

## Downtown Office Space

900 2nd Avenue Columbus, Georgia 31901

### Property Highlights

- +/- 1,071 SF professional office
- Newly renovated, upstairs space
- Close proximity to Downtown Columbus and the Government Center

### Property Overview

This newly renovated upstairs office space consists of a large common area, four offices, and a restroom. New LVP flooring throughout, fresh paint, and a well-appointed floor plan. This +/- 1,071 SF space is conveniently located across from the Government Center, making it an ideal location for businesses such as law firms or tax offices.

### Offering Summary

Lease Rate:	\$1,500.00 per month (MG)
Building Size:	+/- 4,600 SF
Available SF:	+/- 1,071 SF
Lot Size:	+/- 0.11 Acres

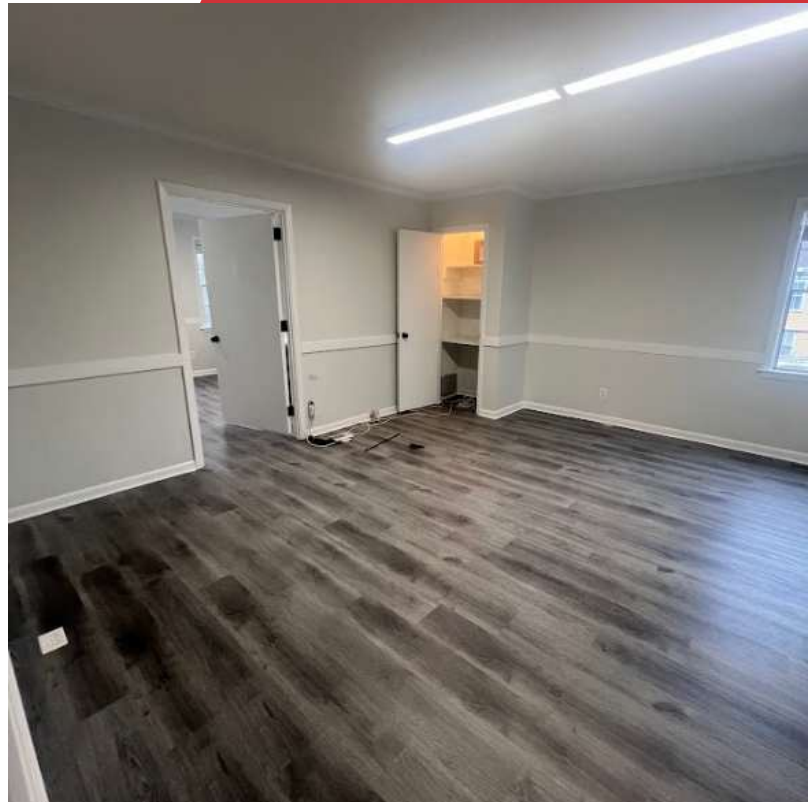
### For More Information

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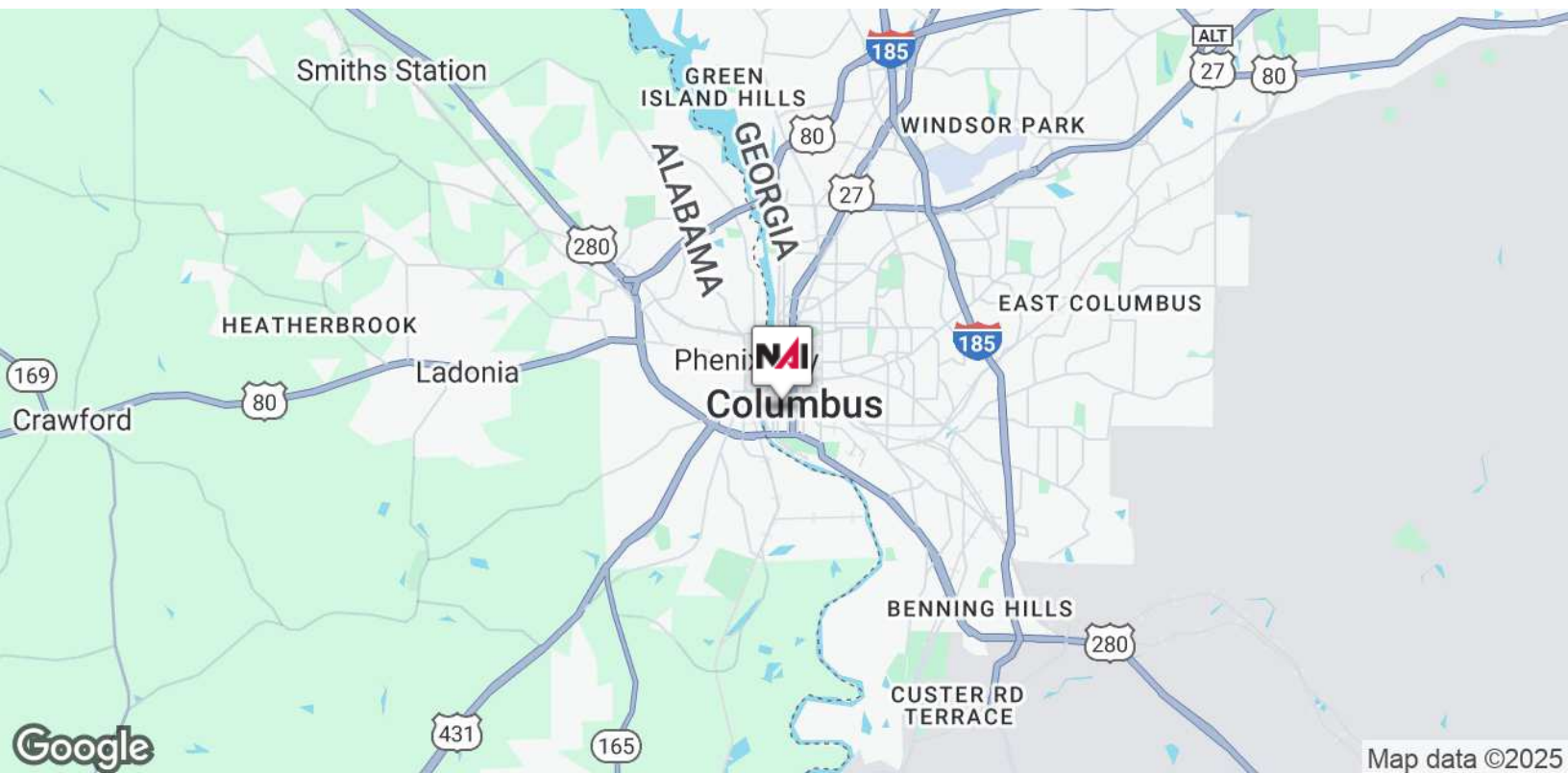
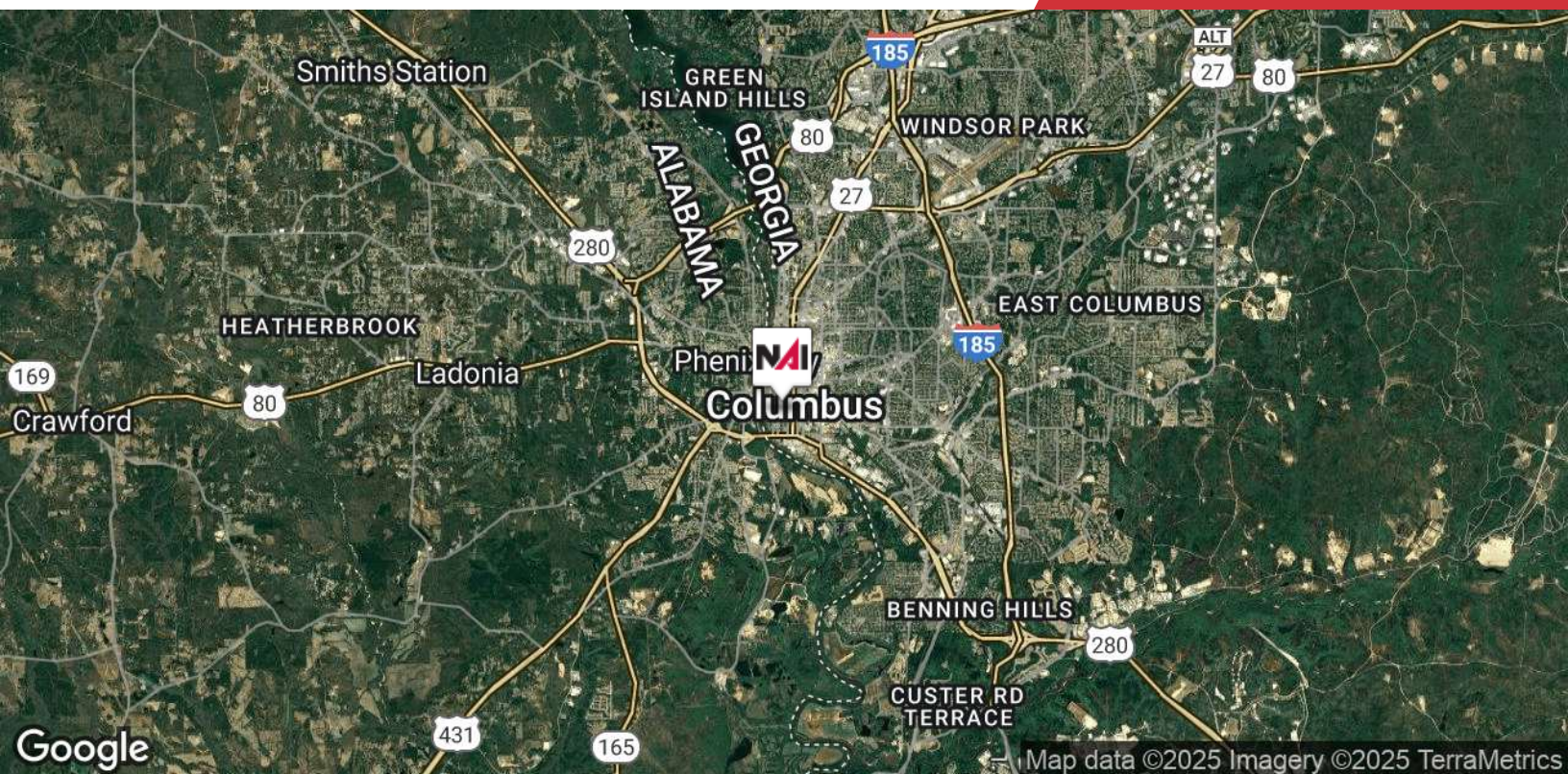


