

FOR SALE OR LEASE

500 ANDREWS RD

Columbus, GA 31903



SALE PRICE \$750,000
LEASE RATE \$3.00 - 5.00 SF/yr

Tripp Crawford
706 984 1251

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



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

FOR SALE OR LEASE

500 ANDREWS RD

Columbus, GA 31903



PROPERTY DESCRIPTION

This large 24,900 SF warehouse zoned general commercial is located in Columbus, GA. The building has recently received the following updates: renovated bathroom, High Speed Fiber Optic Network Connection, military-grade security system (alarm, sensors on doors and windows), remote lock/unlock capabilities, hardwired exterior cameras, power washing and electric panel to improve power capacity/distribution within the building.

PROPERTY HIGHLIGHTS

- Fenced Lot
- Heavy 3-phase Power
- 2.7 miles from Railroad; 7 miles from Airport
- Recently Updated
- High Speed Fiber Optic Network Connection
- Military-grade Security System

OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$3.00 - 5.00 SF/yr (Negotiable)
Available SF:	24,900 SF
Lot Size:	0.98 Acres
Building Size:	24,900 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,448	62,764	111,649
Total Population	8,076	130,511	253,284
Average HH Income	\$24,651	\$42,082	\$55,388

Tripp Crawford
706 984 1251

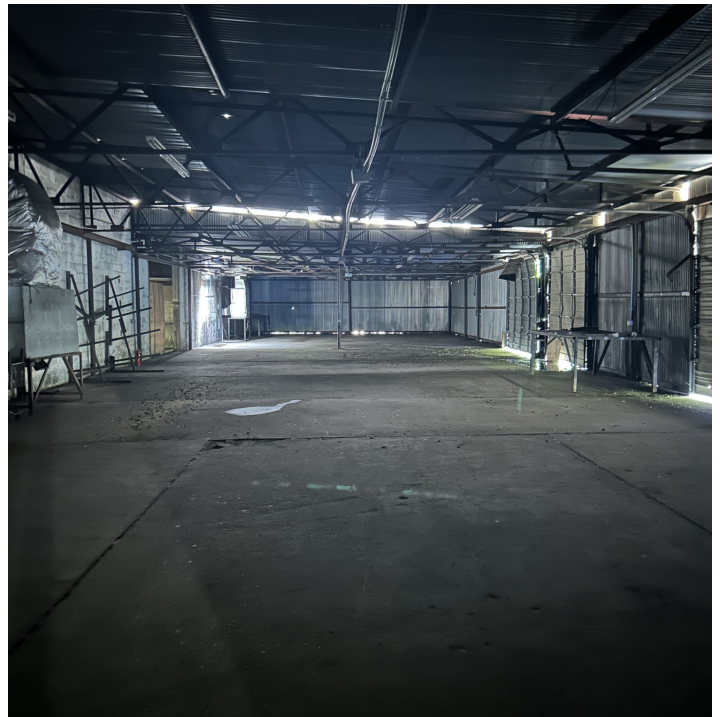
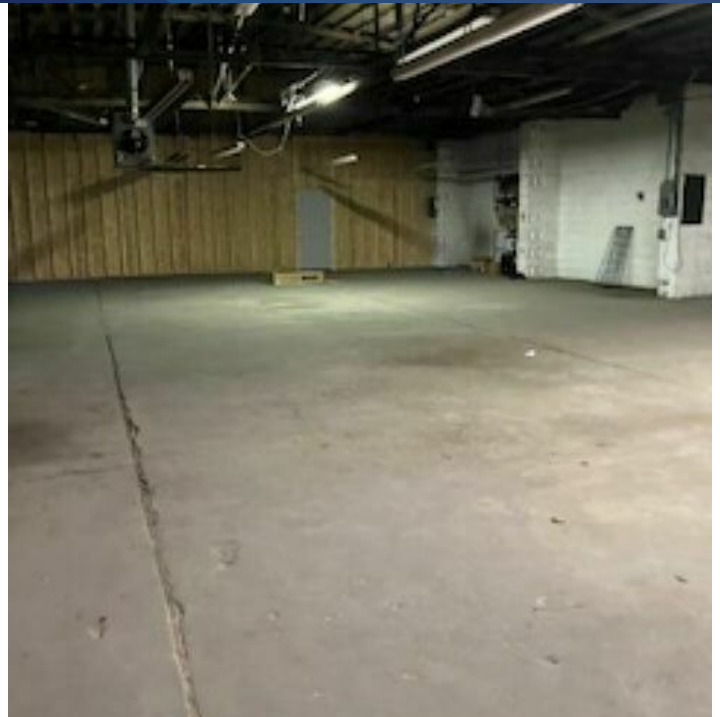


