



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM

LANDMARK II

101 GUILD MORTGAGE COMPANY	301 INNOVATIVE RISK MANAGEMENT
107 C3 DEFENSE GROUP	213 First Choice Loan Services
203 NEW AMERICAN FUNDING	206 NEW YORK LIFE INSURANCE COMPANY
204 PROVERBS INSURANCE AGENCY	304 COLUMBUS RESEARCH & WELLNESS INSTITUTE
107 FREEDOM HOME CARE	306 RICHARD V. TIPTON, CLU, ChFC
201 M. REID THOMAS, JR., CPA	307 DAVID A. ALLISON, ENDODONTICS
202 VOLUNTEERS OF AMERICA	309 ENVOY MORTGAGE, LTD.
	310 COUNTRY FINANCIAL
211 ALLSTATE	210 NIGHTINGALE HOME CARE

5820 VETERANS PARKWAY

OFFICE SPACE

FOR LEASE

PRIME OFFICE LOCATION

**5820 VETERANS PARKWAY, SUITE 202
COLUMBUS, GA 31904**



**A well-established office complex
situated in a prime central location,
providing accessibility and
convenience to all areas of Columbus**

910 SF



Columbus
Ft Moore
Phenix City

MARKET

FEATURES

5820 VETERANS PARKWAY

- Easy access to all of Columbus
- Close proximity to Interstate 185 and JR Allen Parkway
- Updated office suites
- Floor to ceiling windows
- High traffic counts - 27,900 CPD
- Great visibility and monument signage

