



ERNEST SMALLMAN IV  
ERNIESMALLMAN.COM



**\*DRIVE IN DOOR + LOADING DOCK\***

**FOR LEASE**

**PRIME FLEX SPACE**

5880 VETERANS PARKWAY, SUITE A  
COLUMBUS, GA 31904

 **COLDWELL BANKER** | KENNON, PARKER,  
DUNCAN & DAVIS



The space is configured with a front showroom ideal for retail or customer-facing use, office space positioned in the middle of the suite, and a warehouse in the rear. The warehouse features a dock-high loading dock and a drive-up door, providing efficient back-of-house storage and delivery access.

**11,000 SF**



## FEATURES

- North Columbus location
- Direct access to I-185, Minutes from Manchester Expressway (US-80), Convenient access to Airport Thruway (US-27) and JR Allen Parkway, connecting to major retail, office, and residential hubs
- Below market rates
- Ample surface parking
- Pylon Signage Opportunity

Columbus  
Ft Moore  
Phenix City

**MARKET**

**LEASE RATE:**  
**\$5,500.00 / MO**  
**PLUS CAM (\$1.89 FOR 2026)**



# NEARBY RETAILERS



## COLUMBUS AIRPORT

HWY 185



HWY 27

HWY 80

RIVER ROAD

MANCHESTER EXPY



## ALABAMA





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# AERIAL OVERVIEW

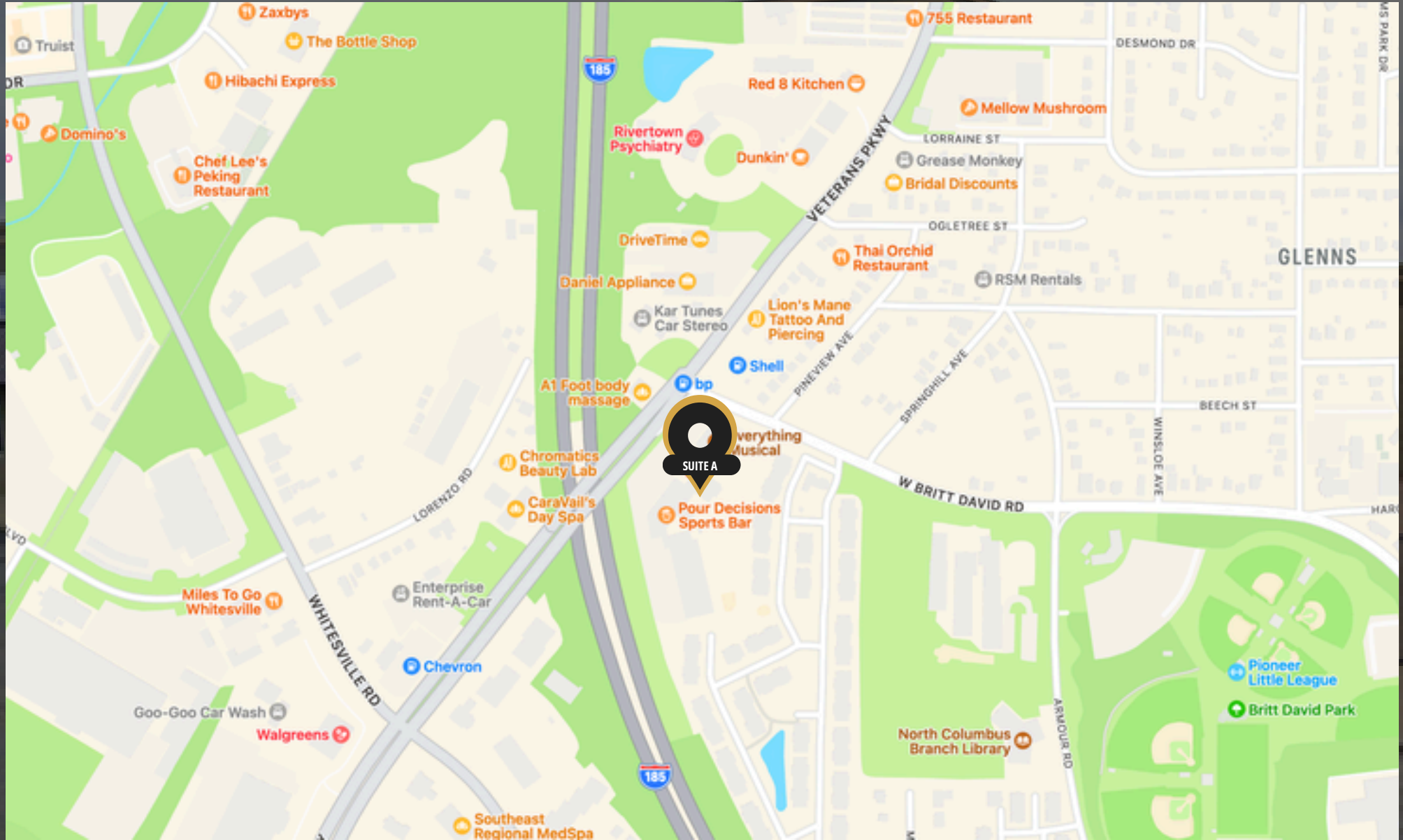




# NEARBY TRAFFIC COUNTS






# LOCATION MAP



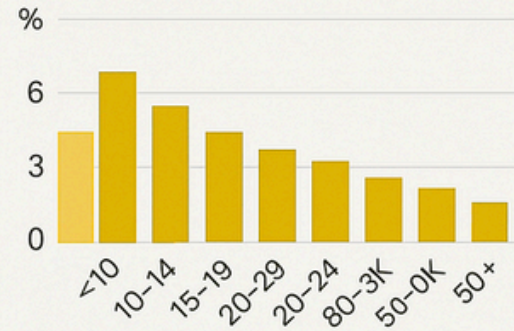
# DEMOGRAPHICS

## 31904 AREA

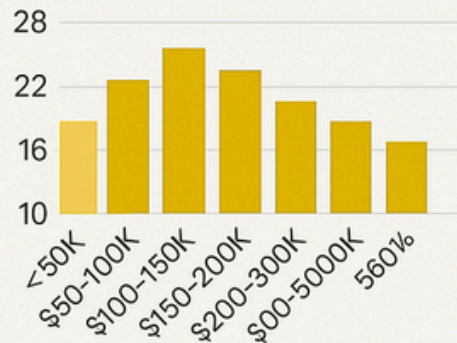
### KEY FACTS

-  Population **38,261**
-  Median Age **39.5**
-  Households **15,685**

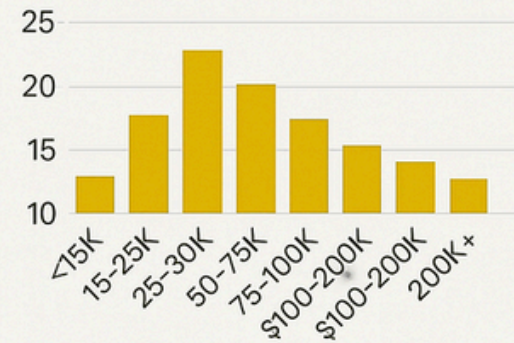
