



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM



FOR LEASE

COLDWELL BANKER KENNON, PARKER,
DUNCAN & DAVIS

PRIME BUSINESS LOCATION

117 12TH STREET
COLUMBUS, GA 31901



A former restaurant space is available on the ground floor, featuring a spacious and customizable second-floor event area—ideal for dining, entertainment, or multipurpose use—all located in the heart of Uptown Columbus.

3,125 ± SF
GROUND FLOOR SIZE



FEATURES

- High-visibility space in the heart of downtown
- Surrounded by shops, restaurants, and offices
- Strong foot traffic and signage opportunities
- Ideal for fast-casual or dine-in restaurant concepts
- Additional Upstairs Expansion Opportunity
- Opportunity for Ground Floor Lease Only

Columbus
Ft Moore
Phenix City

MARKET

\$6,500.00
BASE RENT

**GROUND FLOOR +
BASEMENT**

\$8,500.00
BASE RENT

**GROUND FLOOR +
UPSTAIRS**

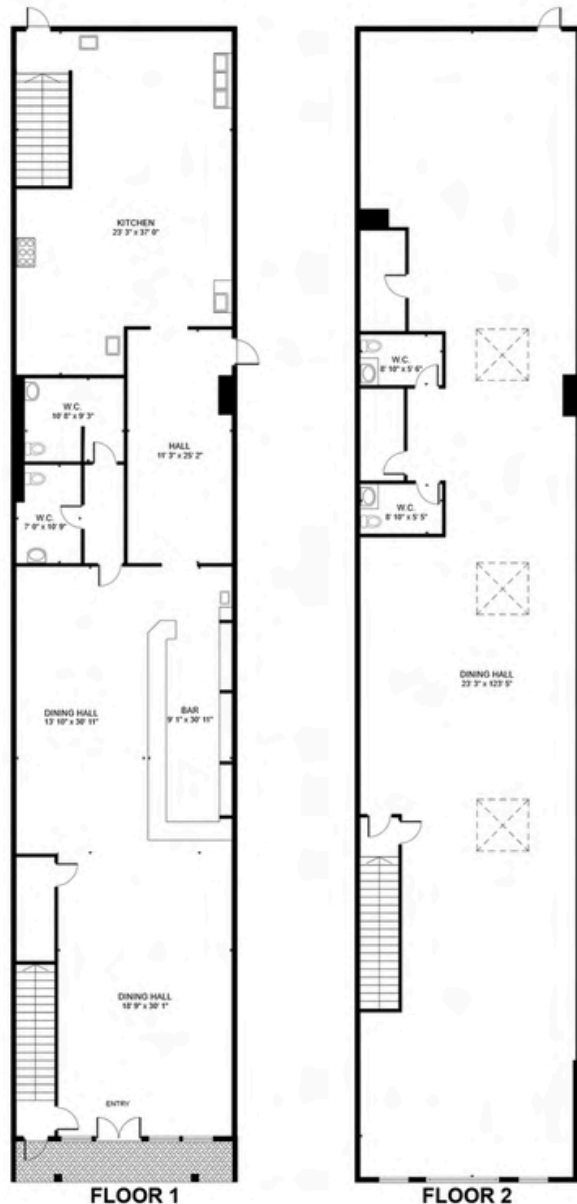
TAXES & INSURANCE ARE ADDITIONAL PER MONTH

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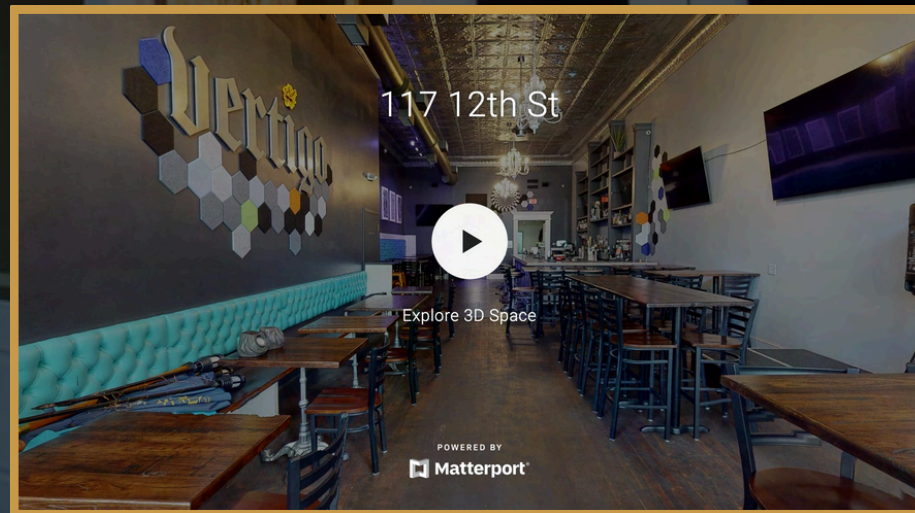
UPSTAIRS + GROUND FLOOR



6,250 SF
OPPORTUNITY

**CLICK TO TAKE A
VIRTUAL TOUR**

(FORMER BUSINESS SHOWN IN MATTERPORT)



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NEARBY RETAILERS



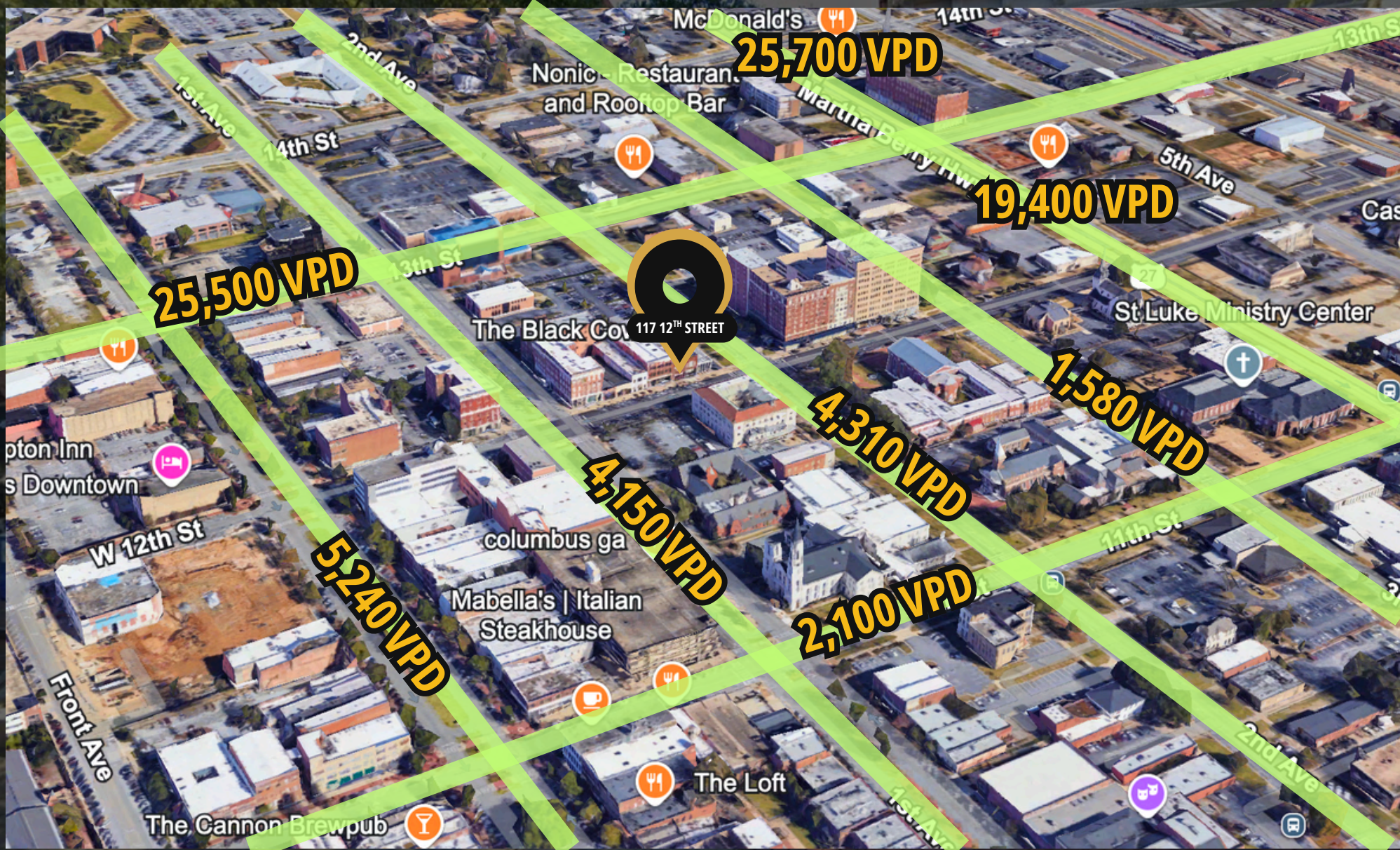
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NEARBY TRAFFIC COUNTS

