



3025 University Avenue

3025 University Avenue Columbus, Georgia 31907

Property Highlights

- Water & Lights included in Rent
- Professionally Managed

Property Overview

Small office complex in Mid-Columbus, just blocks from CSU.

Located on University Avenue between Macon Road and Gentian Blvd. 3 blocks south of Columbus State University. One mile from Peachtree Mall with easy access to I-185, Macon Road, and Manchester Expwy.

Offering Summary

Lease Rate:	\$350.00 - 1,150.00 per month
Lease Type:	Modified Gross
Available SF:	+/- 150 - 1,100 SF
Building Size:	+/- 12,652 SF

For More Information

Amy D. Gill, MICP, MRP

O: 706 660 5418 x1009

agill@g2cre.com | GA #381793

Lease Information

Lease Type:	MG	Lease Term:	12 months
Total Space:	+/- 150 - 1,100 SF	Lease Rate:	\$350.00 - \$1,150.00 per month

Available Spaces

Suite Size (SF) Lease Type Lease Rate Description

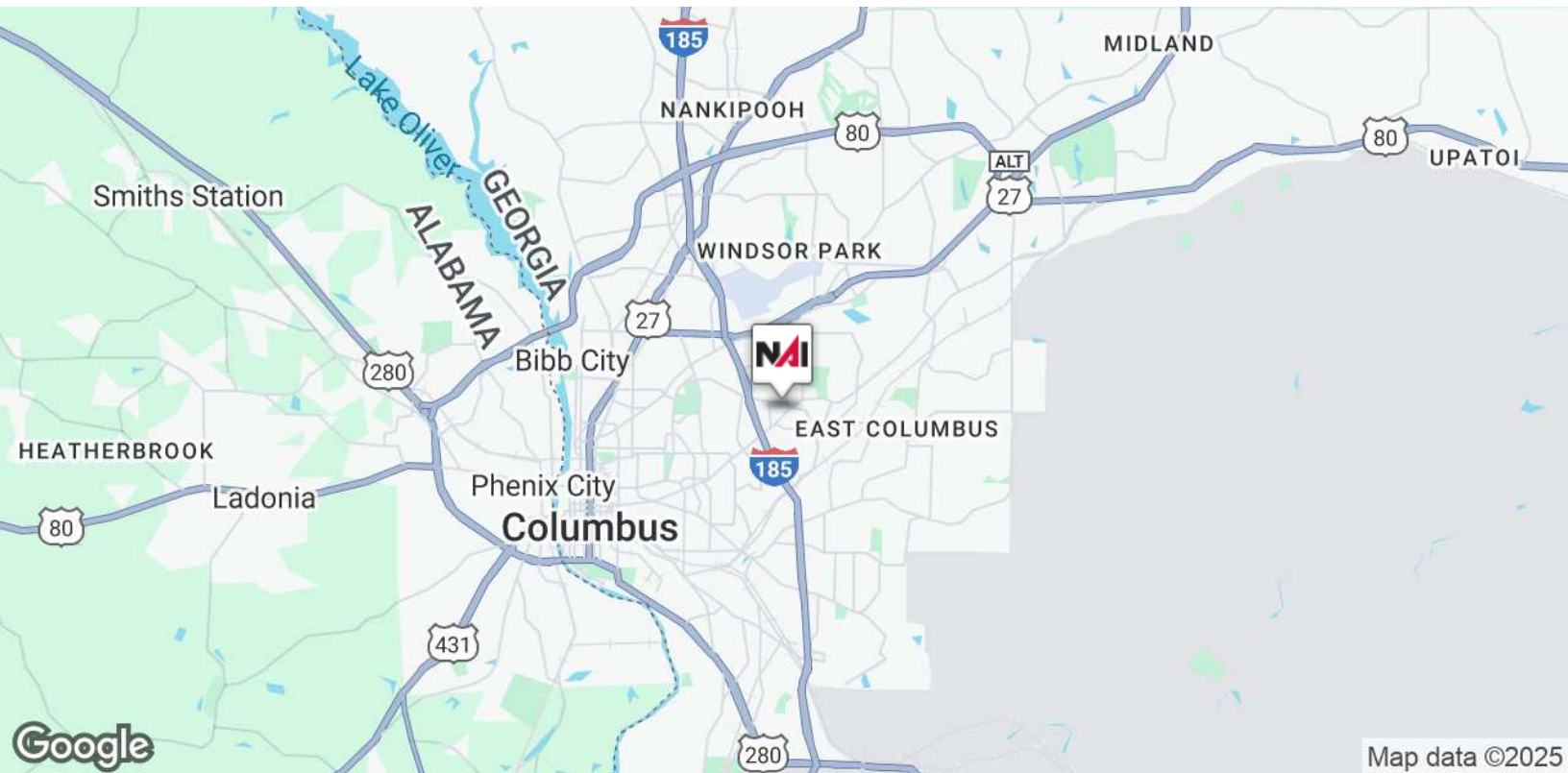
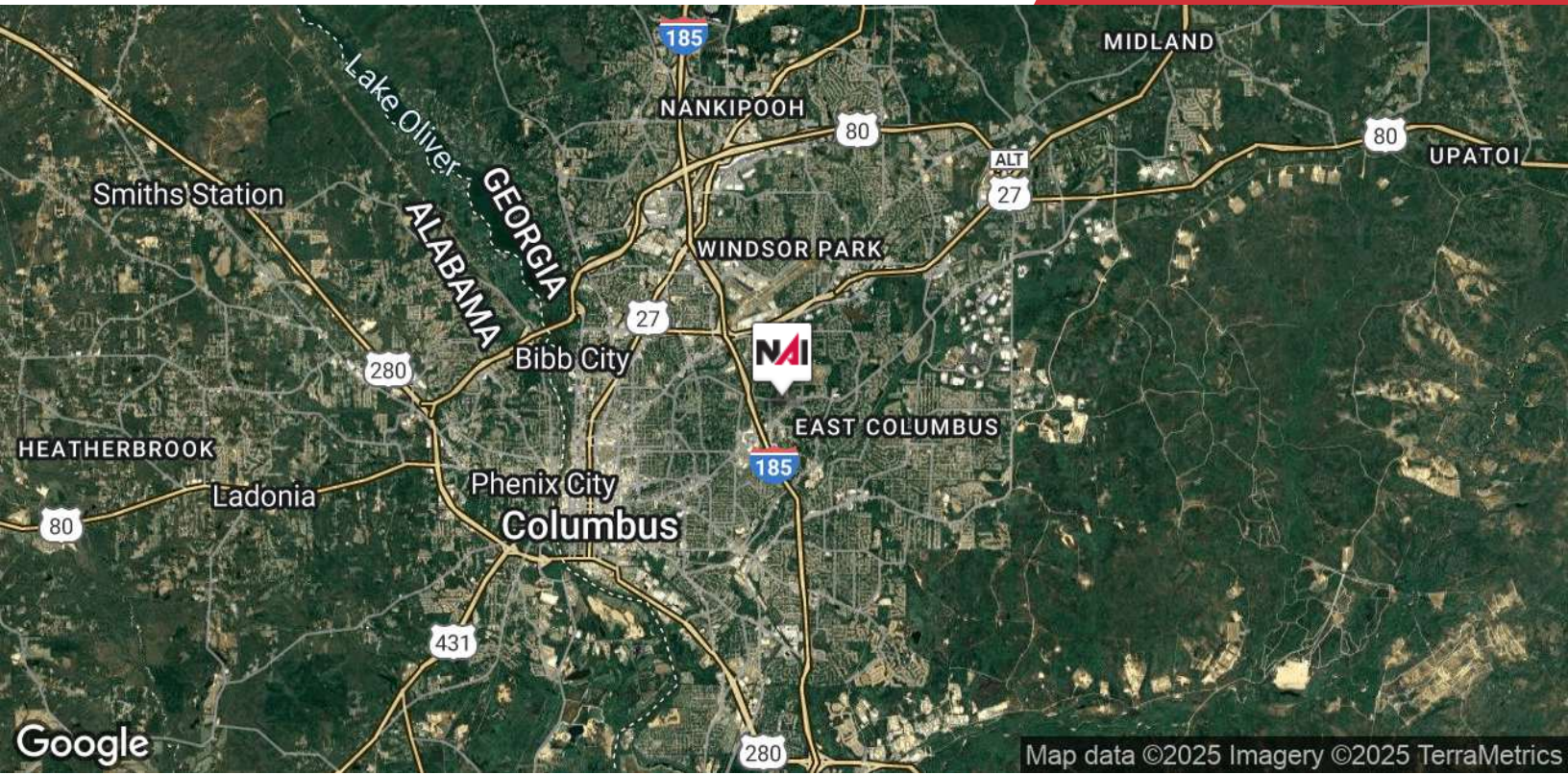
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 110	150 SF	Modified Gross	\$450 per month	Rents for \$450/mo. Includes lights and water.
B-1	1,100 SF	Modified Gross	\$1,150 per month	+/- 1,100 SF space with a waiting area, conference room, bathroom, and four private offices. Includes lights and water. Available 1/1/25.
Suite 104	150 SF	Modified Gross	\$450 per month	Rents for \$450/mo. Includes lights and water. Updated flooring throughout suite. Available 10/1/2024.
Suite 202	150 SF	Modified Gross	\$350 per month	Rents for \$350/mo. Includes lights and water.



