



6039 Gateway Road

6039 Gateway Road
Columbus, Georgia 31909

Property Highlights

- +/- 3,260 SF freestanding building
- Zoned GC for versatile commercial use
- Well-maintained
- Ample parking for employees and visitors
- Prominent visibility in a high-traffic area

Property Overview

+/- 3,260 SF freestanding building for sale. Zoned GC, this property holds significant potential for a variety of commercial uses. Its strategic location near key amenities makes it an ideal spot for businesses aiming to thrive and expand. The building features 3 entrances, 2 bathrooms, a laundry room, kitchen, break room, several private offices, a fireplace, a lobby/waiting area, and a reception area. It offers ample parking with 13 marked spaces, 2 handicap spaces, additional unmarked spaces, and a fenced-in lot.

Offering Summary

Sale Price:	\$440,000
Building Size:	+/- 3,260 SF
Available SF:	+/- 3,260 SF
Lot Size:	0.8 Acres

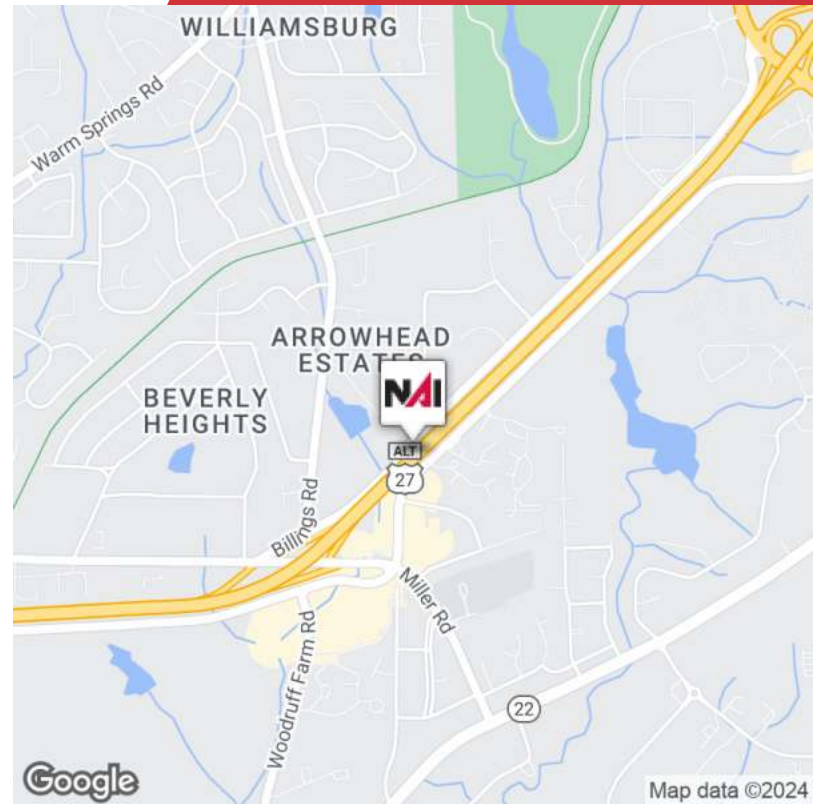
Demographics 1 Mile 5 Miles 10 Miles

	1 Mile	5 Miles	10 Miles
Total Households	3,887	43,107	103,006
Total Population	8,242	104,692	233,079
Average HH Income	\$63,331	\$63,066	\$58,795

For More Information

Shaun Roberts

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Offering Summary

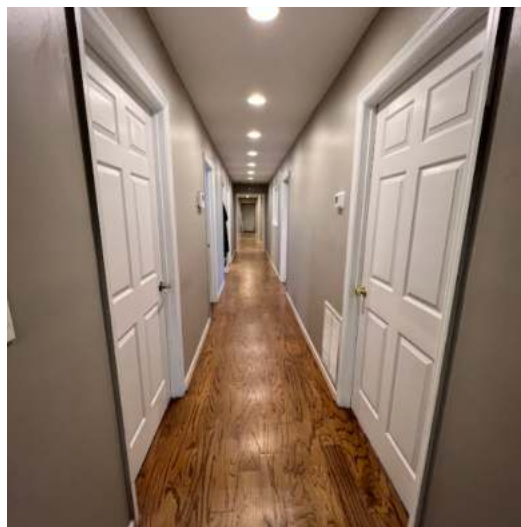
Sale Price:	\$440,000
Building Size:	+/- 3,260 SF
Available SF:	+/- 3,260 SF
Lot Size:	0.8 Acres
Number of Units:	1
Price / SF:	\$134.97
Year Built:	1984
Zoning:	GC- General Commercial