LEASE RATE
\$1,452.97 / mo
INCLUSIVE OF CAM (\$5.04)
MG LEASE



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NEARBY RETAILERS



**COLUMBUS
AIRPORT**

HWY 185

HWY 27

HWY 80

RIVER ROAD

MANCHESTER EXPY



ALABAMA

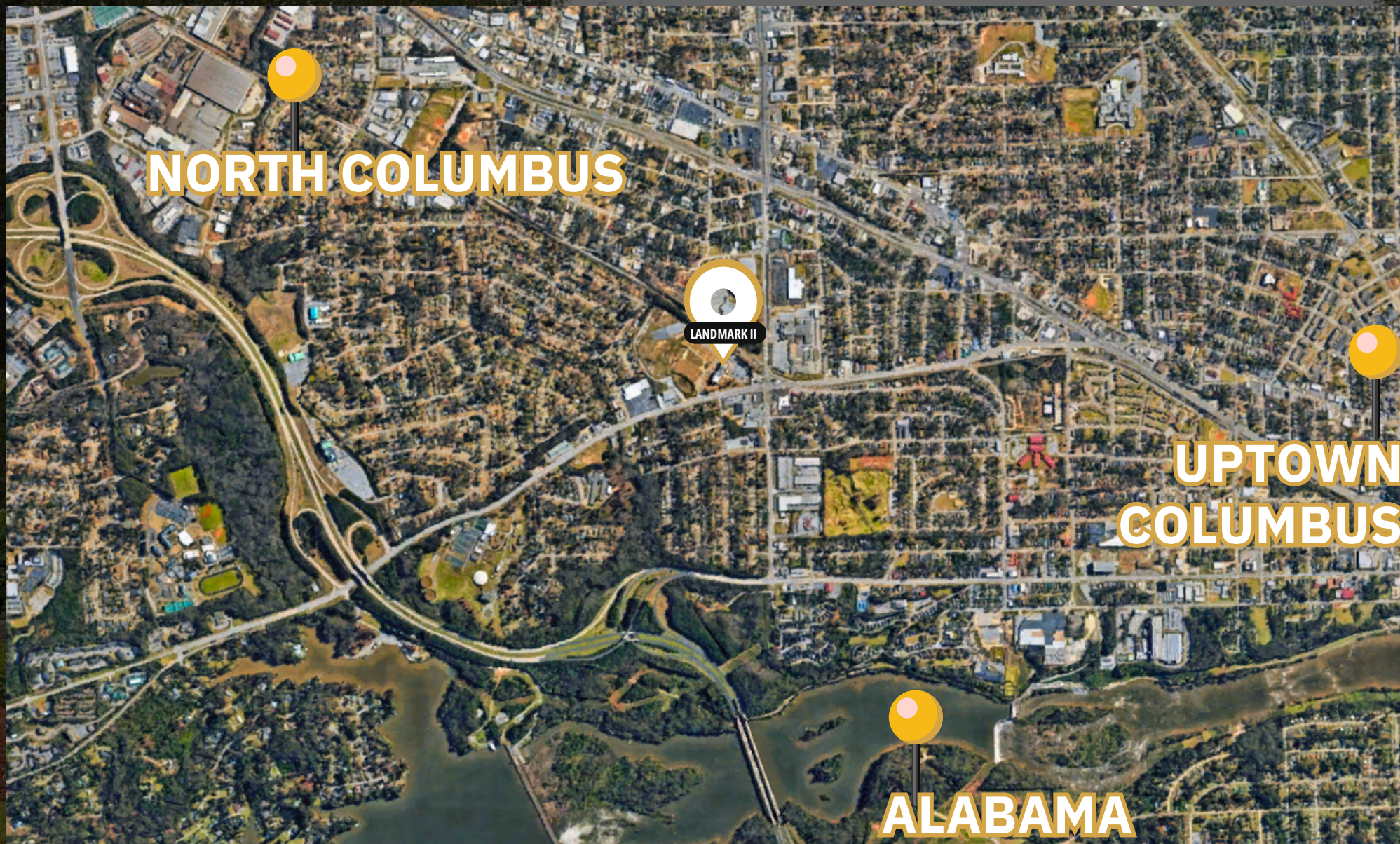


