

RETAIL
PROPERTY
FOR LEASE

HIGHSIDE MARKET - 211 BUILDING

211 13TH STREET



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WOODRUFF  **BROKERAGE
COMPANY**

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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Introducing the prime leasing opportunity at 211 13th Street in Uptown Columbus, GA. This meticulously crafted property offers an ideal space for businesses seeking a prominent and adaptable location. Boasting modern architecture, abundant natural light, and versatile floor plans, the property provides an inviting environment for Retail / Restaurant / Creative Office tenants to showcase their offerings. With high foot traffic and excellent visibility, the space presents a captivating opportunity for retailers looking to expand their presence in Columbus. Elevate your business in this sought-after property, designed to support the success and growth of your retail venture.

PROPERTY HIGHLIGHTS

- Premier location in Uptown Columbus, GA
- Mixed-Use Building with Currated Mix of Tenants
- Over 25,000 cars per day
- 340,000+ visitors in 2024

OFFERING SUMMARY

Lease Rate:	\$25.00 - 35.00 SF/yr (NNN)
Number of Units:	16
Available SF:	1,450 - 2,900 SF
Lot Size:	1.8 Acres
Building Size:	29,000 SF

DEMOGRAPHICS	1 MILE	7 MILES	15 MILES
Total Households	2,545	88,933	124,977
Total Population	5,558	220,185	319,124
Average HH Income	\$48,074	\$71,912	\$82,632

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AVAILABLE SUITES

Highside
Market

COL - GA

Ground Floor



211 13th Street

1 GROUND FLOOR PLAN



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,450 - 2,900 SF

Lease Term:	Negotiable
Lease Rate:	\$25.00 - \$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Highside 211 Building Suite 103	Available	1,743 SF	NNN	\$25.00 - 35.00 SF/yr
■ Highside 211 Building Suite 107	Available	1,545 SF	NNN	\$25.00 - 35.00 SF/yr

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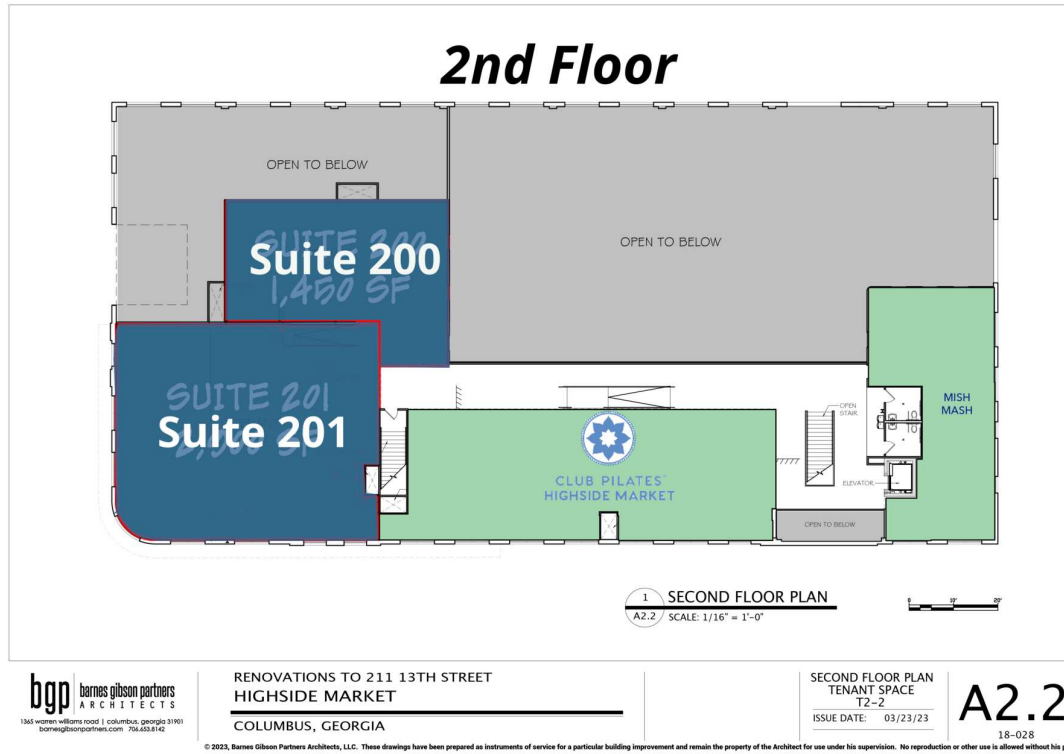
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AVAILABLE SUITES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,450 - 2,900 SF