Property Overview

+/- 3,260 SF freestanding building for sale. Zoned GC, this property holds significant potential for a variety of commercial uses. Its strategic location near key amenities makes it an ideal spot for businesses aiming to thrive and expand. Previously used as a salon, the space is well-suited for another salon owner but is also versatile enough for other purposes such as corporate headquarters, insurance agency, mortgage lender, real estate brokerage, therapy clinic, billing/back office operations, or small office settings.

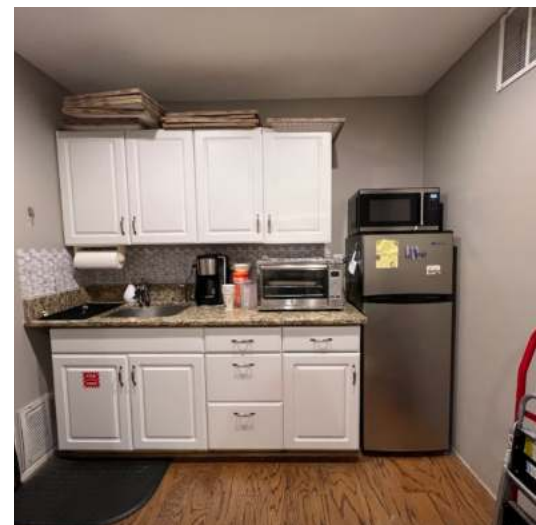
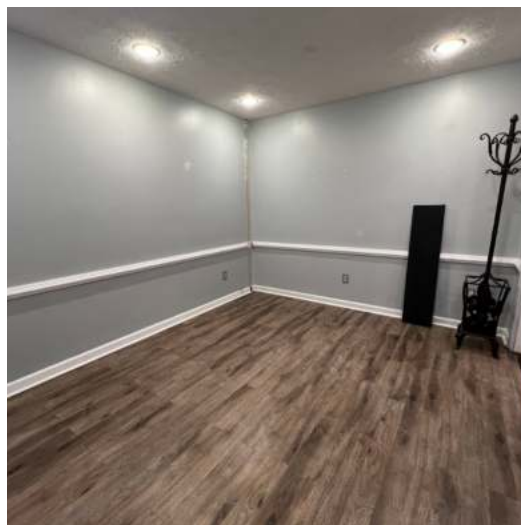