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR SALE OR LEASE

500 ANDREWS RD

Columbus, GA 31903



Tripp Crawford
706 984 1251



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

FOR SALE OR LEASE

500 ANDREWS RD

Columbus, GA 31903



Tripp Crawford
706 984 1251



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

FOR SALE OR LEASE

500 ANDREWS RD

Columbus, GA 31903



Tripp Crawford
706 984 1251

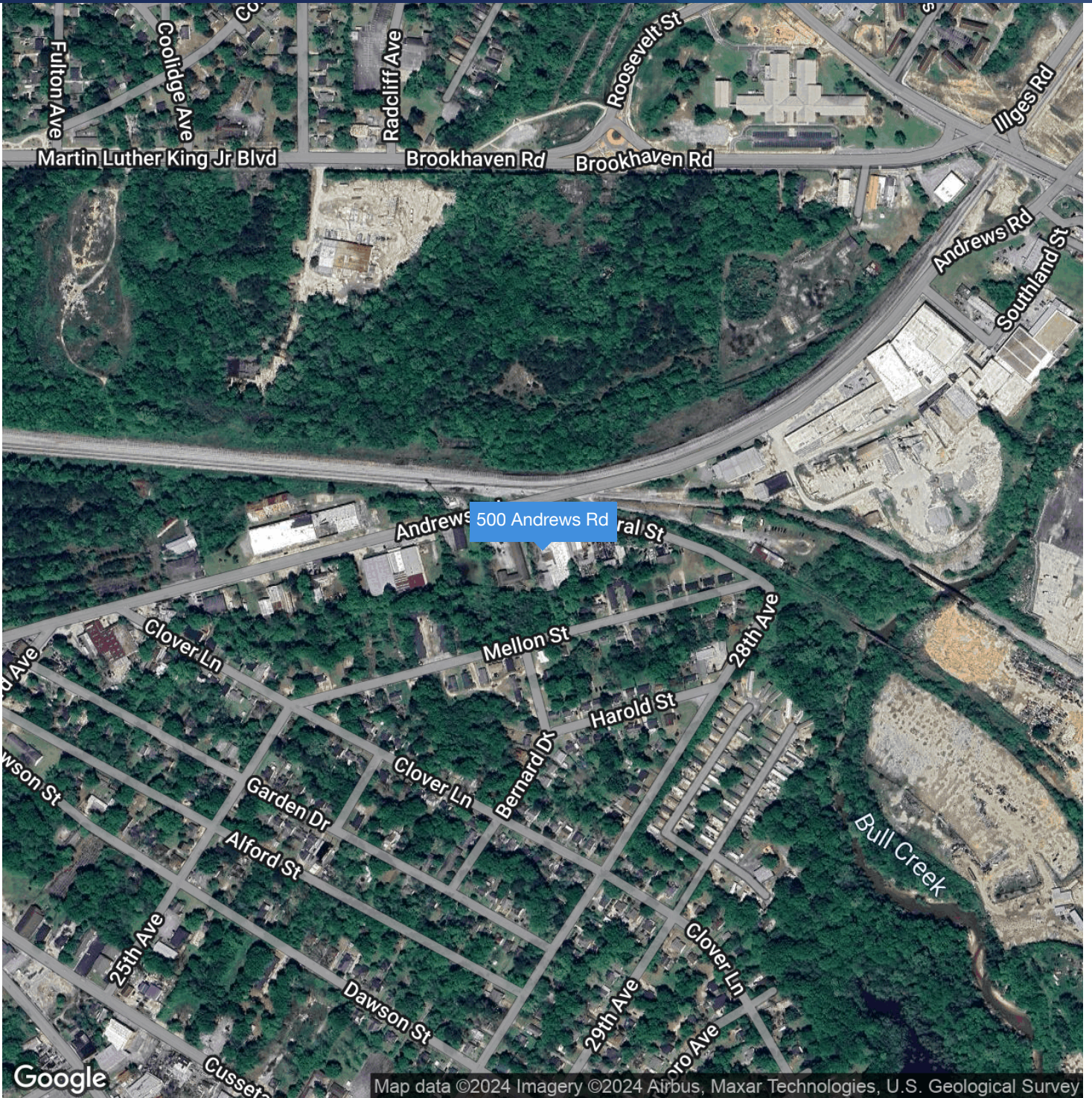


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR SALE OR LEASE

500 ANDREWS RD

Columbus, GA 31903



Tripp Crawford
706 984 1251