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AERIAL OVERVIEW

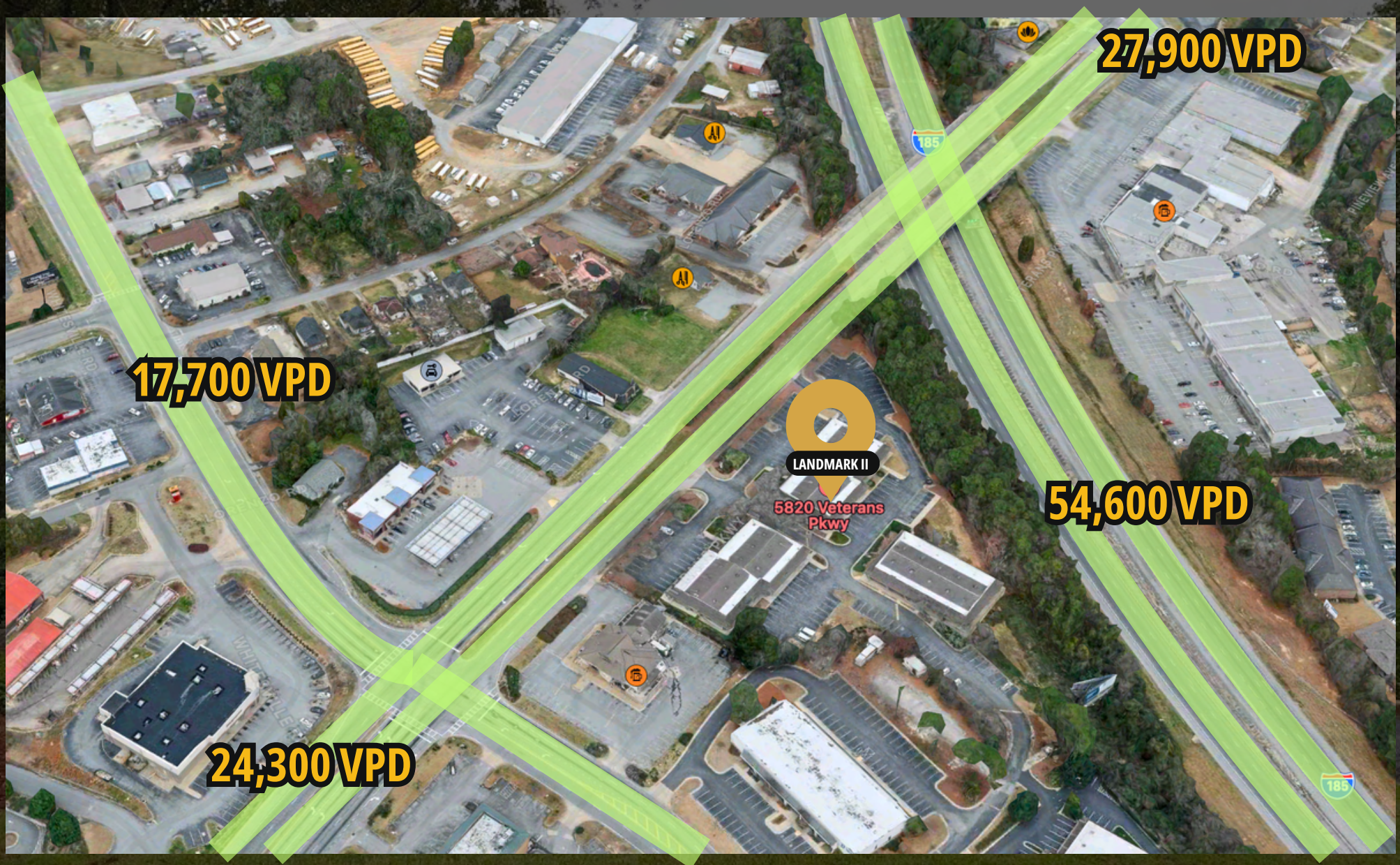


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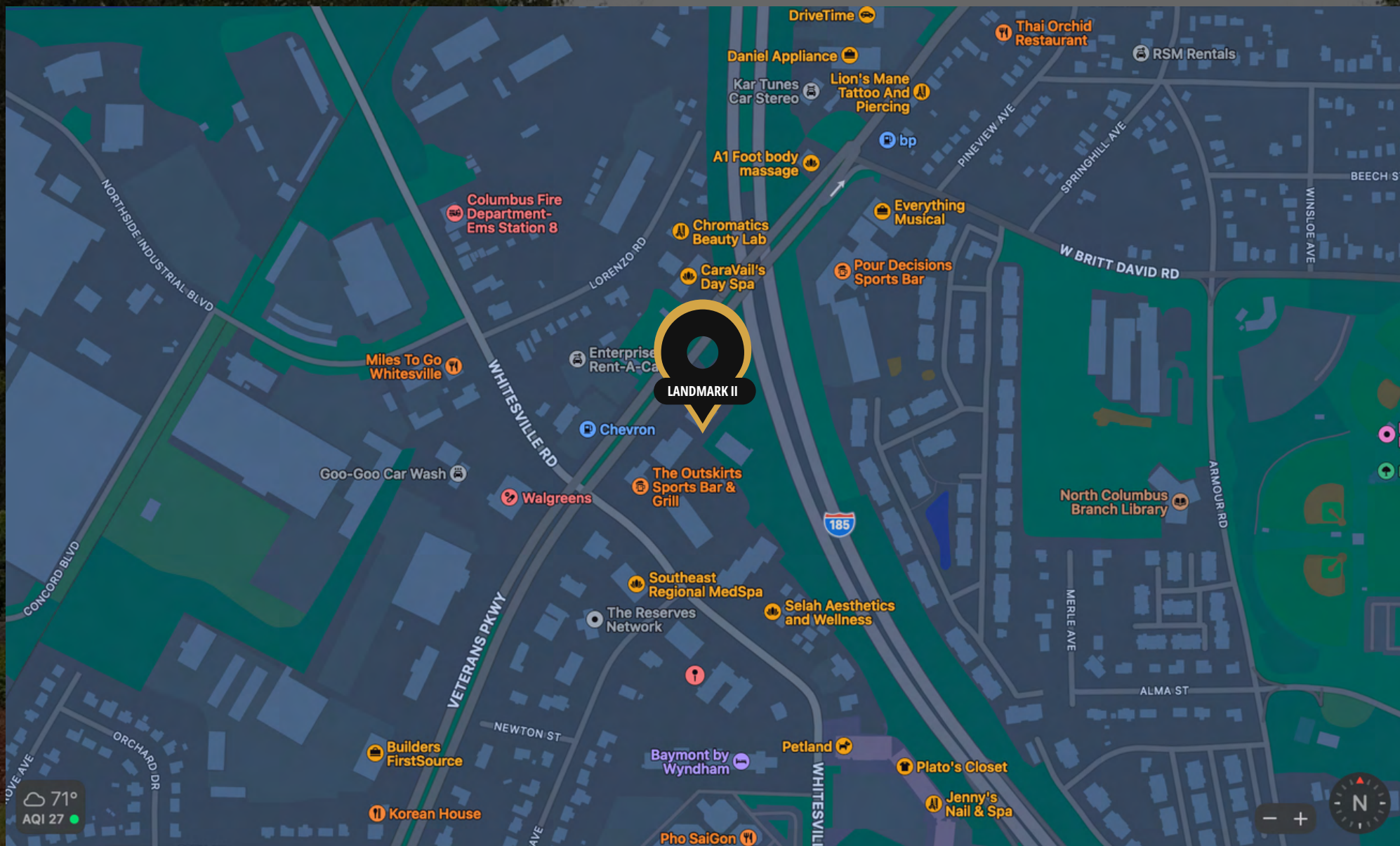
NEARBY TRAFFIC COUNTS