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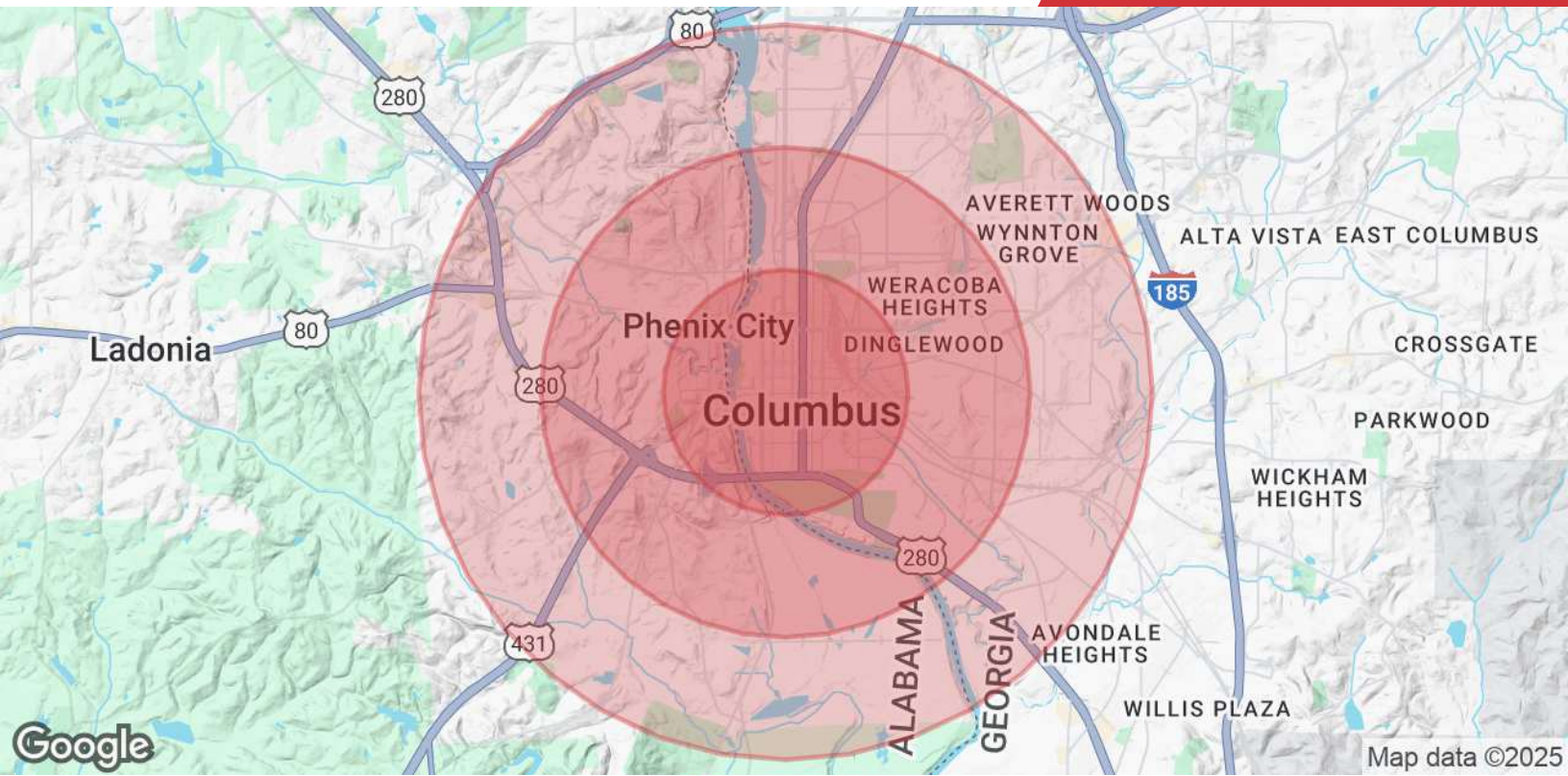
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## Population

	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	4,562	22,430	53,710
<b>Average Age</b>	32.8	37.4	36.9
<b>Average Age (Male)</b>	31.5	34.7	33.9
<b>Average Age (Female)</b>	33.5	38.2	38.8

## Households & Income

	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	2,679	13,202	28,626
<b># of Persons per HH</b>	1.7	1.7	1.9
<b>Average HH Income</b>	\$35,105	\$32,465	\$38,959
<b>Average House Value</b>	\$98,992	\$91,697	\$94,900

2020 American Community Survey (ACS)