Lease Term:	Negotiable
Lease Rate:	\$25.00 - \$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Highside 211 Building Suite 200	Available	1,450 SF	NNN	\$25.00 - 35.00 SF/yr
■ Highside 211 Building Suite 201	Available	2,900 SF	NNN	\$25.00 - 35.00 SF/yr

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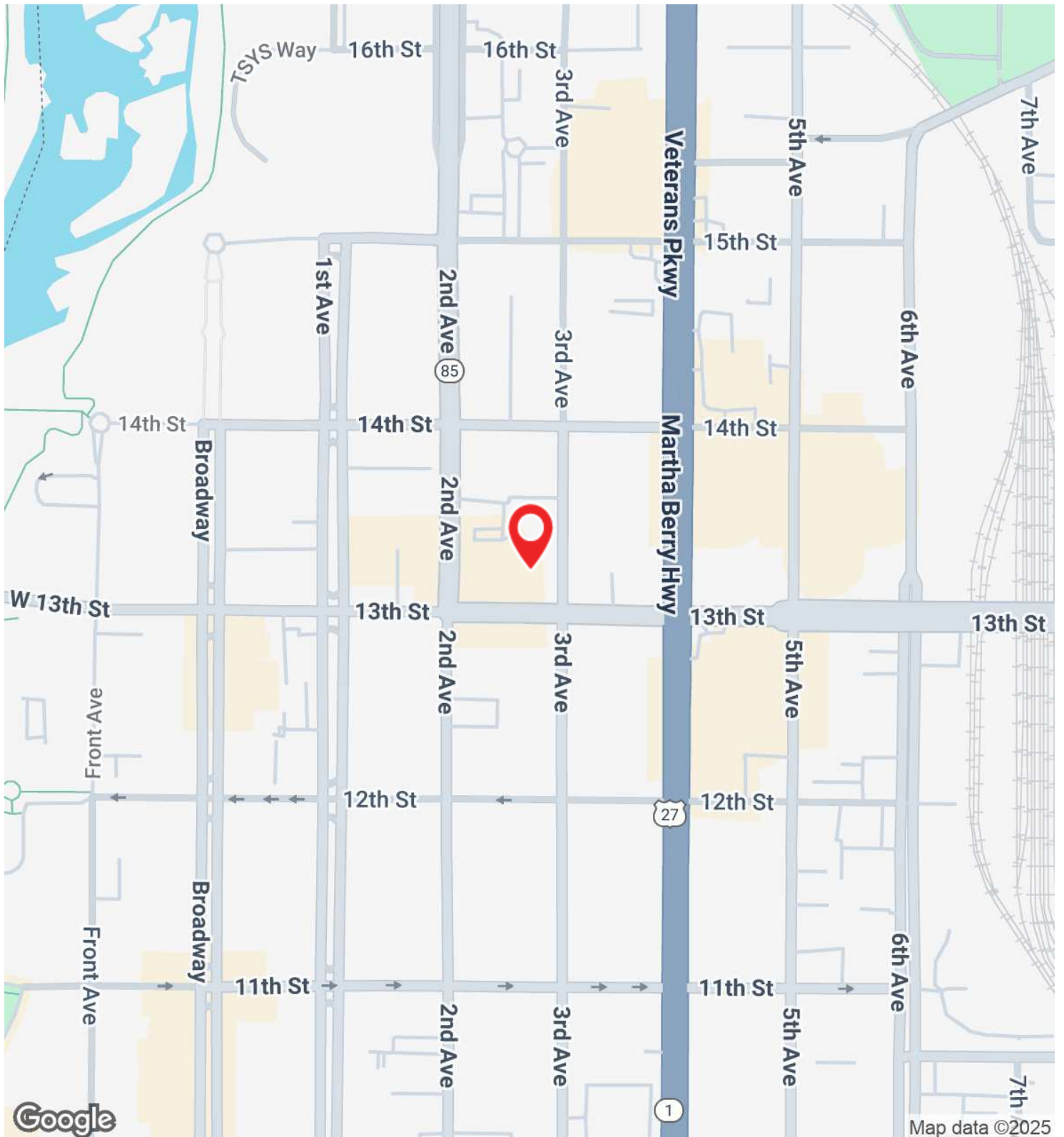
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MAP



