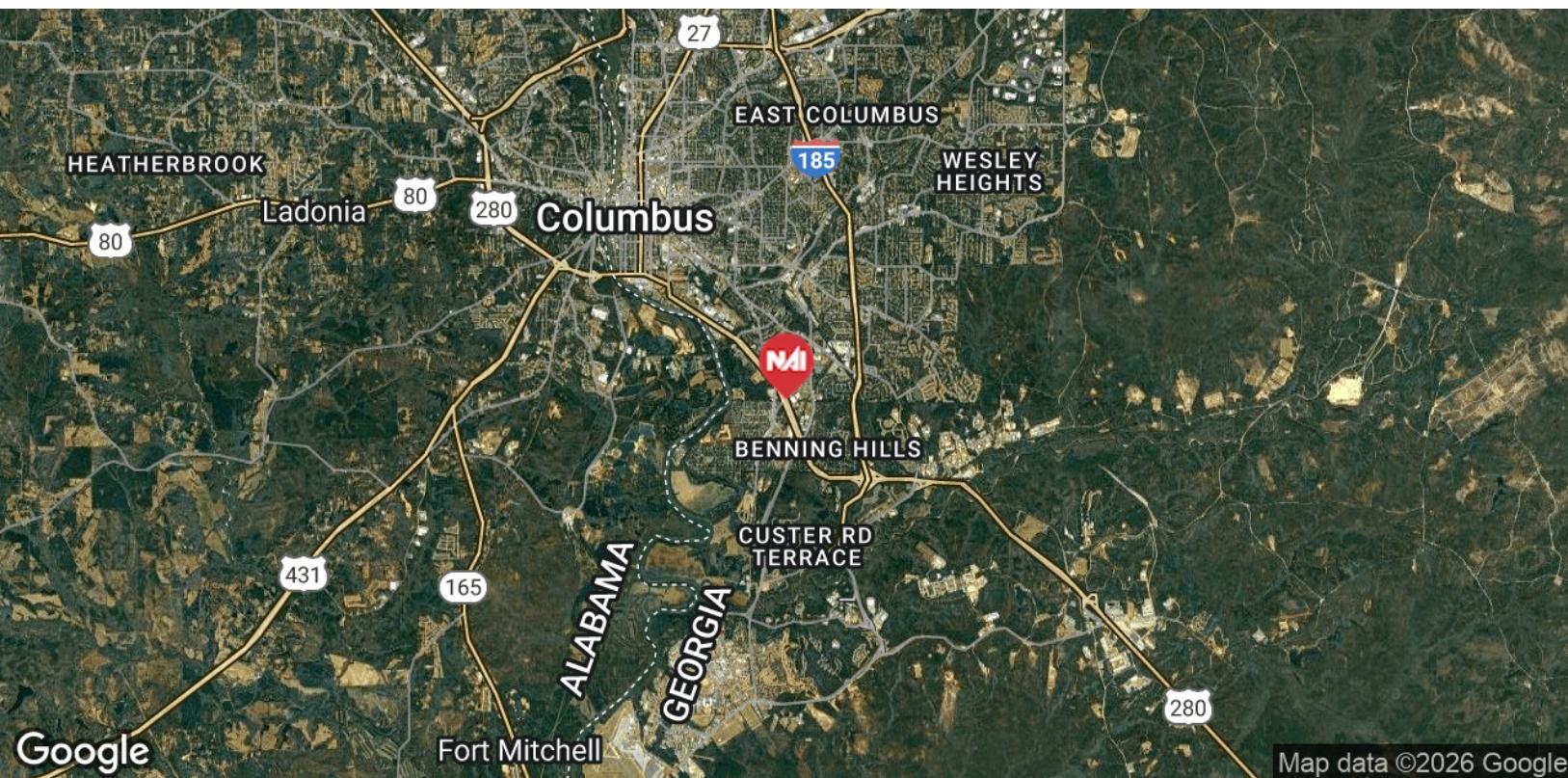


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



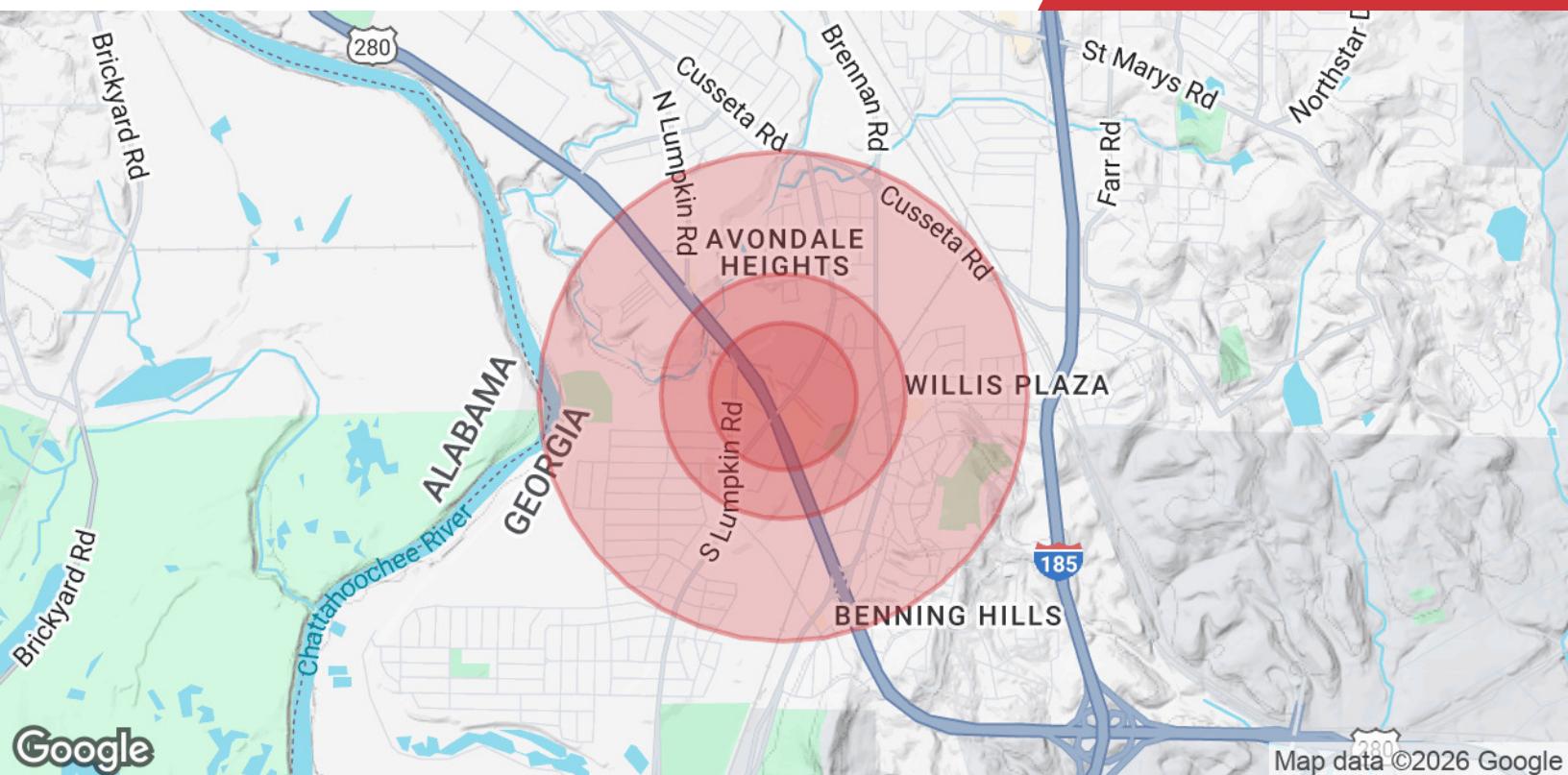
Map data ©2026 Google



Map data ©2026 Google

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



Population

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 581 | 1,690 | 8,568 |
| Average Age | 36 | 38 | 38 |
| Average Age (Male) | 33 | 35 | 36 |
| Average Age (Female) | 39 | 40 | 40 |

Households & Income

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 272 | 781 | 3,650 |
| # of Persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH Income | \$34,164 | \$35,803 | \$38,738 |
| Average House Value | \$46,753 | \$58,746 | \$172,196 |

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com

Agent Owner Disclosure Notice

Broker's designated agent is a licensed real estate professional in the State of Georgia, and holds an ownership interest in the property being advertised.