

THE RAPIDS AT RIVERFRONT PLACE

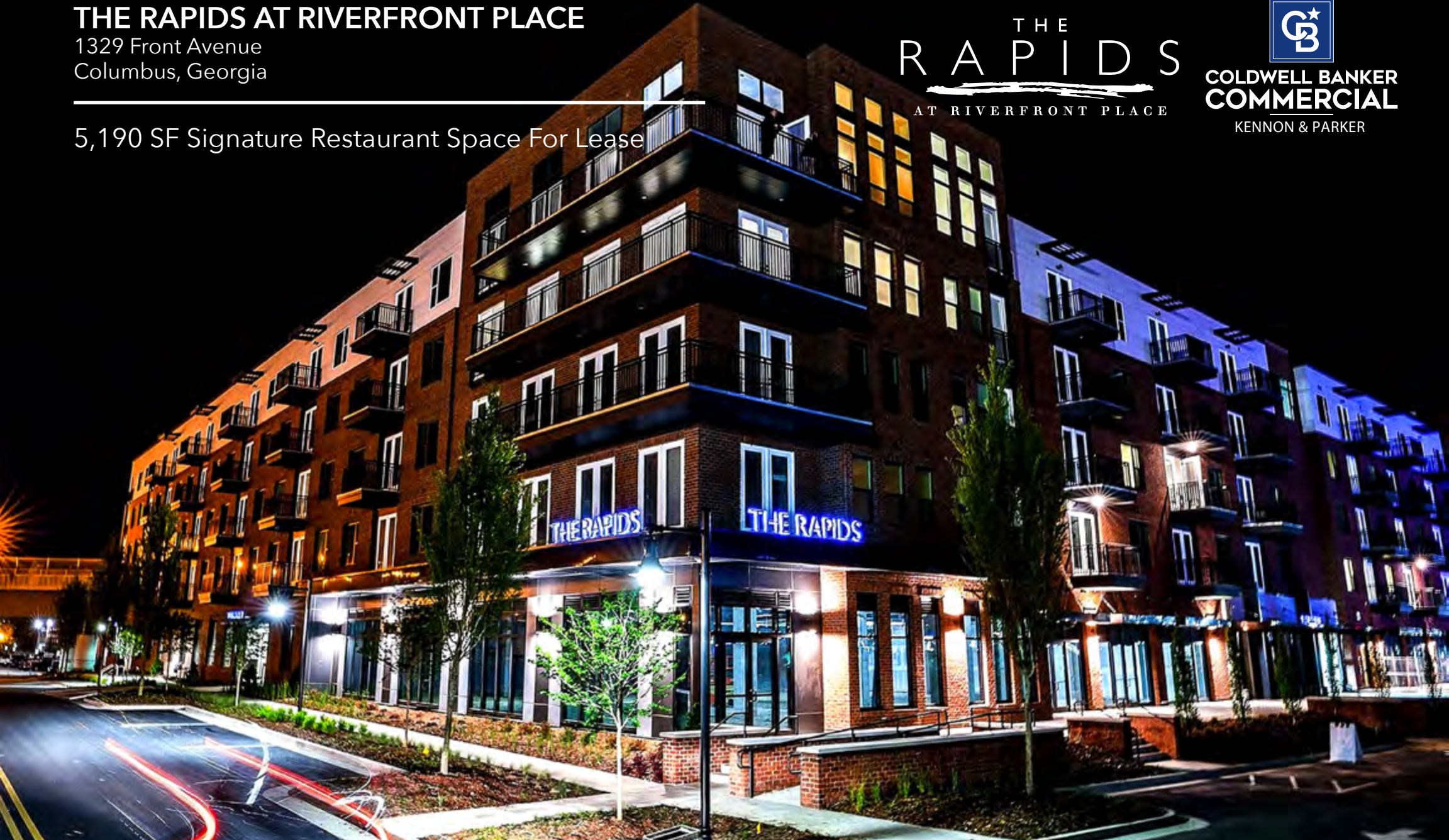
1329 Front Avenue
Columbus, Georgia

5,190 SF Signature Restaurant Space For Lease

THE
RAPIDS
AT RIVERFRONT PLACE



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER



ED ADAMS, CCIM
706.577.9872 | ed@edadamscre.com

MARY LYNN GRUBB
706.289.8324 | marylynn.grubb@kpdd.com

CARSON CUMMINGS
706.289.2468 | carson@cbckpdd.com

TRIPP CRAWFORD
706.984.1251 | tripp@cbckpdd.com

ABOUT THE PROPERTY

The Rapids at Riverfront Place is a well-established premier luxury apartment community at the center of the Riverfront Place development. With boutique retail, walkable paths, and sweeping views of the Chattahoochee River, The Rapids delivers one of the most desirable living experiences in Columbus.

Completed in 2024, Riverfront Place has quickly established itself as a premier destination in Uptown Columbus. It is home to the Synovus Financial headquarters, bringing more than 900 employees to the area each day, and sits adjacent to FiServ, which adds an additional 4,000 employees. Within walking distance, the district offers more than 1,500 residential units, three parks, and over 500 hotel rooms, making Riverfront Place the cornerstone of Columbus's business and entertainment scene.