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LOCATION MAP



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DEMOGRAPHICS

31904 AREA

KEY FACTS



Population

38,261



Median Age

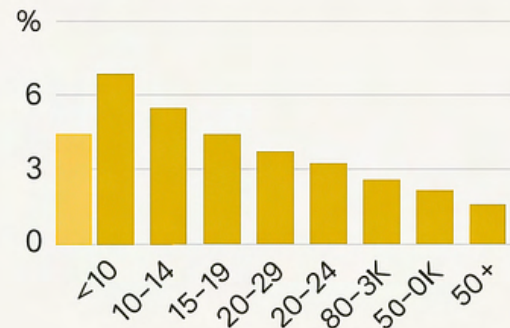
39.5



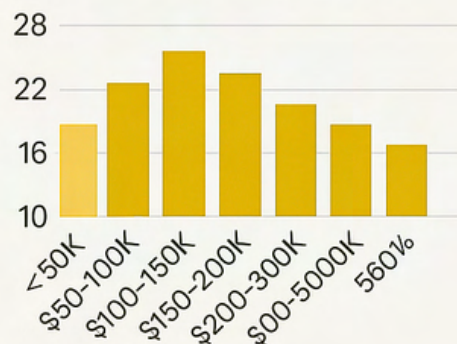
Households

15,685

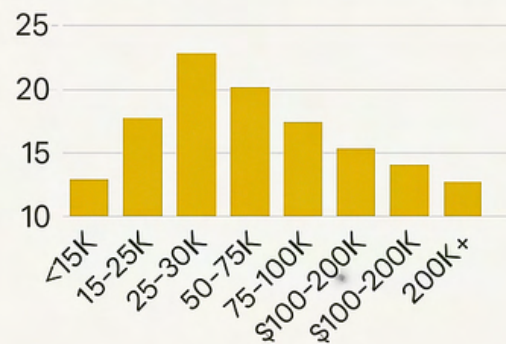
Mortgage as Percent of Salary



Home Value Distribution



Household Income Distribution



Indexes

41

Housing Affordability

106

Diversity

67



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PROPERTY



5.3
MILES

TO
PHENIX
CITY

15
MILES

TO
FT MOORE

30
MILES

TO
OPELIKA

43
MILES

TO
LAGRANGE



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DIVISION DETAILS: SUITE 202 | 910 SF

