

6834 MIDLAND COMMONS BLVD, SUITE A, MIDLAND, GA 31820



## PROPERTY DESCRIPTION

Prime Sublease opportunity at 6834 Midland Commons Blvd, Suite A, Midland, GA 31820 is part of Midland Commons, an 88-acre mixed-use development located at the intersection of US Highway 80 and Georgia Highway 85, east Columbus, Georgia. This two tenant building is available for sublease.

## PROPERTY HIGHLIGHTS

- Sublease opportunity within Midland Commons, an 88-acre mixed-use development at the eastern gateway to Columbus, where US Highway 80 and Georgia 85 intersect.
- Adjacent to a 48,000+ SF Publix, Panera, First Watch, Culver's, Panda Express and 65,000 SF Lifestyle Center.
- Located in the Midland area, which has seen consistent commercial expansion (e.g., Pratt & Whitney, Anthem Blue Cross Blue Shield) and residential development.
- Traffic Count: W HWY 80- 34,400 VPD
- Traffic Count: E HWY 80- 23,000 VPD
- Traffic Count: 85 N- 23,000 VPD
- Zoned MPUD
- Population: 200,167

## MIDLAND COMMONS

Lease Rate:	\$36.00 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	1 Acres
Building Size:	7,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,296	13,395	31,244
Total Population	7,439	32,387	77,997
Average HH Income	\$101,641	\$102,152	\$91,545

WENDY ELLIOTT

(706)-325-3412

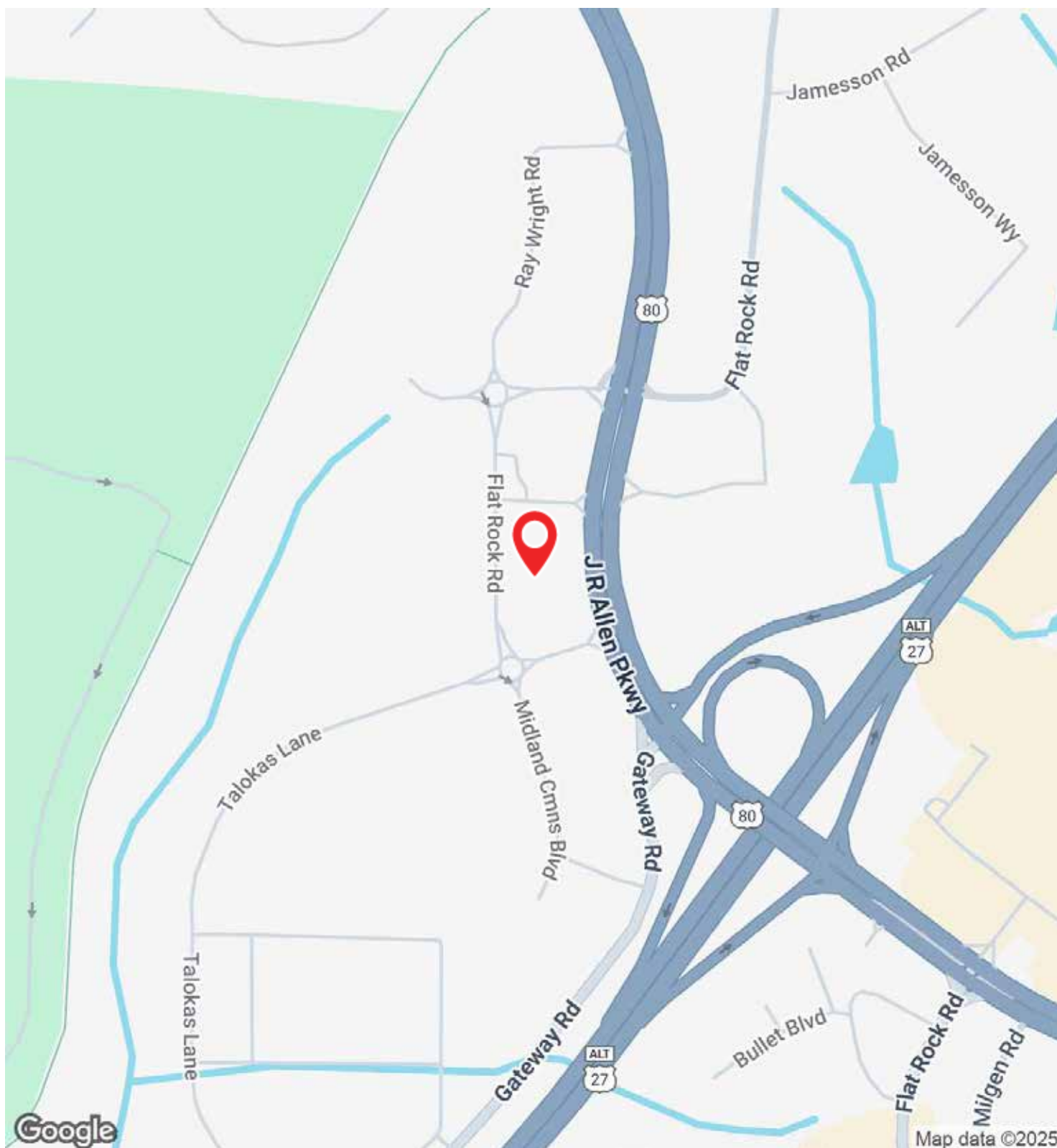
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COMPANY

