

FOR LEASE

1127 VIRGINIA STREET

Columbus, GA 31901



LEASE RATE \$2,200.00 per month

Carson Cummings
706 289 2468



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

Rare find in the heart of Midtown! This .93-acre lot is completely fenced and level with two curb cuts and five open concrete bays for storage. Situated on lot is a newly renovated brick building consisting of 858 SF with an open floor plan and exposed ceilings. Adjacent to building is a covered area consisting of 1,632 SF. Located in Midtown Columbus. Take 10th Avenue north off 13th Street, 2nd right onto Virginia Street, property is located two blocks on the left.

PROPERTY HIGHLIGHTS

- Great location -- in the heart of Midtown
- In close proximity to Uptown Columbus

OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$2,200.00 per month (NNN) |
| Available SF: | 858 SF |
| Lot Size: | 0.93 Acres |
| Building Size: | 858 SF |
| Zoning: | GC |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 1,167 | 4,593 | 10,533 |
| Total Population | 2,038 | 7,740 | 18,249 |
| Average HH Income | \$29,174 | \$37,128 | \$39,062 |

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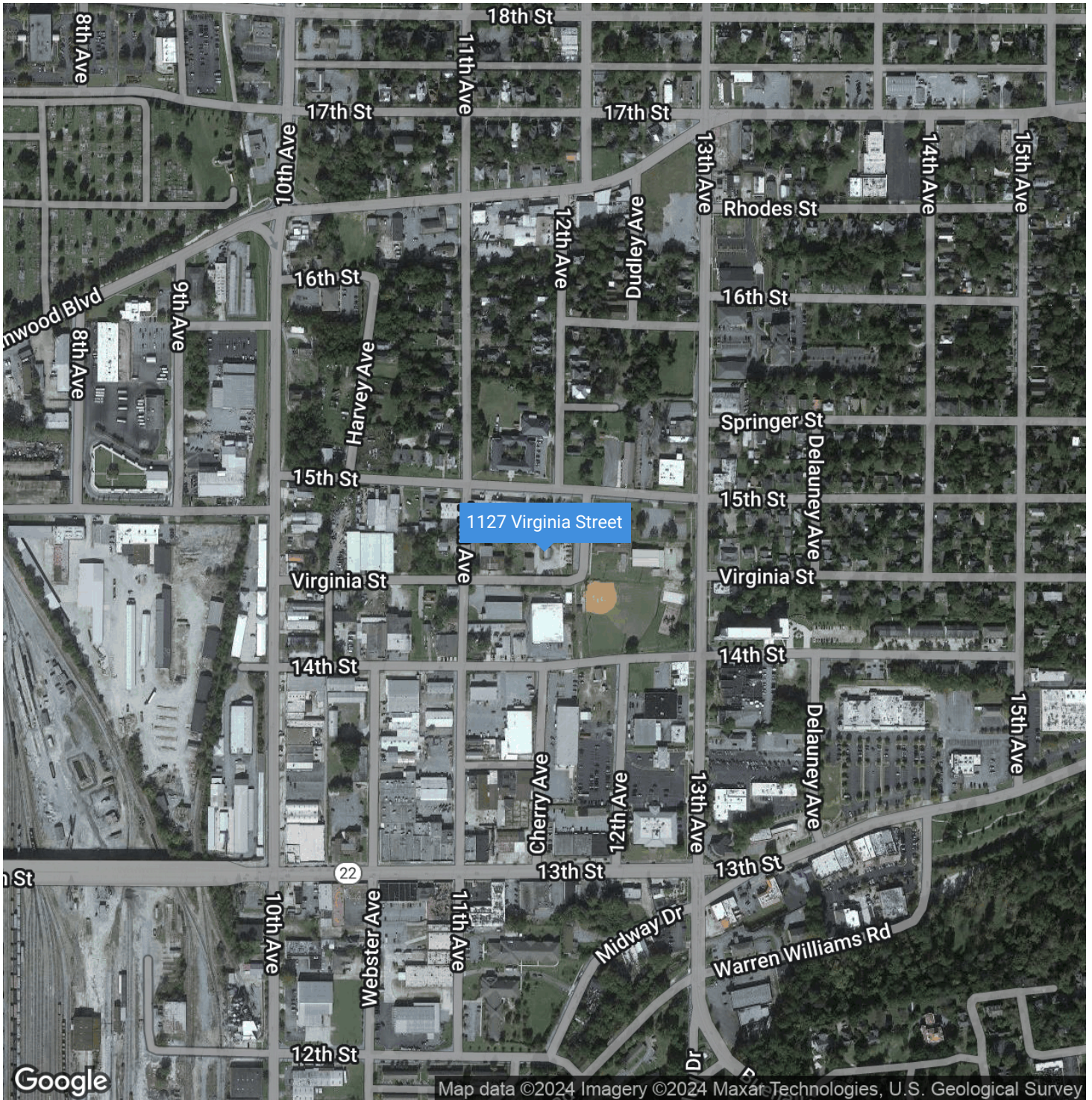


