



University Plaza

4022 University Avenue
 Columbus, Georgia 31907

Property Highlights

- Prime location on University Avenue
- Strong visibility and traffic exposure
- Flexible retail, service, or office spaces
- Ample on-site parking

Property Overview

Retail spaces are available for lease at this conveniently located strip center on University Avenue in Columbus, GA. The property offers excellent visibility, easy access, and strong traffic exposure along a well-traveled commercial corridor. Suites feature flexible layouts and ample parking, making the center ideal for retail, service, or office users seeking a high-exposure location.

Offering Summary

Lease Rate:	\$800.00 - 1,100.00 per month (MG)
Building Size:	+/- 9,215 SF
Available SF:	+/- 490 - 675 SF
Lot Size:	+/- 0.74 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

	0.3 Miles	0.5 Miles	1 Mile
Total Households	254	803	2,665
Total Population	795	2,380	6,661
Average HH Income	\$96,906	\$93,765	\$85,221

For More Information

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	+/- 490 - 675 SF	Lease Rate:	\$800.00 - \$1,100.00 per month

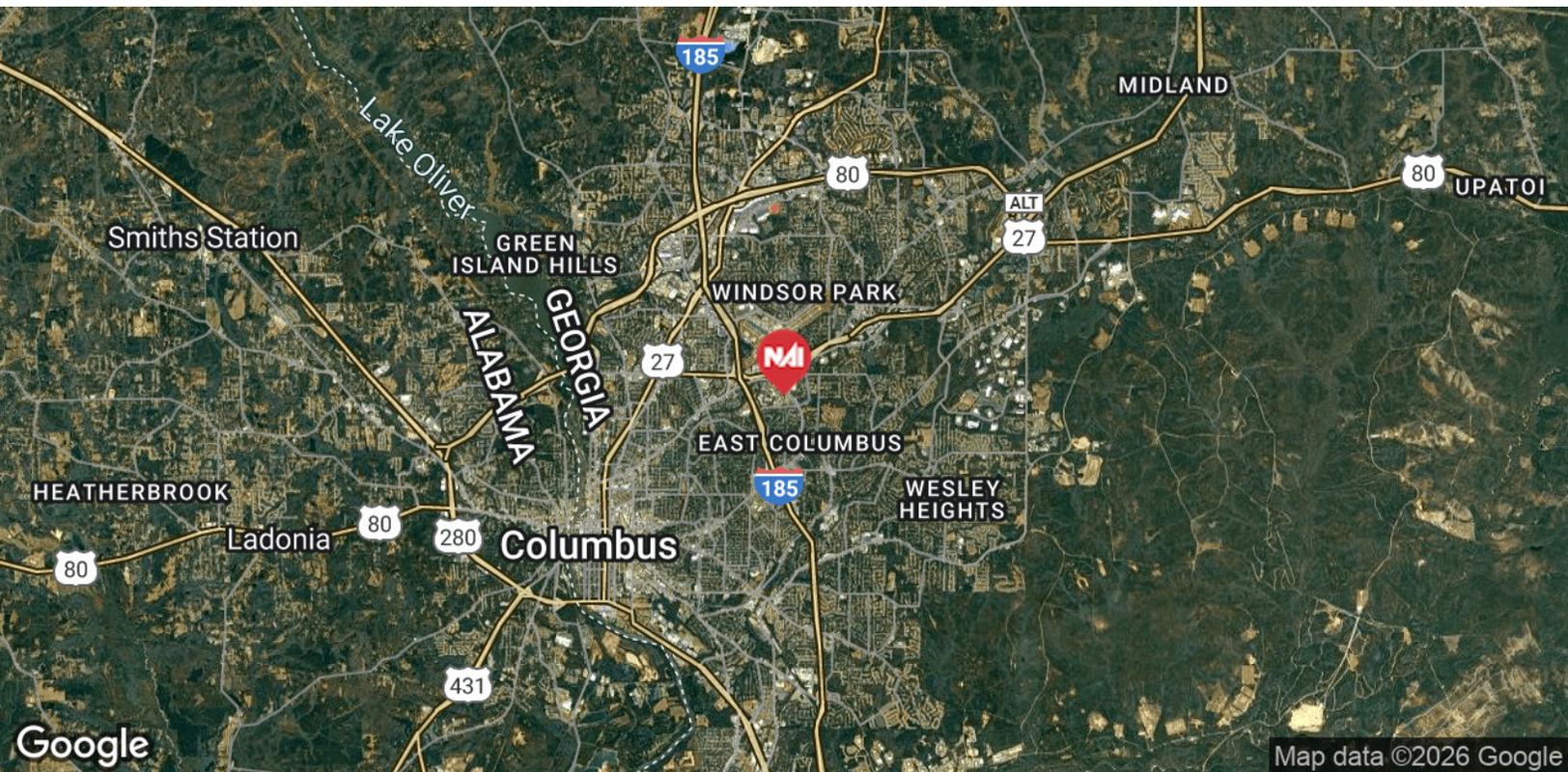
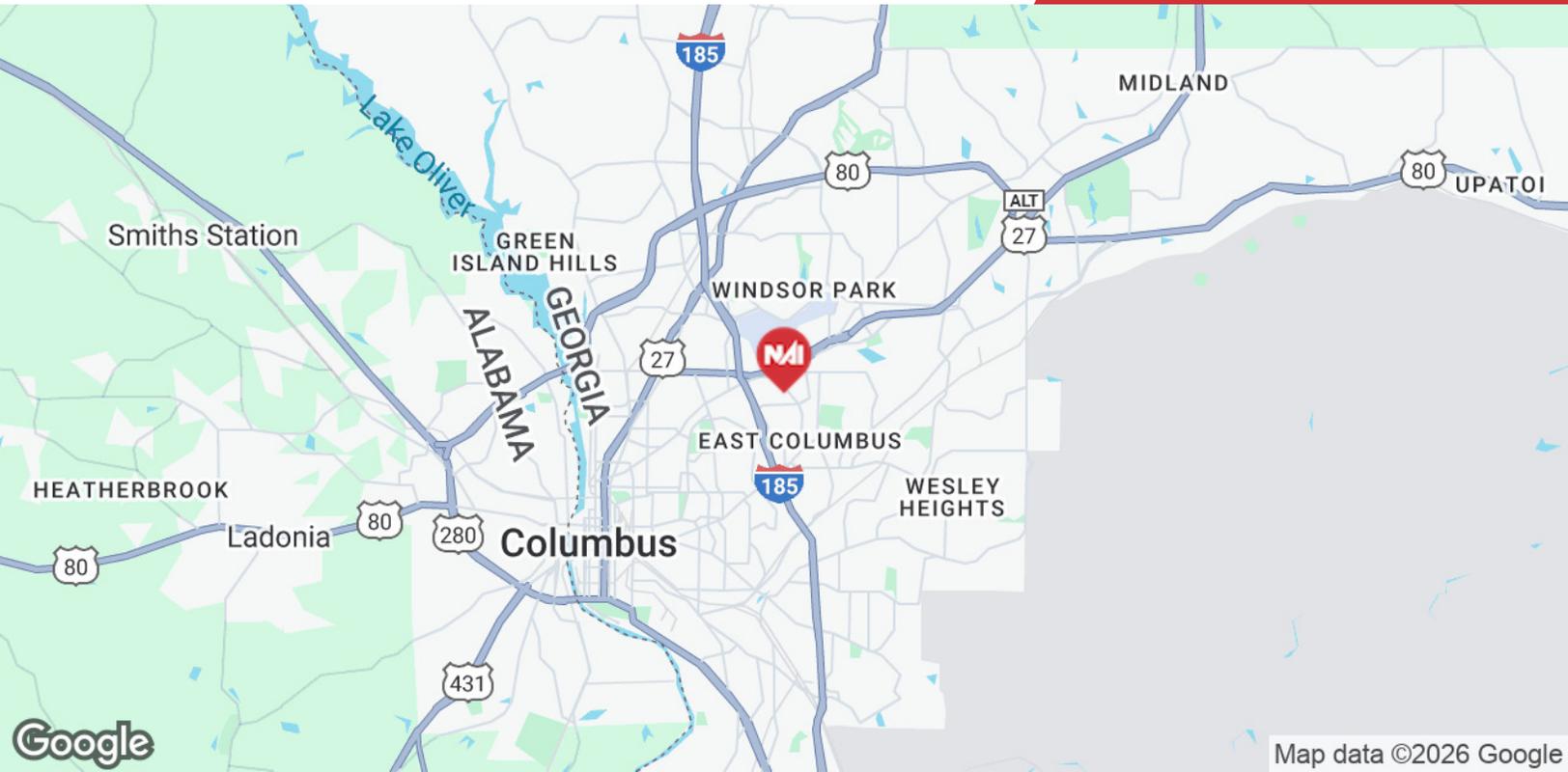
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit 9	Available	675 SF	Modified Gross	\$1,100 per month	+/- 675 SF retail space. \$1100/month including CAM.
Unit 10	Available	585 SF	Modified Gross	\$1,000 per month	+/- 585 SF retail space. \$1000/month including CAM.
Unit 11	Available	490 SF	Modified Gross	\$800 per month	+/- 490 SF retail space. \$800/month including CAM.