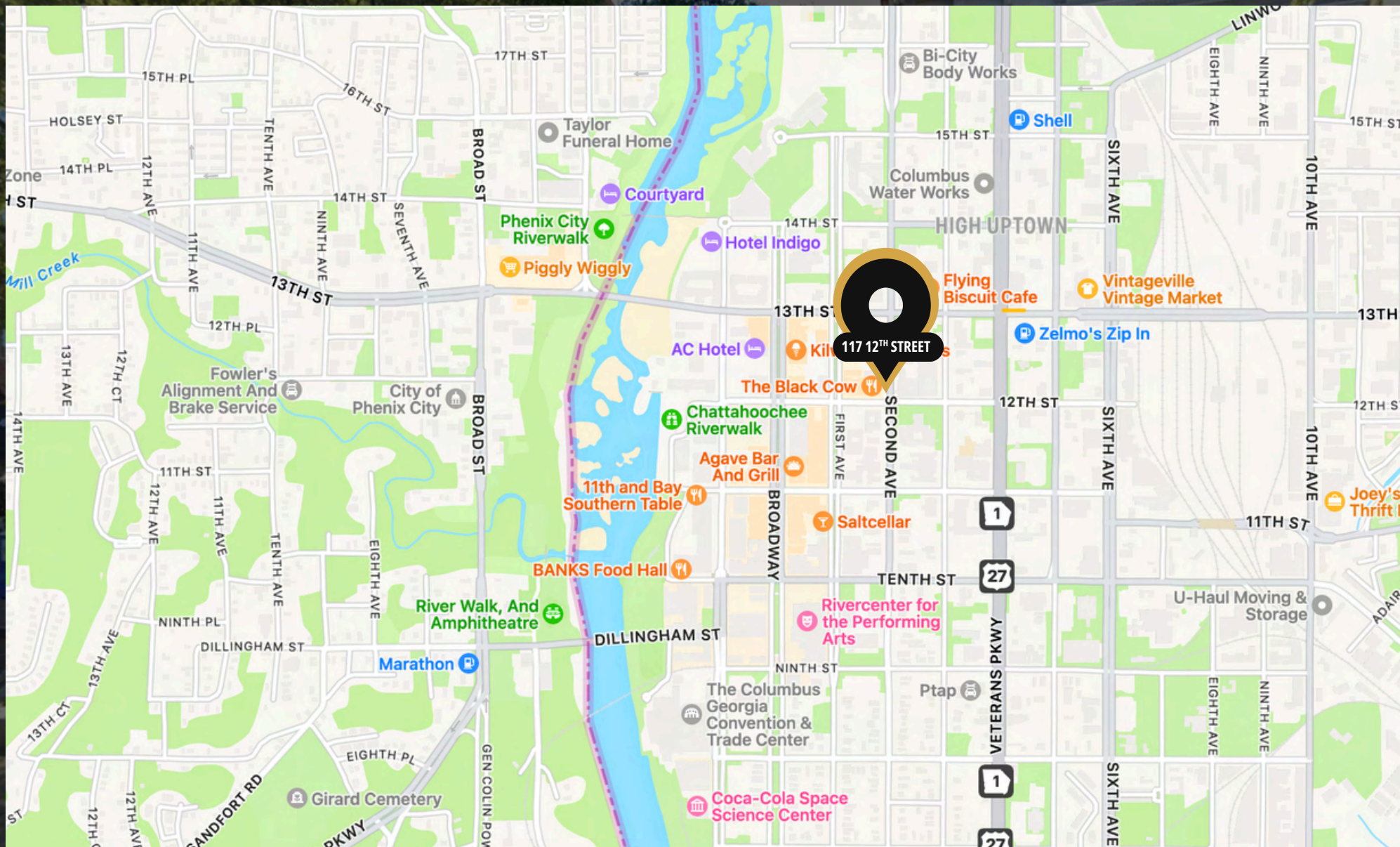


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LOCATION MAP



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DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