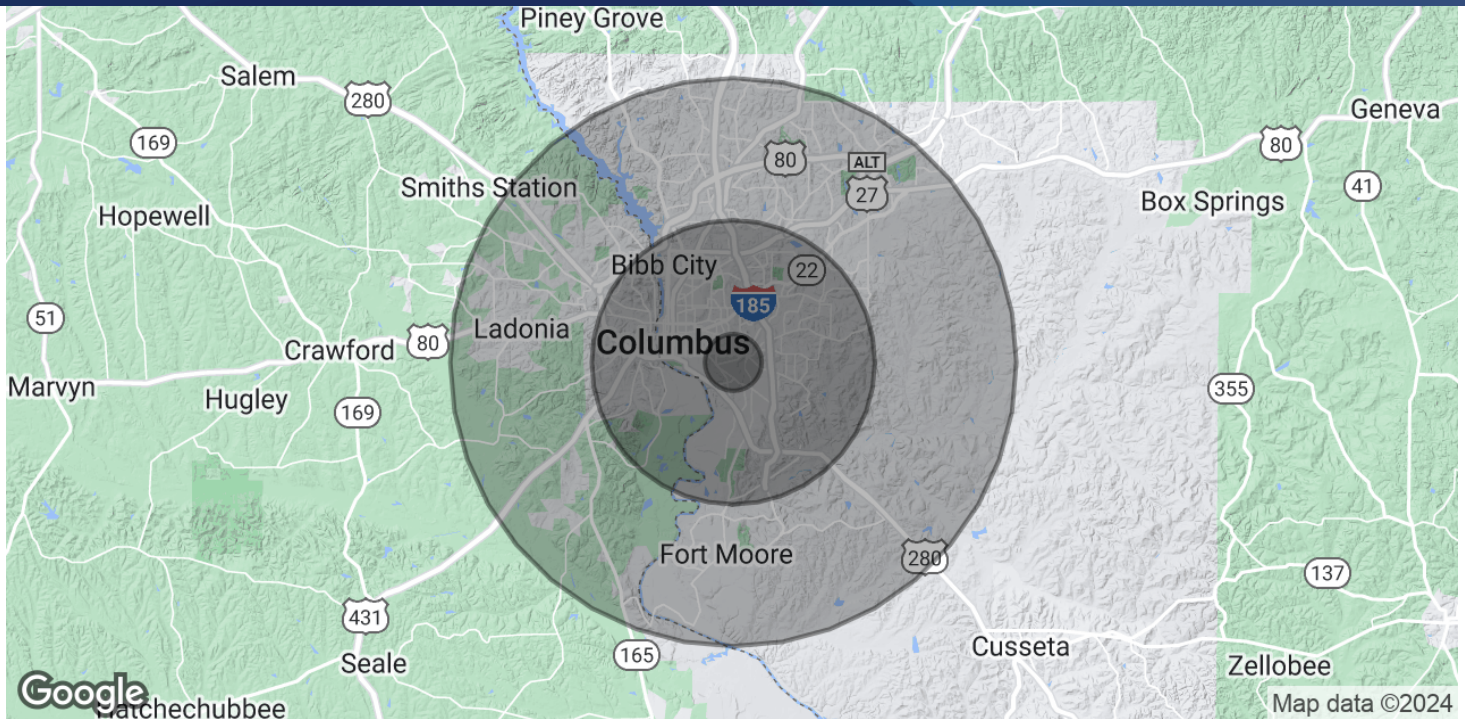


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR SALE OR LEASE

500 ANDREWS RD

Columbus, GA 31903



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,076	130,511	253,284
Average Age	35.2	36.1	35.6
Average Age (Male)	32.7	33.4	34
Average Age (Female)	41	38.8	37.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,448	62,764	111,649
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$24,651	\$42,082	\$55,388
Average House Value	\$51,882	\$99,814	\$131,407

2020 American Community Survey (ACS)

Tripp Crawford
706 984 1251



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