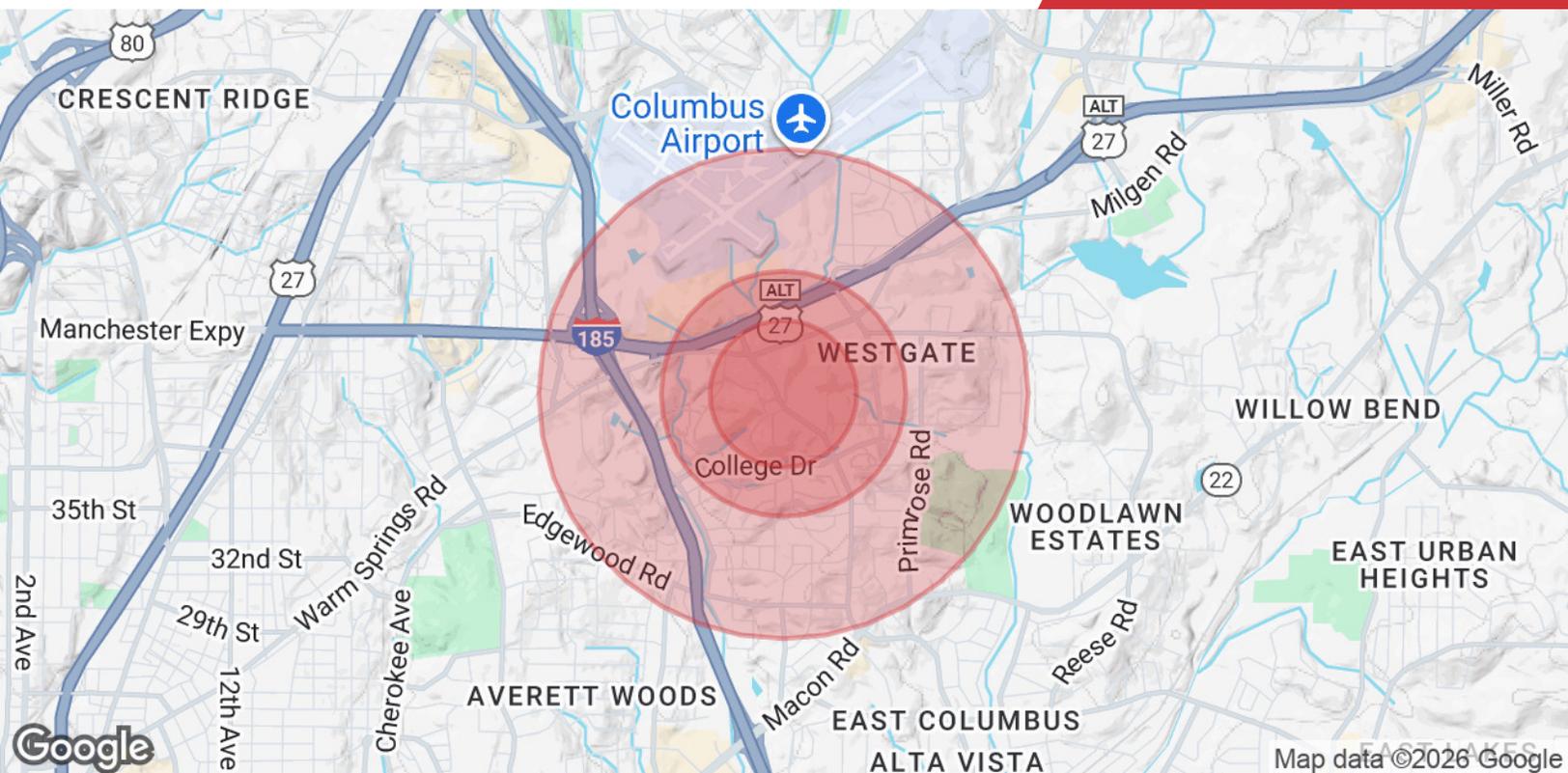
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	795	2,380	6,661
Average Age	34	35	36
Average Age (Male)	34	34	35
Average Age (Female)	34	35	37
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	254	803	2,665
# of Persons per HH	3.1	3	2.5
Average HH Income	\$96,906	\$93,765	\$85,221
Average House Value	\$259,662	\$263,265	\$258,245

Demographics data derived from AlphaMap

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.