

FOR LEASE

FORMER WALGREENS | HIGH-VISIBILITY LOCATION

4808 Buena Vista Road Columbus, GA 31907



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	14,490 SF
Available SF:	14,490 SF

PROPERTY OVERVIEW

High-visibility retail space available for lease on a prime corner along Buena Vista Road, directly across from a Walmart Neighborhood Market. The site offers excellent exposure, easy access, and strong traffic counts, surrounded by a mix of national and local retailers and established residential neighborhoods.

The building features over 14,000 square feet of open, flexible space with high ceilings, modern mechanical systems, and a roll-up door for convenient access. Ample on-site parking and a signalized corner location make this an ideal site for a variety of businesses seeking a strong location with steady customer traffic.

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



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PROPERTY HIGHLIGHTS

- ±14,490 SF building
- High ceilings & open floor plan
- Modern mechanical systems
- Roll-up door for flexible access
- Ample on-site parking
- Signalized corner location
- Surrounded by established retail and residential growth



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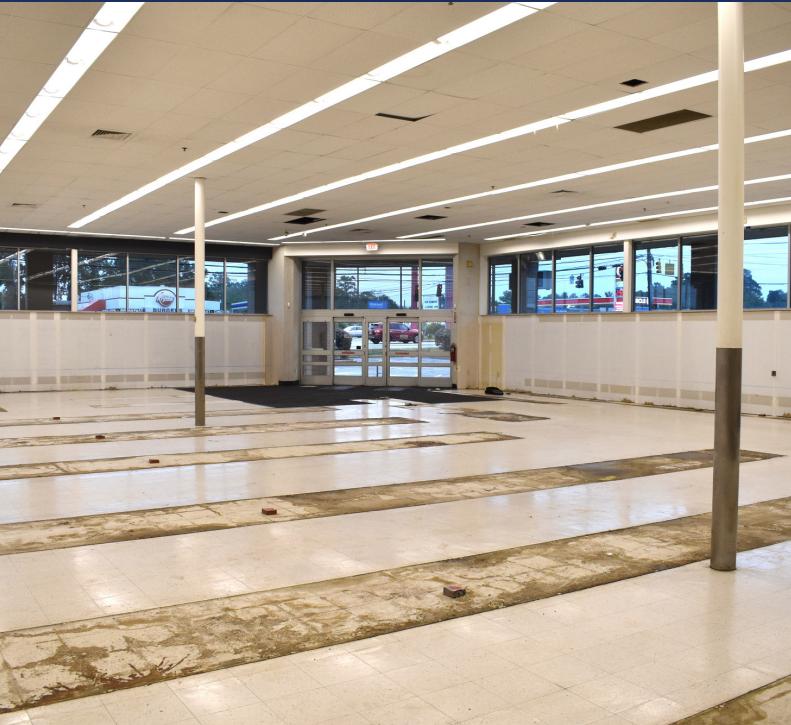


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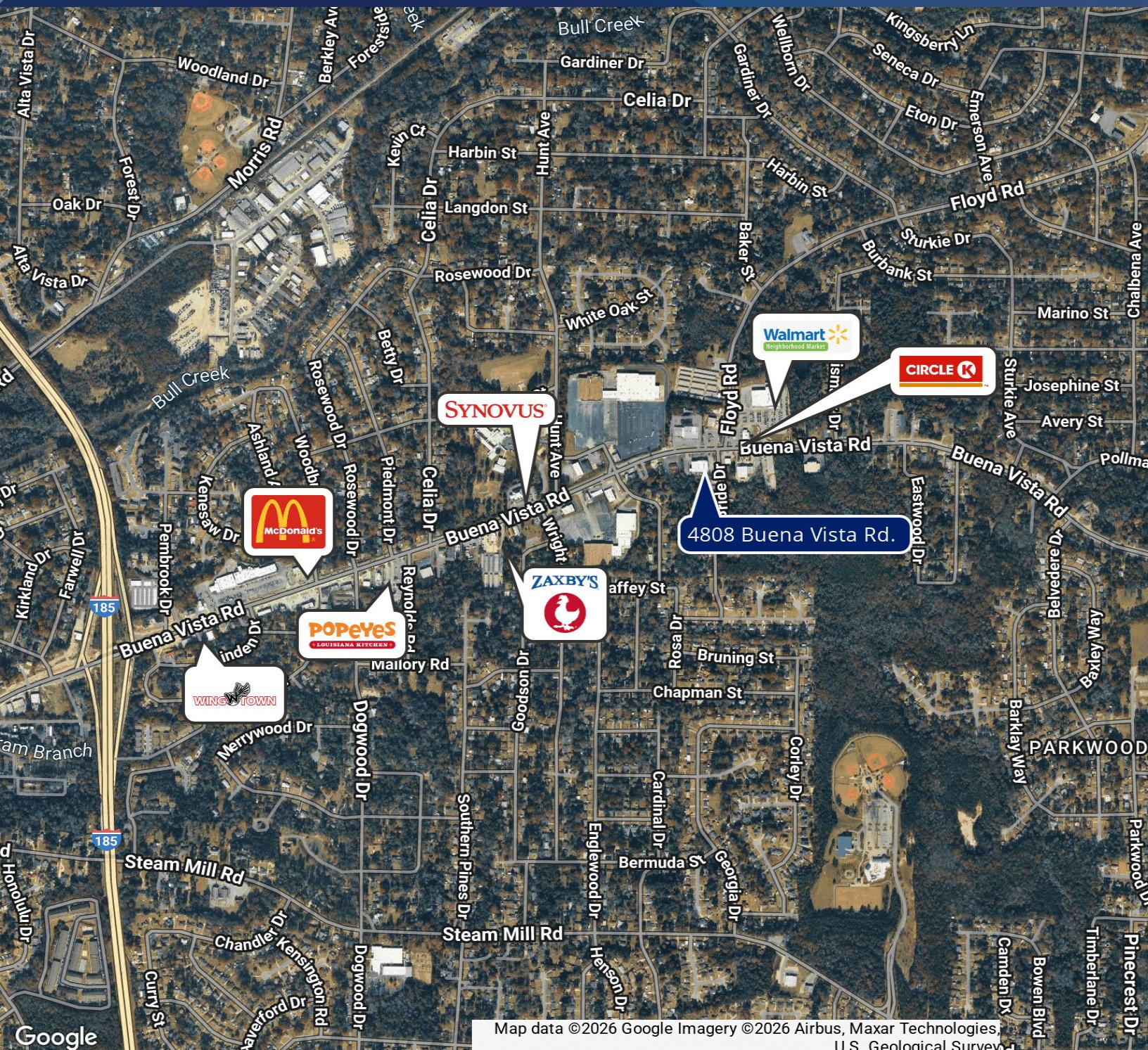