Located at the intersection of the Dragonfly Trail and the Chattahoochee Riverwalk, The Rapids connects residents directly to Columbus's most popular outdoor destinations. Whether walking, running, or cycling, residents enjoy easy access to scenic riverfront paths, Uptown dining, and the city's cultural attractions – all just steps from home.



PARKING

Both on-street and structured within steps of front door.

OUTDOOR DINING

Adjacent outdoor seating space.



HOUSING

Over 1,500 residential units within 4 blocks.

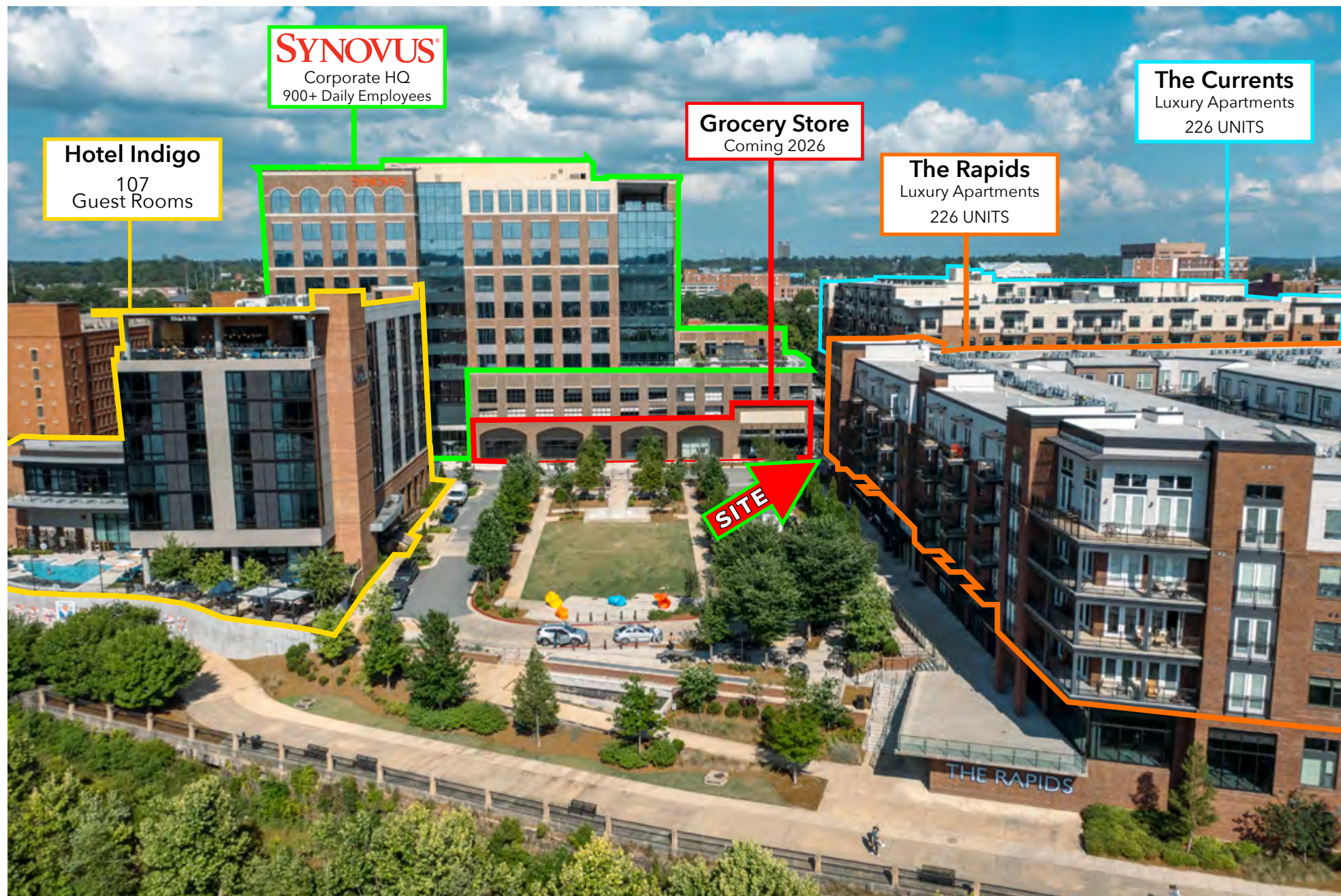
WALK/BIKE SCORE

76 - Very Walkable
68 - Bikeable

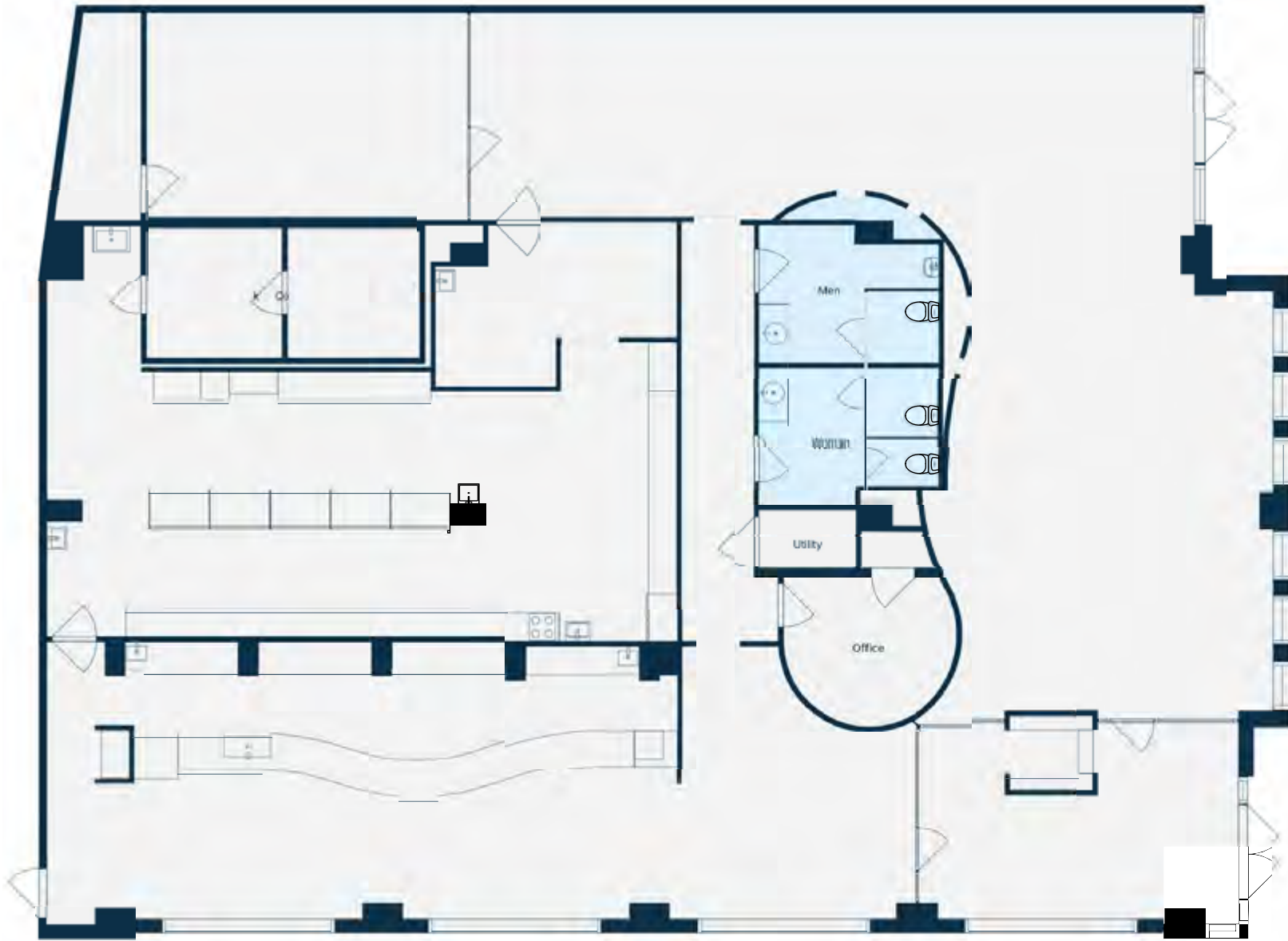


DAILY POPULATION

Over 5,000 daily employees within steps of front door.







CURRENT FLOOR PLAN

The current floor-plan includes (but not limited to) a 40' hood with thru-roof vent, bar equipment, and fully functional walk-in cooler & freezer.

Please contact us for a complete list of existing restaurant equipment and video walkthrough of the space.

OFFERING:

Lease Rate: \$20/SF/YR NNN

Estimated CAM: \$8.50/SF/YR

THE SPACE:

Size: 5,190 SF

Zoning: CRD (Central Riverfront District)

Water Utility: 2" main service to the space

Electric Utility: 120/208 3-phase service to the space
(up to 1200 Amp)

Natural Gas: 2" natural gas line to the space

Data/Other: 1" conduit to the space

Wastewater: Wastewater service in the space with
1,500gal grease trap installed

Garbage: On-site enclosed trash through rear of
space

Hood/Vent: 40' hood w/ thru-roof welded duct shaft





COLDWELL BANKER COMMERCIAL

KENNON & PARKER

ED ADAMS, CCIM
706.577.9872 | ed@edadamscre.com

MARY LYNN GRUBB
706.289.8324 | marylynn.grubb@kpdd.com

CARSON CUMMINGS
706.289.2468 | carson@cbckpdd.com

TRIPP CRAWFORD
706.984.1251 | tripp@cbckpdd.com

THE
RAPIDS
AT RIVERFRONT PLACE