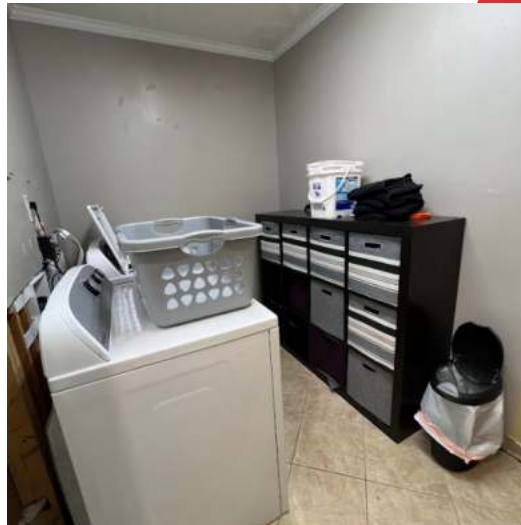
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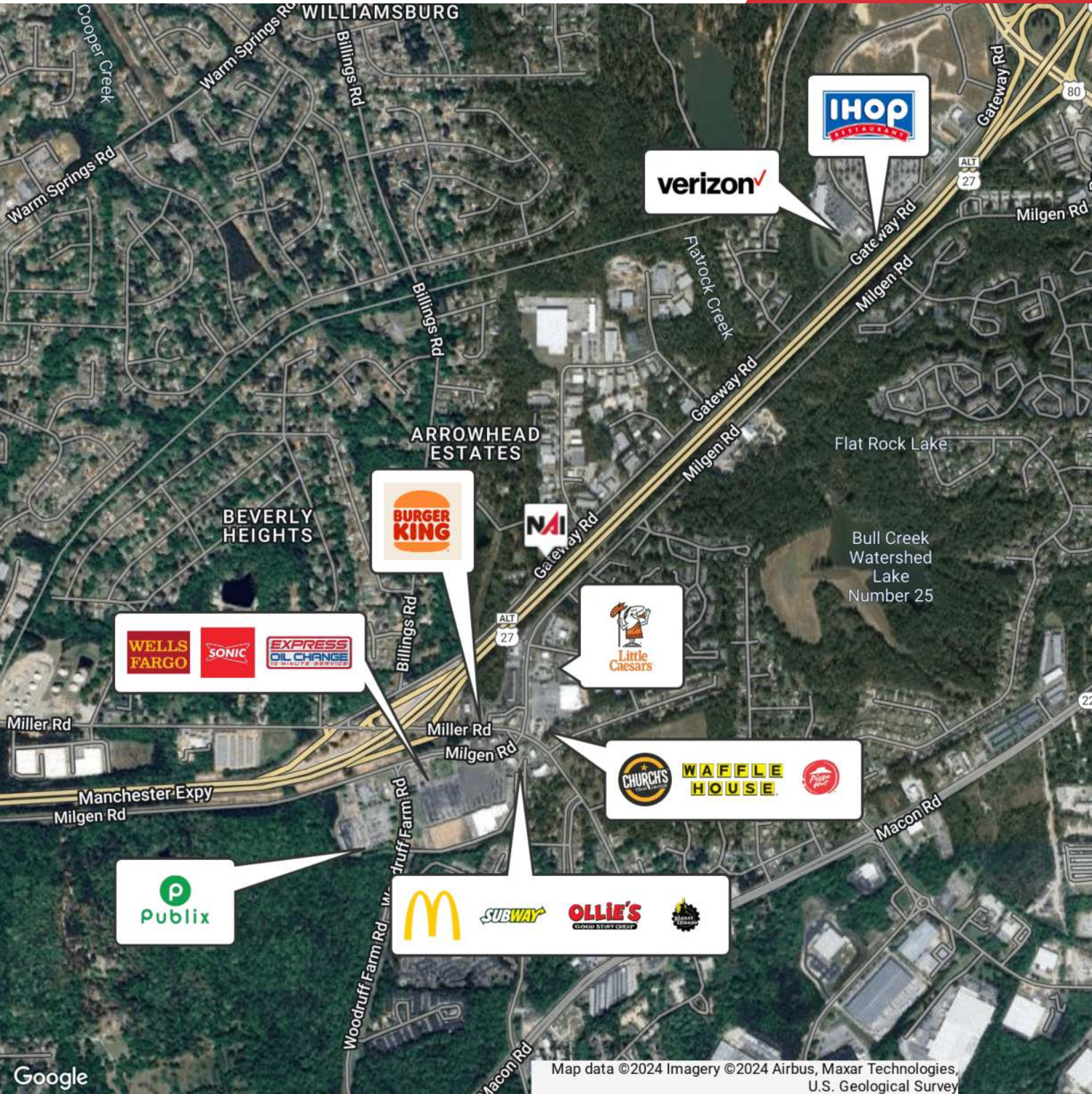
Located in Columbus, GA and just under a mile to get to Manchester Expressway for travel. Local popular retailers consist of Burger King, Circle K, Little Caesars Pizza, Church's Texas Chicken, McDonald's, Sharks Fish & Chicken, Subway, Wells Fargo Bank, Express Oil Change & Tire Engineers, Ollie's Bargain Outlet, Planet Fitness, Publix Super Market and Family Dollar. Please contact Shaun Roberts for showings or any questions / inquiries:
706-615-6484