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LOCATOR MAP



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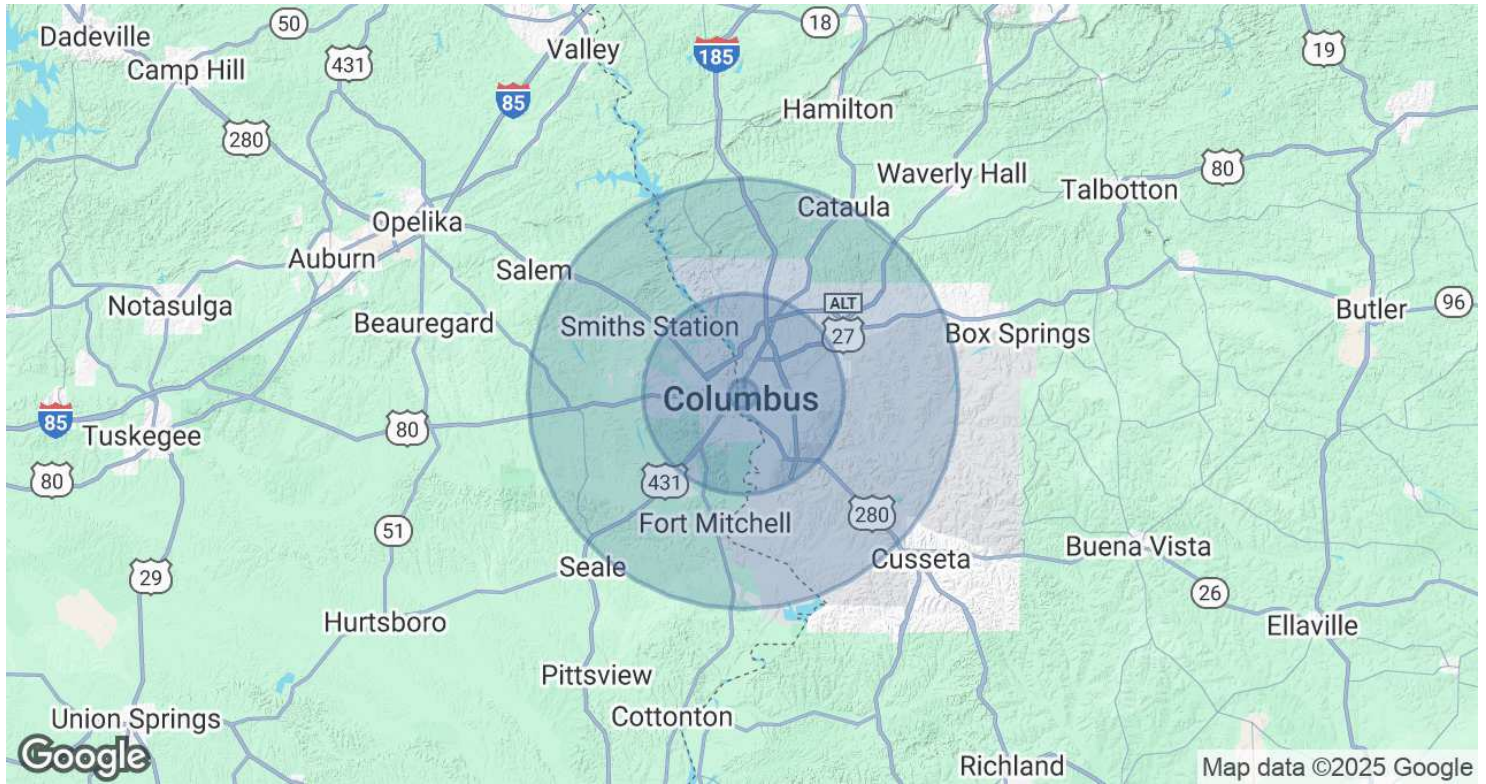
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

7 MILES

15 MILES

Total Population	5,558	220,185	319,124
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

1 MILE

7 MILES

15 MILES

Total Households	2,545	88,933	124,977
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$48,074	\$71,912	\$82,632
Average House Value	\$252,310	\$213,901	\$237,134

Demographics data derived from AlphaMap

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MEET THE TEAM



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