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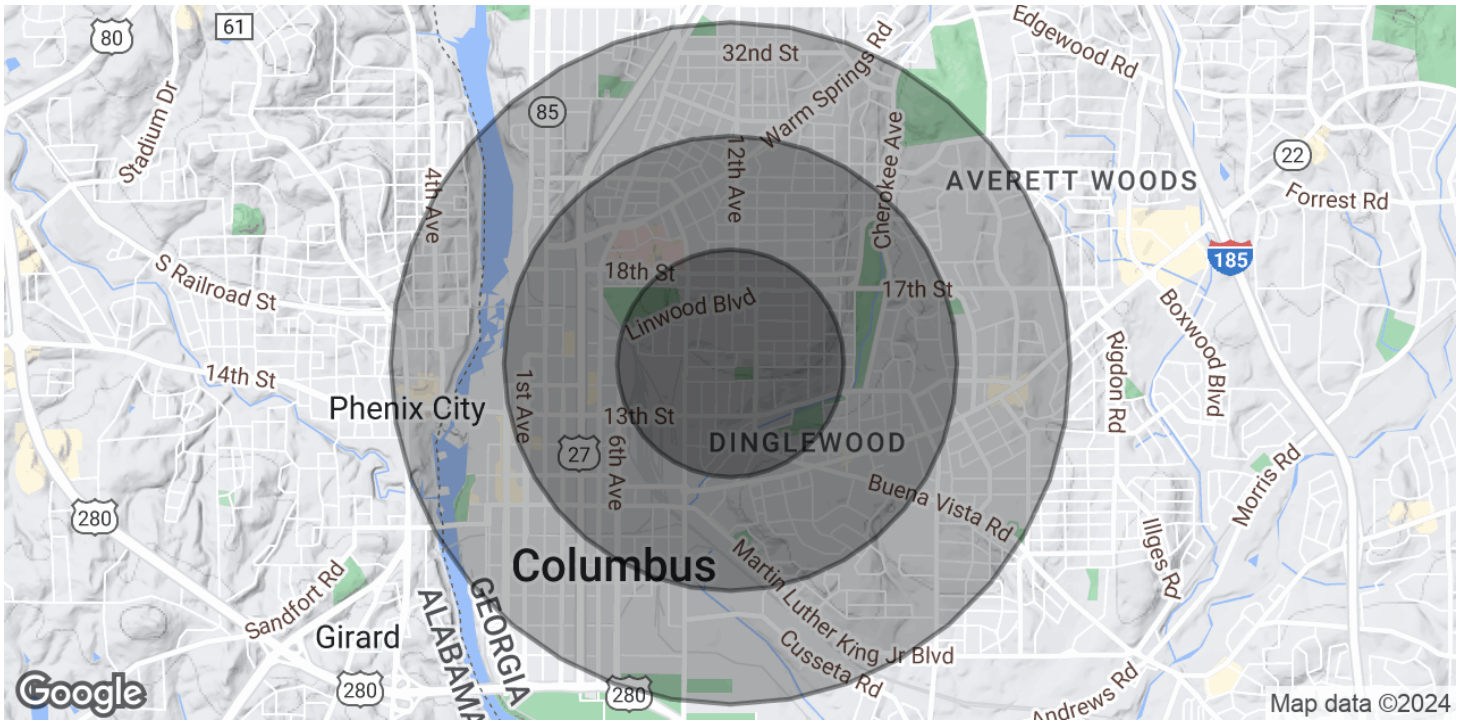


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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,038 | 7,740 | 18,249 |
| Average Age | 38.7 | 40.7 | 38.2 |
| Average Age (Male) | 38.8 | 38 | 35.7 |
| Average Age (Female) | 38.9 | 42.1 | 39.1 |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
| Total Households | 1,167 | 4,593 | 10,533 |
| # of Persons per HH | 1.7 | 1.7 | 1.7 |
| Average HH Income | \$29,174 | \$37,128 | \$39,062 |
| Average House Value | \$90,481 | \$110,453 | \$103,895 |

* Demographic data derived from 2020 ACS - US Census

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