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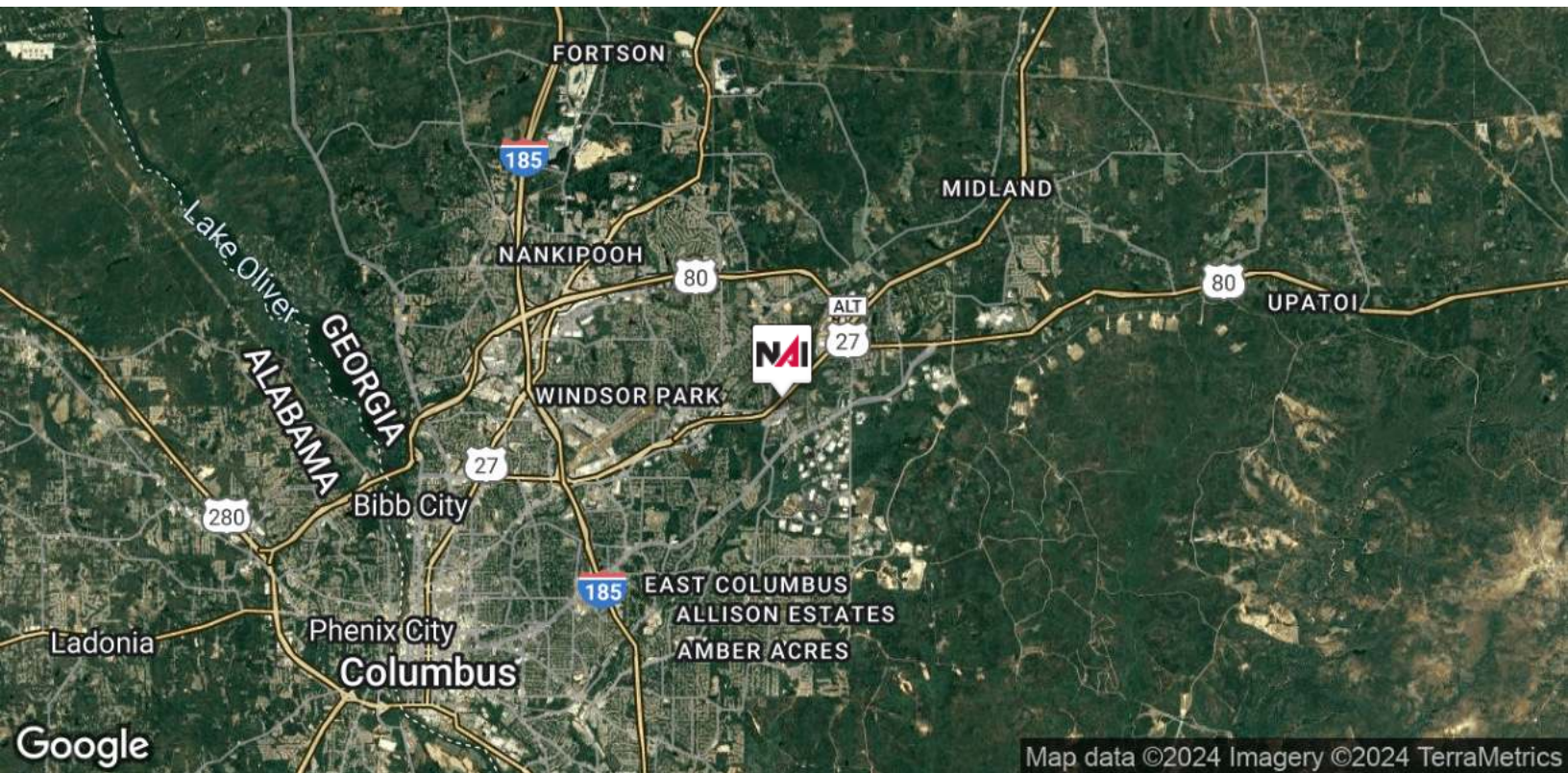
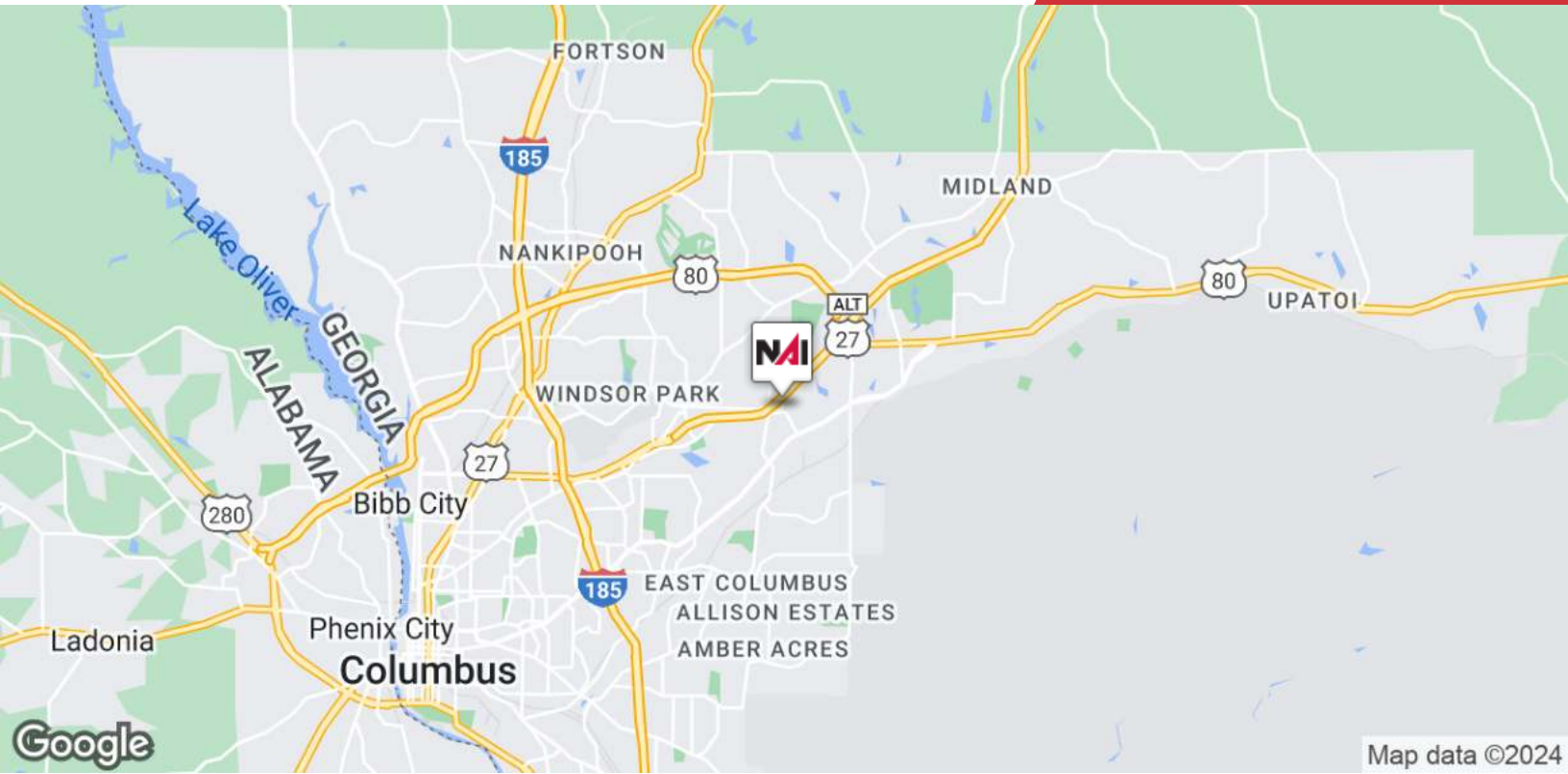
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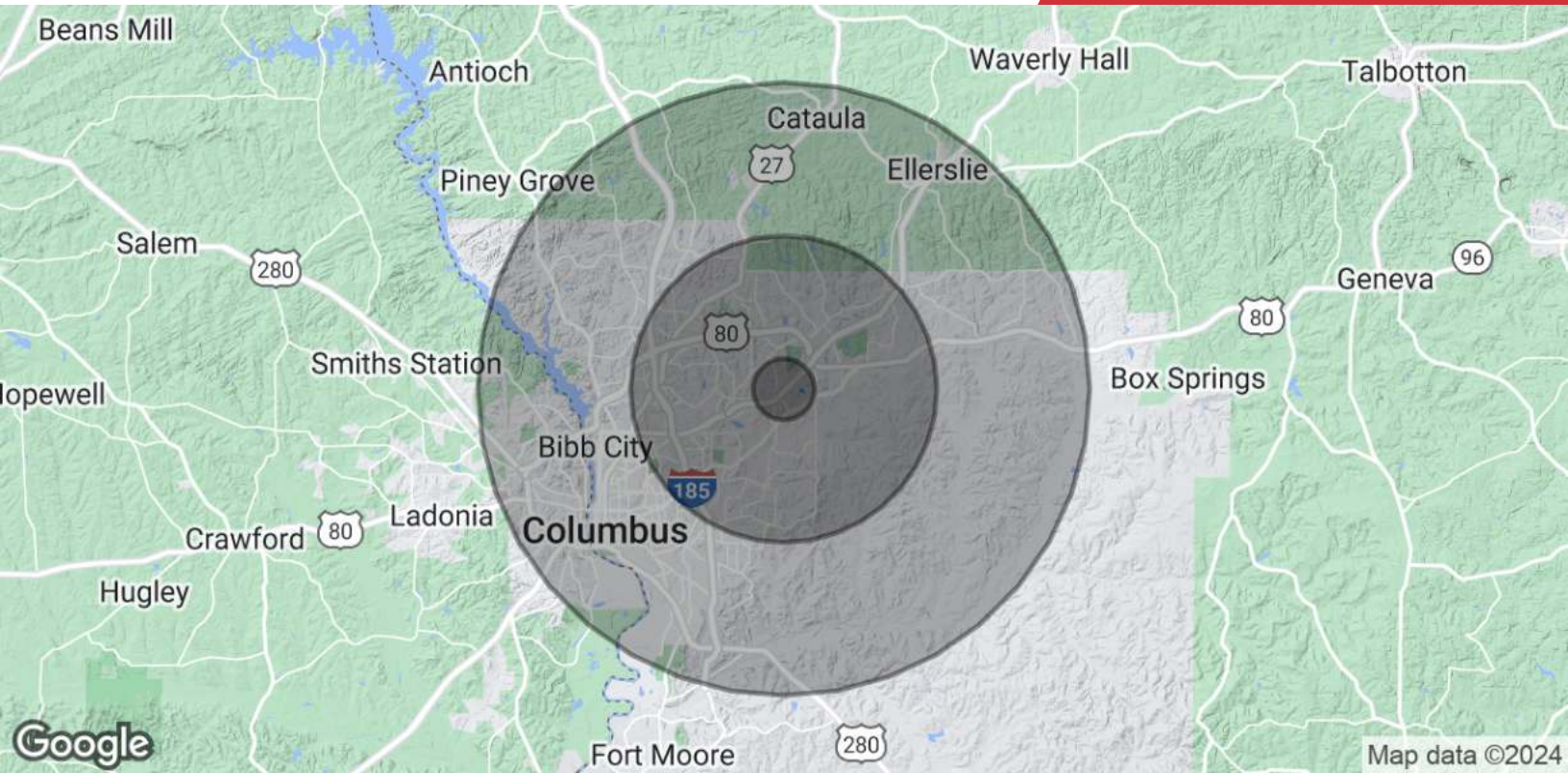
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Population	1 Mile	5 Miles	10 Miles
Total Population	8,242	104,692	233,079
Average Age	32.8	35.1	36.4
Average Age (Male)	31.6	33.7	34.7
Average Age (Female)	34.6	37.4	38.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,887	43,107	103,006
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$63,331	\$63,066	\$58,795
Average House Value	\$126,182	\$151,388	\$143,213

2020 American Community Survey (ACS)

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