KEY FACTS

5,626

Population



2,647

Households

33.6

Median Age

\$26,229

Median Disposable Income

KEY FACTS

59,023

Population



26,122

Households

36.0

Median Age

\$31,643

Median Disposable Income

KEY FACTS

132,959

Population



56,115

Households

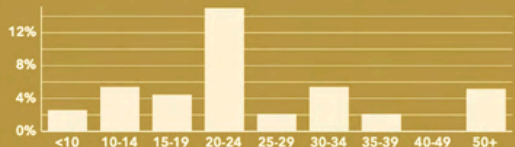
36.8

Median Age

\$36,881

Median Disposable Income

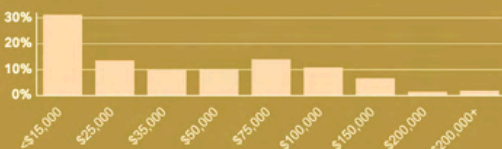
Mortgage as Percent of Salary



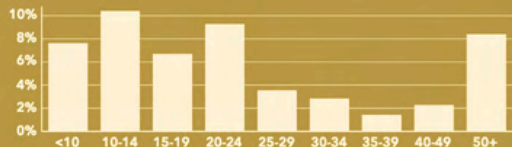
Home Value



Household Income



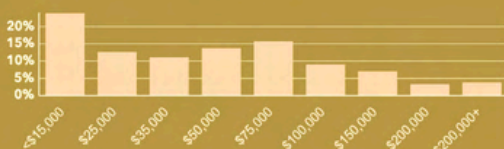
Mortgage as Percent of Salary



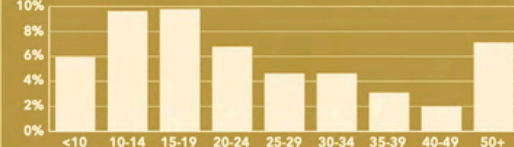
Home Value



Household Income



Mortgage as Percent of Salary



Home Value



Household Income



26

Wealth
Index

57

Housing
Affordability

62

Diversity
Index

37

Wealth
Index

110

Housing
Affordability

62

Diversity
Index

45

Wealth
Index

104

Housing
Affordability

65

Diversity
Index

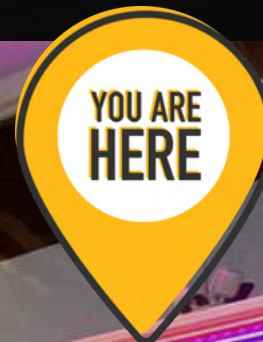


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PROPERTY



0.5

MILES

TO
VETERANS
PKWY

1.7

MILES

TO
MIDTOWN
COLUMBUS

10

MILES

TO
FT MOORE

1.0

MILES

TO
PHENIX
CITY

39

MILES

TO
WEST
POINT



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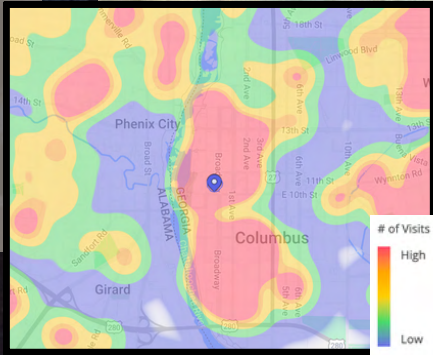
MARKET OVERVIEW

UPTOWN COLUMBUS

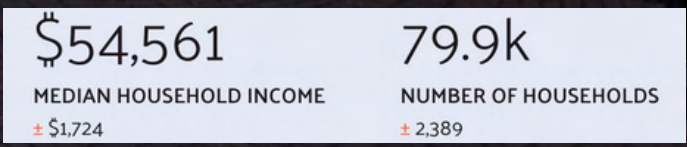