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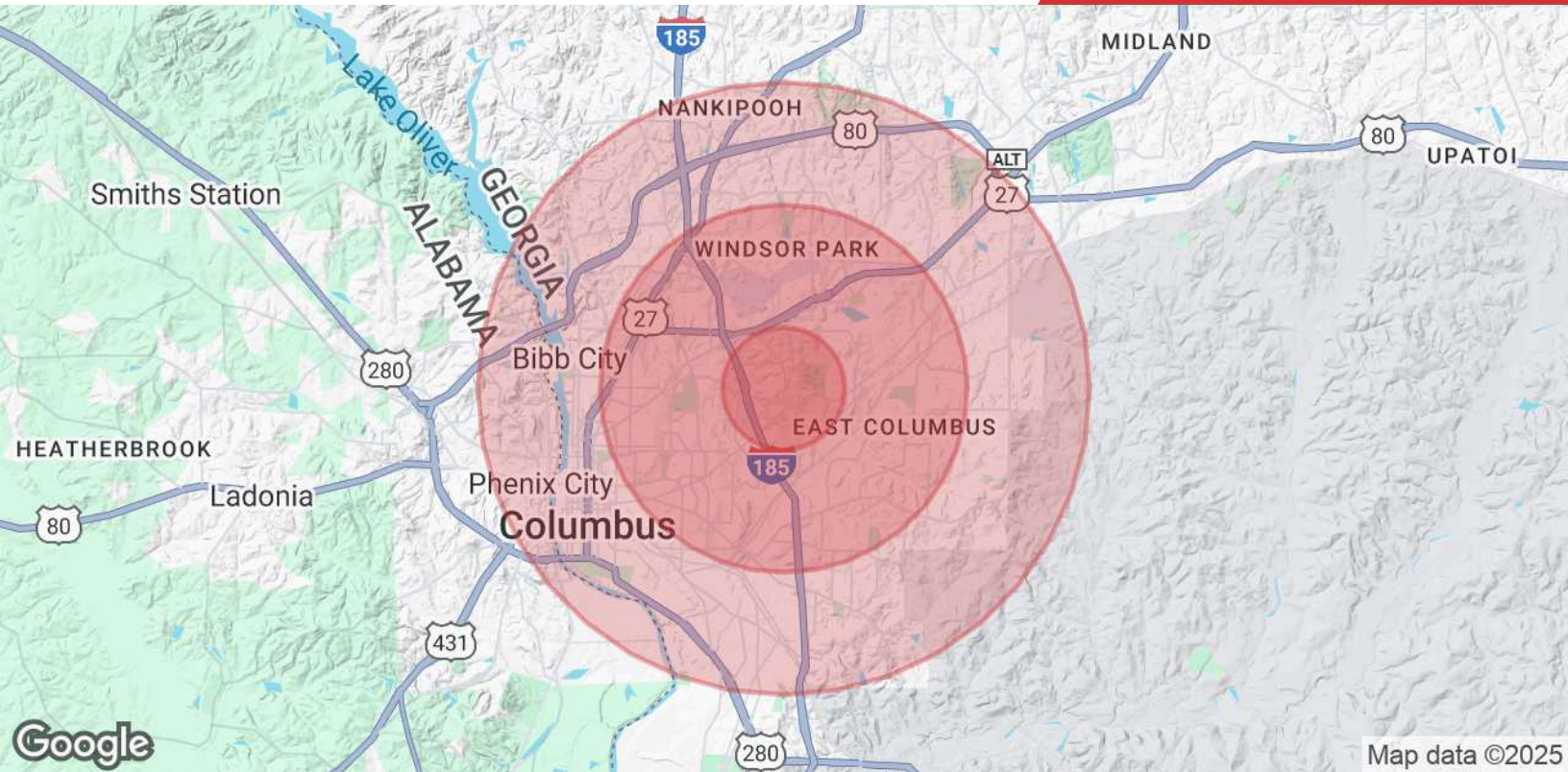
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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



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Population	1 Mile	3 Miles	5 Miles
Total Population	7,203	68,010	167,872
Average Age	28.9	36.3	35.8
Average Age (Male)	30.6	34.3	33.9
Average Age (Female)	28.4	37.9	37.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,708	29,151	68,587
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$59,607	\$54,389	\$50,291
Average House Value	\$173,975	\$156,412	\$142,865

* Demographic data derived from 2020 ACS - US Census