### Mortgage as Percent of Salary



### Home Value Distribution



### Household Income Distribution



Indexes

**41**

Housing Affordability

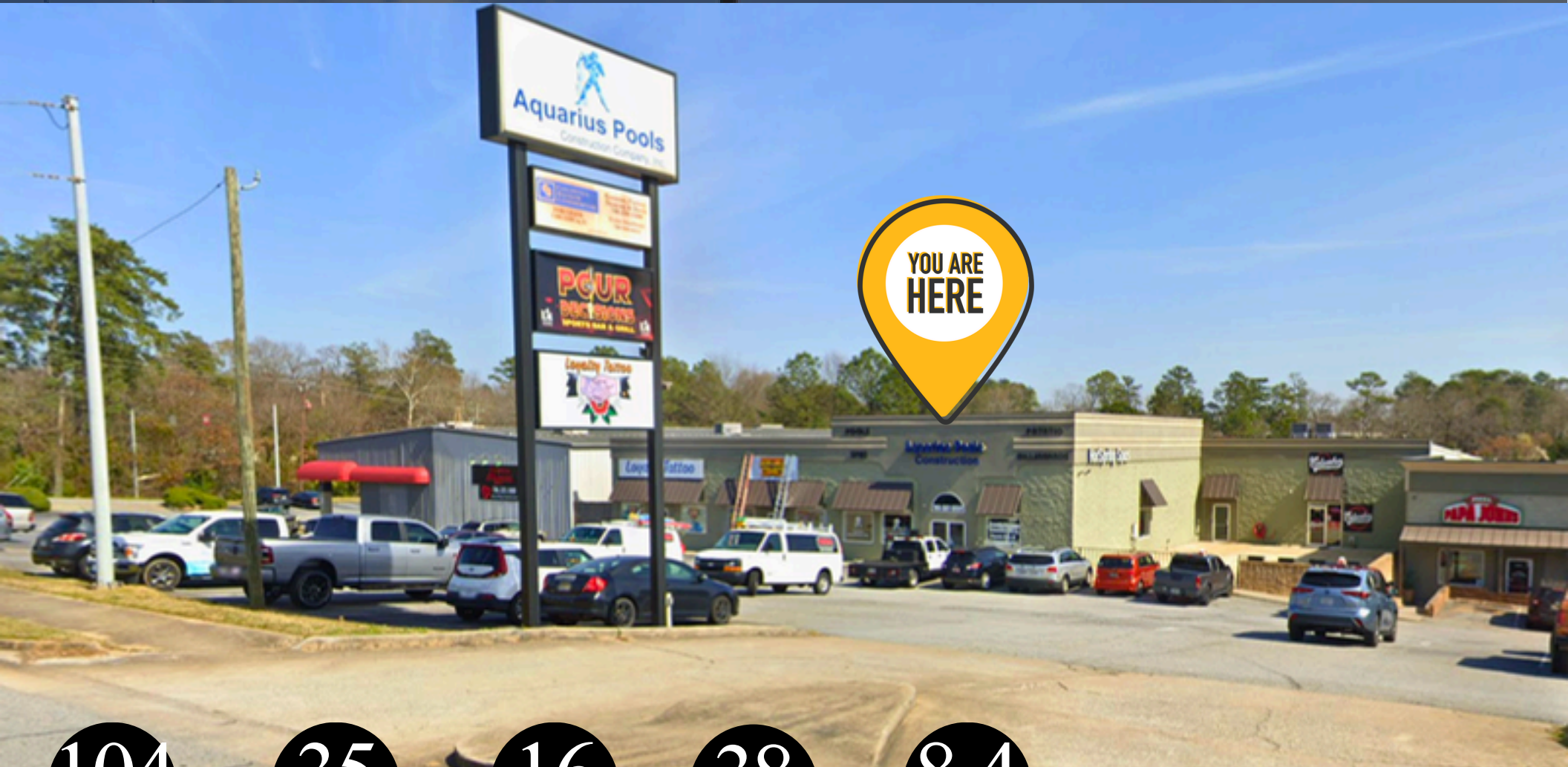
**106**

Diversity

**67**



# PROPERTY



**104**  
MILES

TO  
ATLANTA

**35**  
MILES

TO  
AUBURN

**16**  
MILES

TO  
FT BENNING

**38**  
MILES

TO  
KIA  
PLANT

**8.4**  
MILES

TO  
CORPORATE  
RIDGE



# INTERIOR PROPERTY PHOTOS



# CONTACT



# ERNIE SMALLMAN, CCIM, MRED

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FOR MORE INFORMATION

Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Ernie is also a graduate from Auburn University where he earned a Master's in Real Estate Development (2025), making his commitment to growth evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.