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## LOCATION MAP



**WENDY ELLIOTT**

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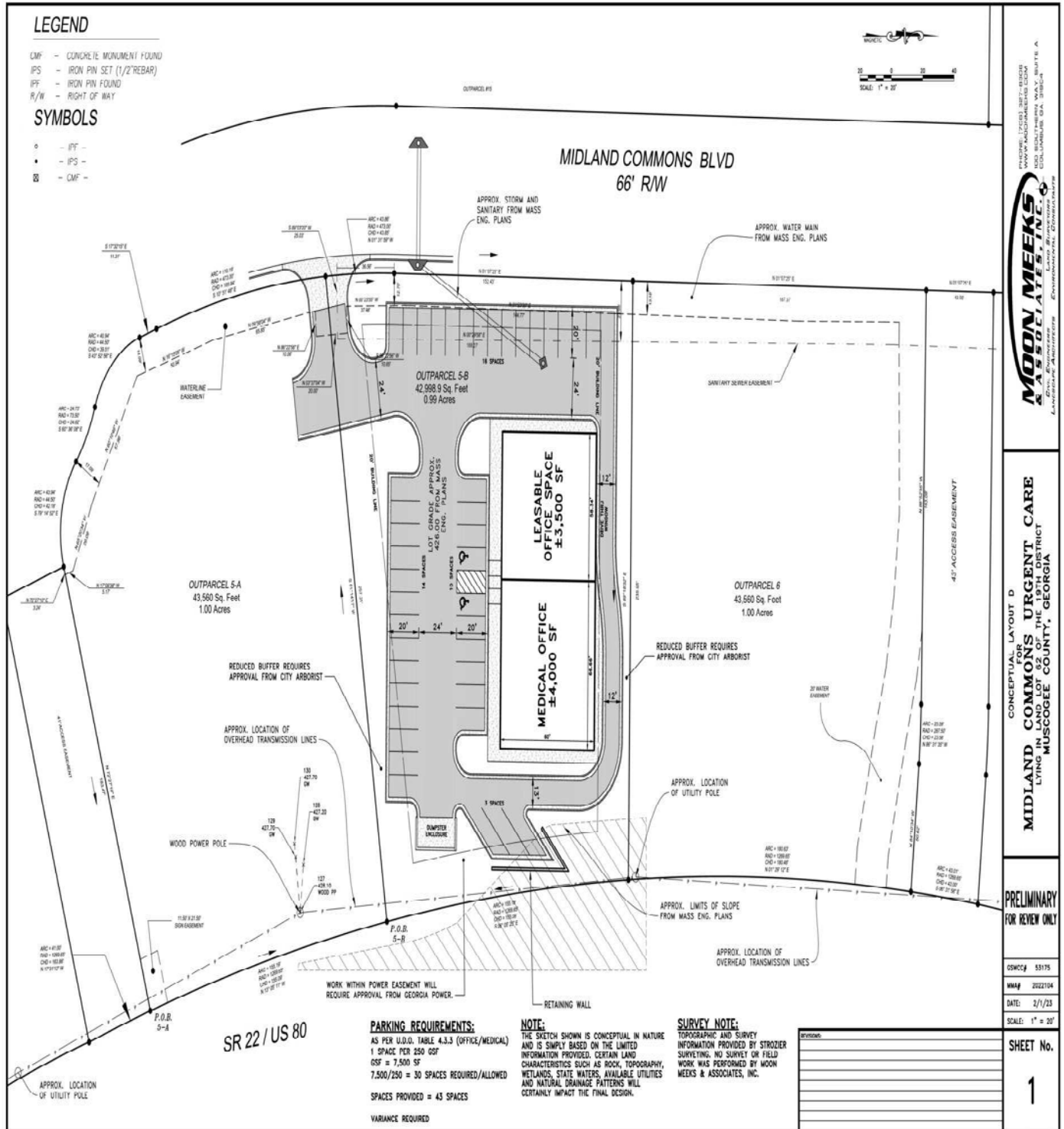
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# SITE PLAN