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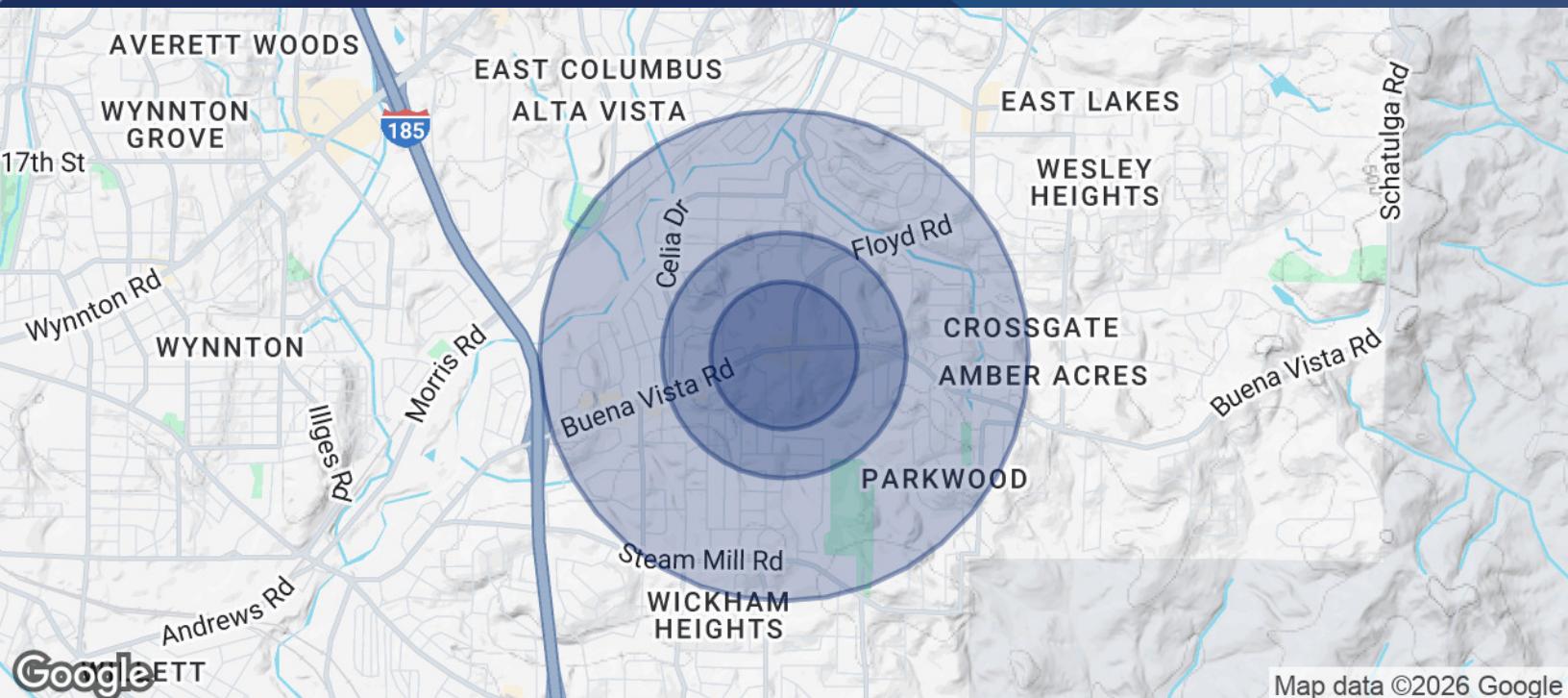


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	511	1,902	10,103
Average Age	40	40	39
Average Age (Male)	38	38	37
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	195	727	3,829
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$55,773	\$57,117	\$59,510
Average House Value	\$136,480	\$143,138	\$158,441

Demographics data derived from AlphaMap

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