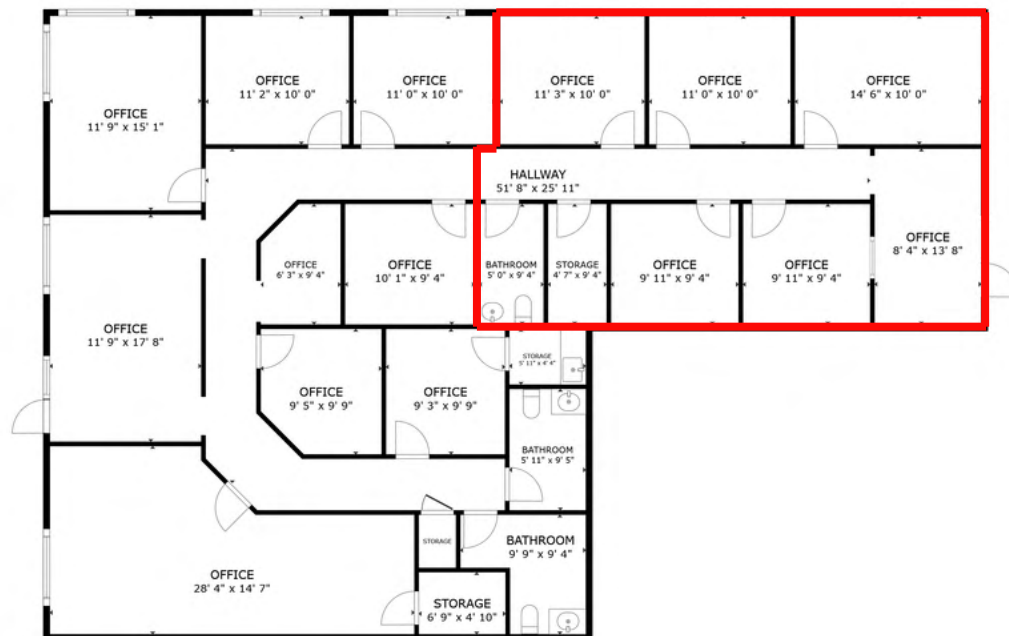
RECEPTION AREA





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VIRTUAL WALK THROUGH



5820 VETERANS PARKWAY
**CLICK TO TAKE A
VIRTUAL TOUR**

Landmark II Suite 202 & 203



Explore 3D Space

POWERED BY
 Matterport

MEET THE BROKER



ERNIE SMALLMAN, CCIM, MRED

Ernie Smallman is a top-performing commercial real estate broker with more than 25 years of experience in sales, leasing, development, and property management. Over the course of his career, he has been involved in numerous transactions that led to the formation of Commercial Management Group, a full-service property management company managing more than 600,000 square feet of real estate across multiple asset classes, including both personally owned and third-party properties.

A graduate of the University of Georgia, Ernie also earned his Master's in Real Estate Development from Auburn University. He holds the prestigious CCIM designation and has consistently ranked among the top 2% of Coldwell Banker Commercial brokers nationwide since 2014.

Widely recognized throughout Columbus and Phenix City for his deep market knowledge and strategic, deal-driven approach, Ernie delivers results-oriented solutions for landlords, tenants, and investors across a diverse range of asset types.

In addition to his professional accomplishments, Ernie is deeply engaged in his community. He is a member of the Rotary Club of Columbus and has served as Past Chair of both the Hospital Authority of Columbus and the Downtown Development Authority. He currently serves on the boards of the Business Improvement District (BID), the Board of Zoning Appeals, and the Colony Bank Advisory Board.



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