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## ADDITIONAL PHOTOS



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## RETAILER MAP



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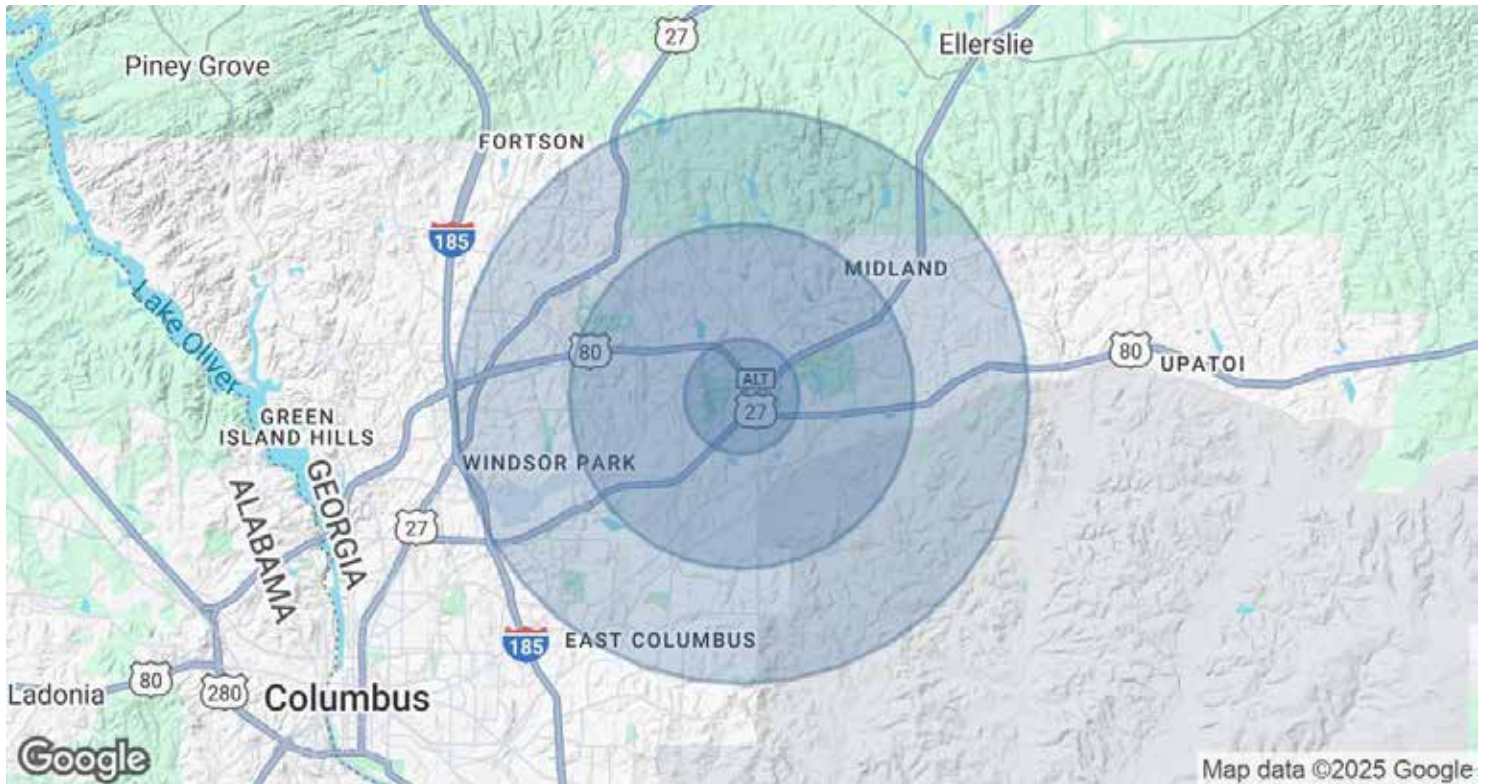
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,439	32,387	77,997
Average Age	37	38	39
Average Age (Male)	35	37	37
Average Age (Female)	38	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,296	13,395	31,244
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$101,641	\$102,152	\$91,545
Average House Value	\$299,560	\$291,457	\$269,445

Demographics data derived from AlphaMap

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## MEET THE TEAM



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