



## 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 \$594,000 or for lease for \$15/SF/year with a NNN lease.

### Offering Summary

<b>Sale Price:</b>	\$549,000
<b>Lease Rate:</b>	\$15.00 SF/yr (NNN)
<b>Building Size:</b>	+/- 5,704 SF
<b>Lot Size:</b>	+/- 1.89 Acres

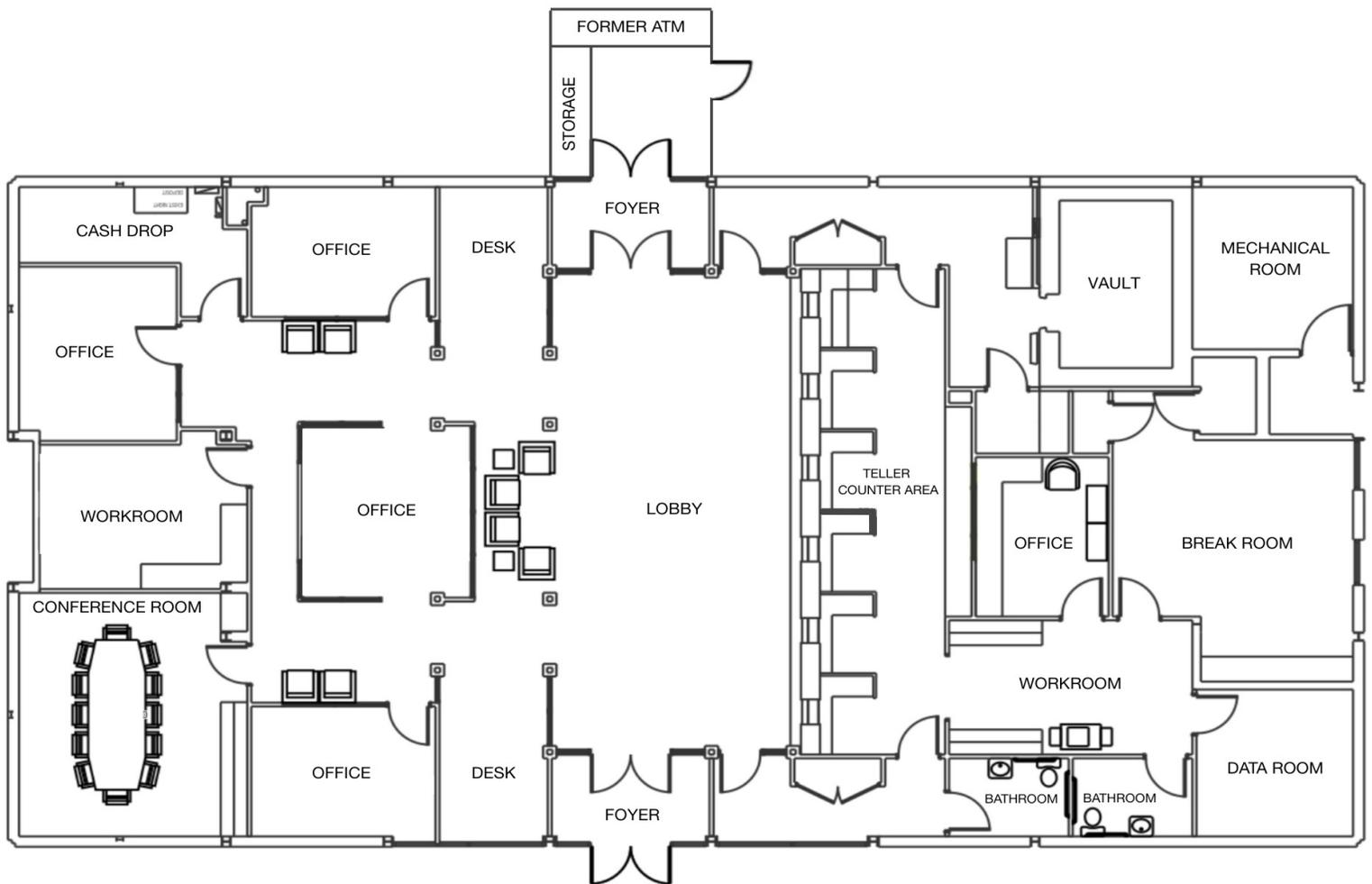
### For More Information

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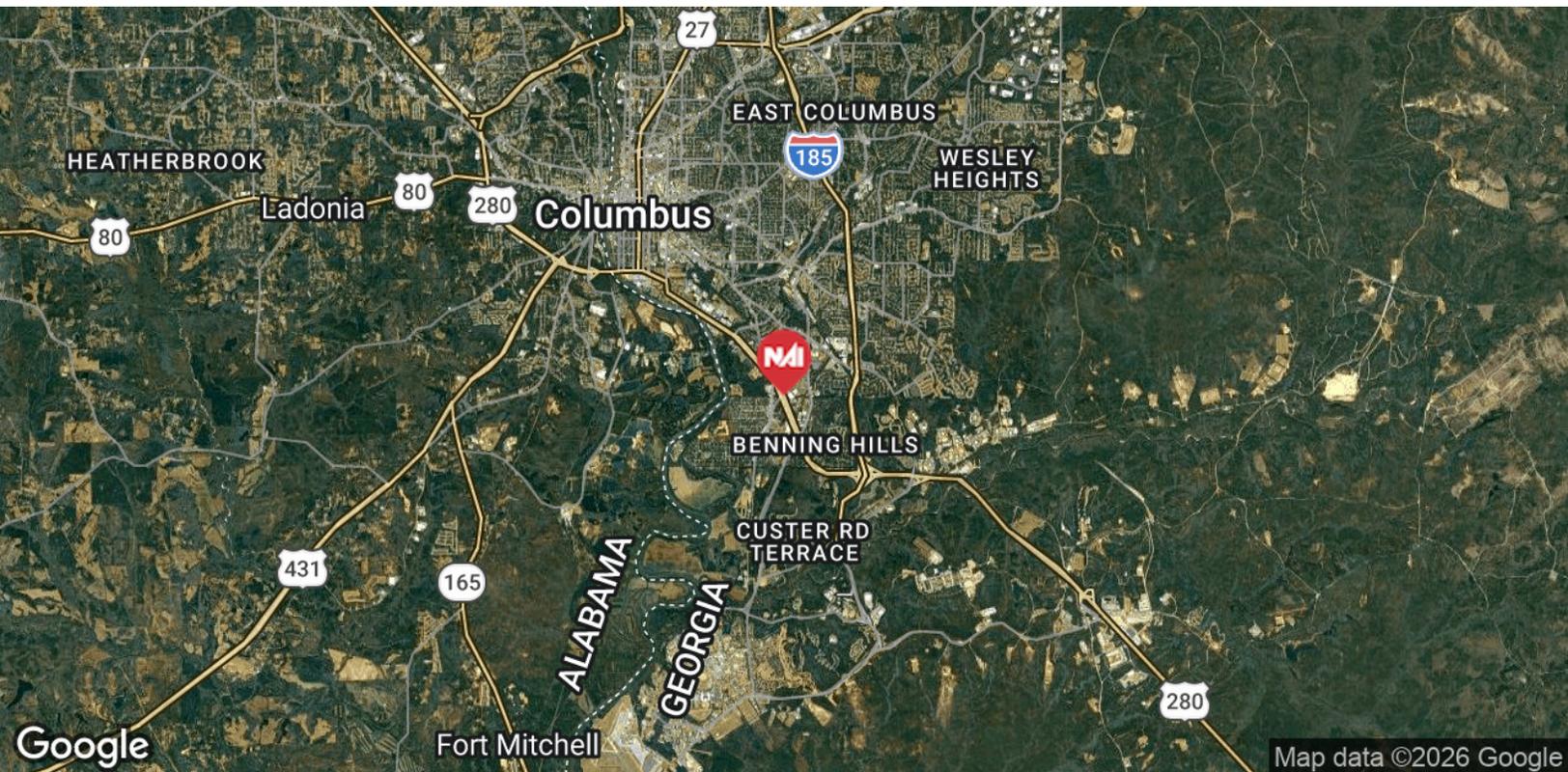
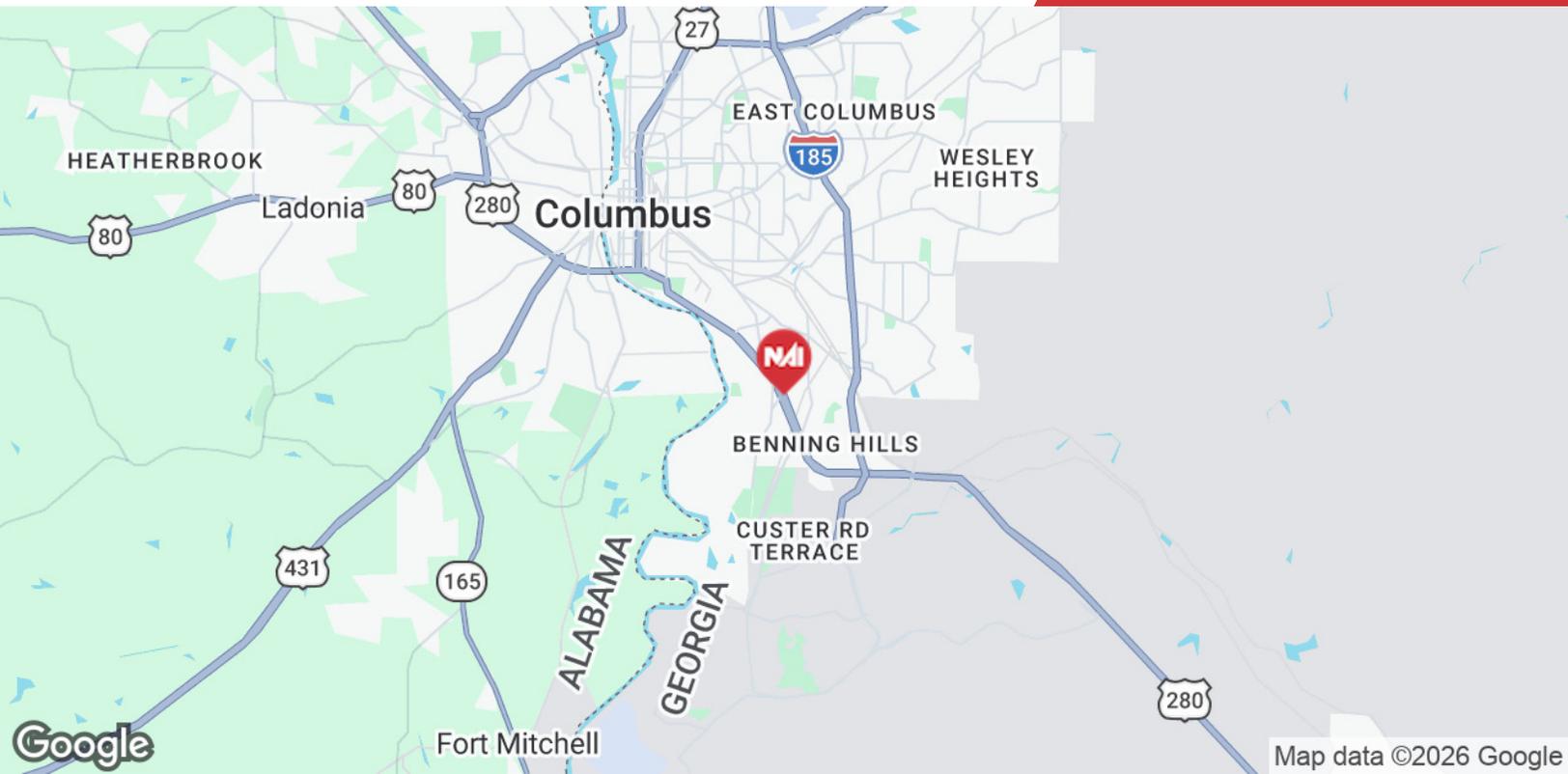
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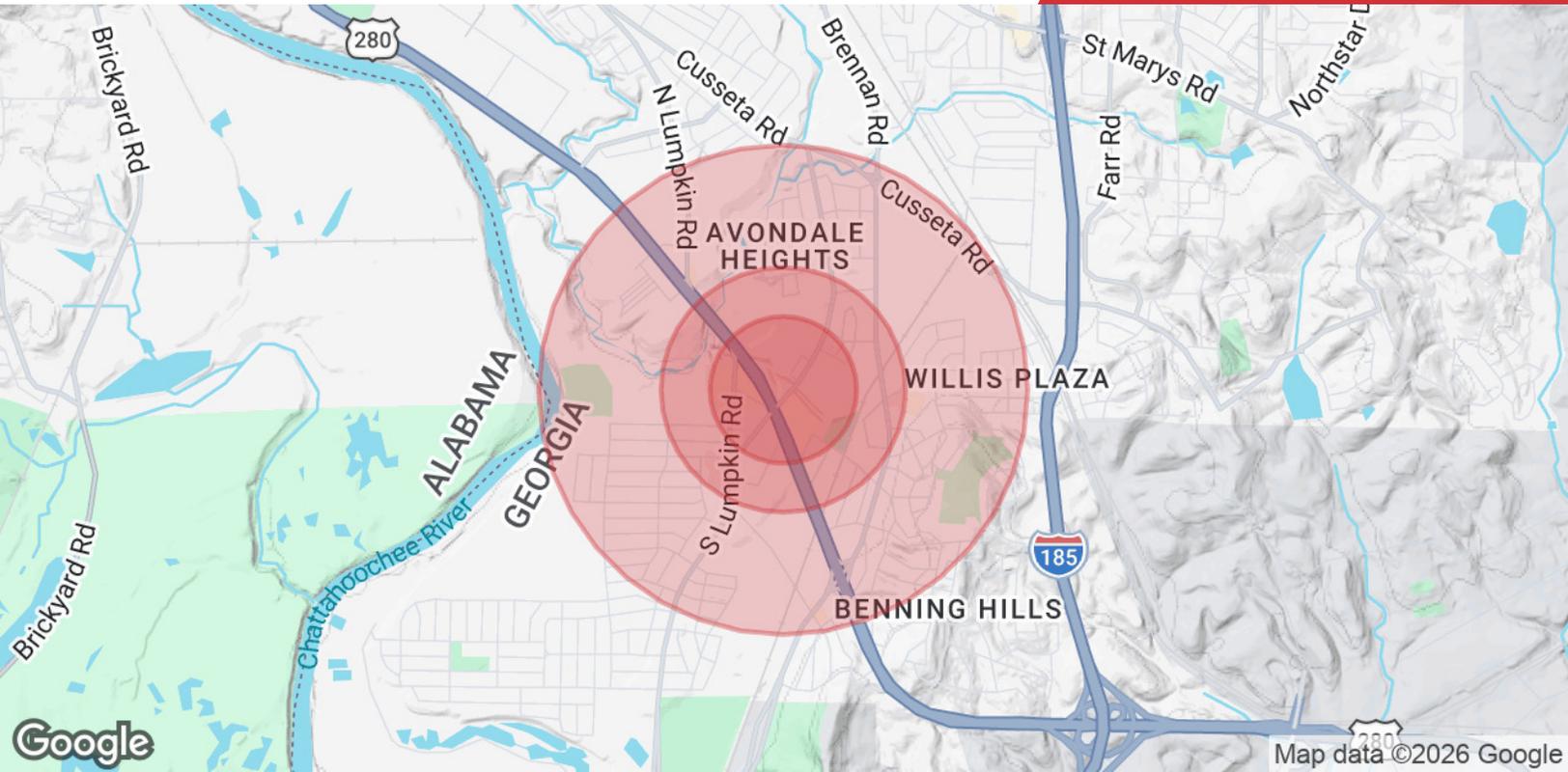
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Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	581	1,690	8,568
<b>Average Age</b>	36	38	38
<b>Average Age (Male)</b>	33	35	36
<b>Average Age (Female)</b>	39	40	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	272	781	3,650
<b># of Persons per HH</b>	2.1	2.2	2.3
<b>Average HH Income</b>	\$34,164	\$35,803	\$38,738
<b>Average House Value</b>	\$46,753	\$58,746	\$172,196

Demographics data derived from AlphaMap

## 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.