## FOR LEASE

### 1701 ROLLINS WAY

1701 Rollins Way Columbus, GA 31904



**LEASE RATE** \$18.50 - 19.00 SF/yr

LEASE TYPE NNN

AVAILABLE SIZE 1,750 SF

Carson Cummings (706) 289-2468 carson@cummingscre.com **Tripp Crawford** (706) 984-1251 tripp@cbckpdd.com



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#### PROPERTY DESCRIPTION

Prime retail space available in one of North Columbus' most sought-after shopping strips, anchored by Honey Baked Ham. Strategically located at the high-traffic corner of Whittlesey Blvd and Rollins Way, this property offers excellent visibility. Enjoy easy access from Whittlesey Blvd, ample parking, and the added benefit of being surrounded by a strong mix of both major and local retailers. This is a fantastic opportunity for businesses seeking a prominent location. The lease is structured as a NNN.

#### **PROPERTY HIGHLIGHTS**

- · Prime retail space available in North Columbus
- High-visibility location at the corner of Whittlesey Blvd and Rollins Way
- · Easy access from Whittlesey Blvd.
- · Ample parking available for customers and employees
- Surrounded by a strong mix of major and local retailers
- · NNN lease structure

#### OFFERING SUMMARY

Lease Rate:	\$18.50 - 19.00 SF/yr (NNN)		
Number of Units:	4		
Available SF:	1,750 SF		
Lot Size:	44,919 SF		
Building Size:	5,177 SF		

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#### **AVAILABLE SPACES**

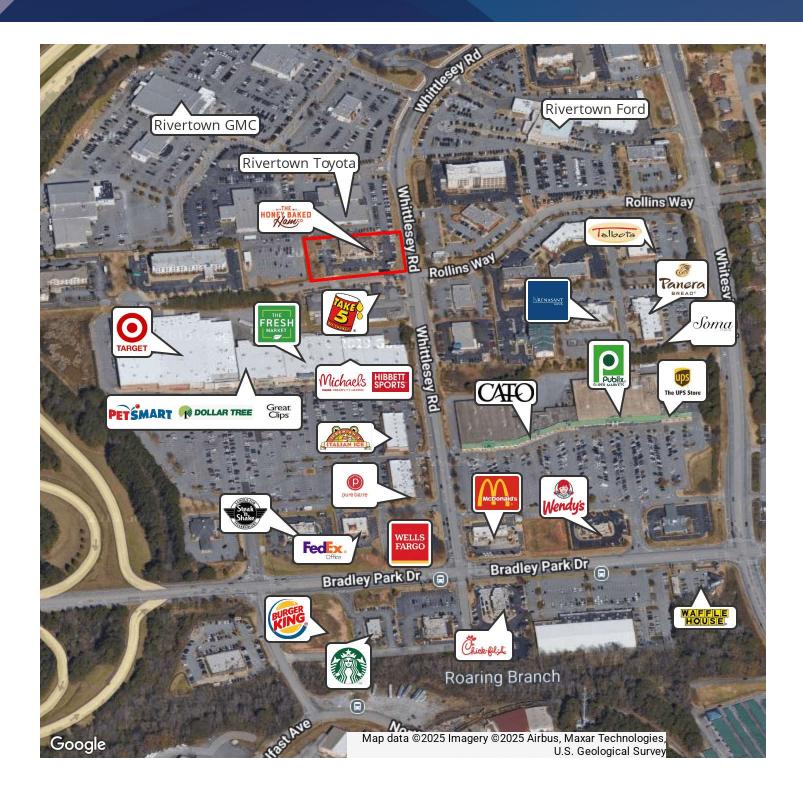
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	1,750 SF	NNN	\$18.50 SF/yr
Suite 400	Available	1,750 SF	NNN	\$19.00 SF/yr

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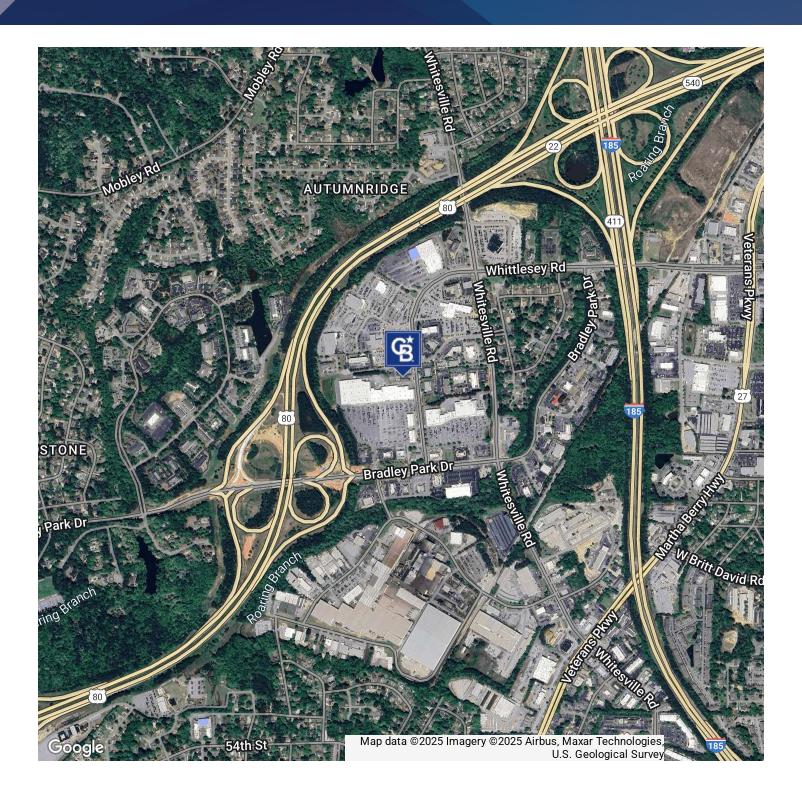
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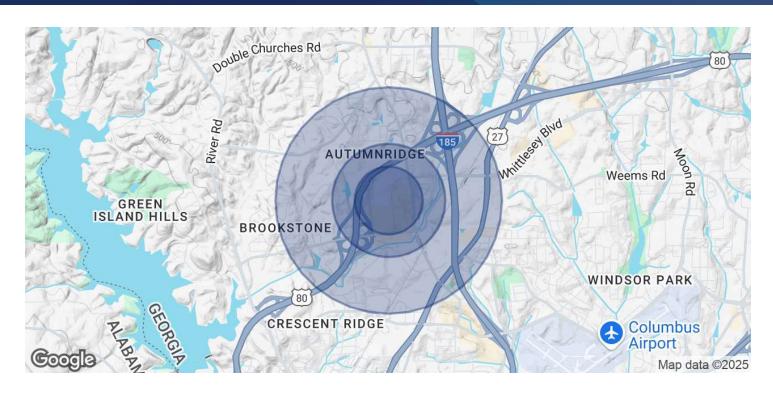
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	78	516	3,390
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	204	1,390
# of Persons per HH	2.4	2.5	2.4
# of Persons per HH  Average HH Income	2.4 \$102,433	2.5 \$112,748	\$107,344

Demographics data derived from AlphaMap

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