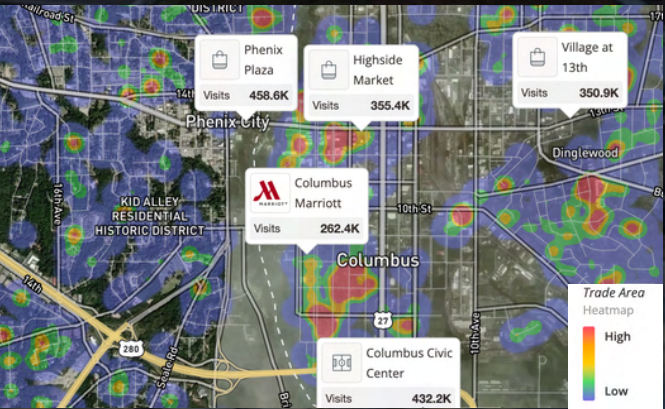
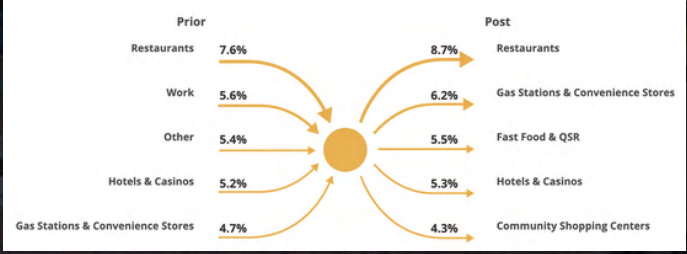
Uptown Columbus, Inc. has been instrumental in revitalizing the area over the past 35 years. Key objectives have included renewing the urban core, attracting businesses and residents, promoting a vibrant community, and maintaining a clean, safe, and appealing environment.

The organization supports quality development and oversees revitalization efforts, guided by a 30-member Board of Directors. Notable projects include the renovation of the Springer Opera House, the RiverCenter for the Performing Arts, RushSouth Whitewater Park, enhanced streetscapes, new art installations, and pocket parks.

Today, Uptown is a hub for shopping, dining, and walkable living, offering diverse housing options and abundant recreational activities for families and individuals alike.



VISITOR JOURNEY



CONTACT

FOR MORE INFORMATION



ERNIE SMALLMAN

1025 1st Ave | Columbus, GA 31901 | 706-888-6651



706-888-6651 (Cell)
706-256-1500 (Office)



ernie@erniesmallmancre.com

<https://www.erniesmallman.com/>



Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Currently pursuing a Master's in Real Estate Development at Auburn University, Ernie's commitment to growth is evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.



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