



3918 Rosemont Dr

Columbus, Georgia 31904

Property Highlights

- +/- 1,625 SF building ideal for retail or street retail use
- Zoned NC, providing flexibility for various retail endeavors
- Excellent visibility and accessibility for customers and suppliers
- Strategic proximity to I-185, US-27, and US-80 for convenience

Property Overview

This +/- 1,625 SF building offers a prime location in the Columbus area. Zoned NC and most recently used as a prep kitchen, this building includes retail front with employee and customer parking, rear parking, and rear access to the space. Inside, the space features a reception area, packaging area, office, and prep kitchen. The building has a new roof, 35-gallon grease trap, and a 2-year-old HVAC system. Don't miss out on this rare chance to secure a versatile, high-potential retail property.



Offering Summary

Sale Price:	\$225,000
Building Size:	1,625 SF

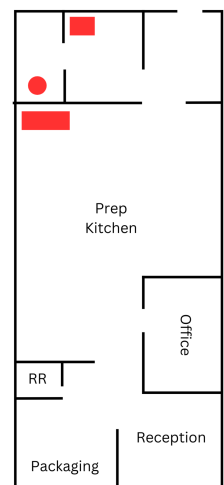
Demographics 5 Miles 10 Miles 15 Miles

Total Households	70,625	110,604	123,605
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For More Information

Rem Brady

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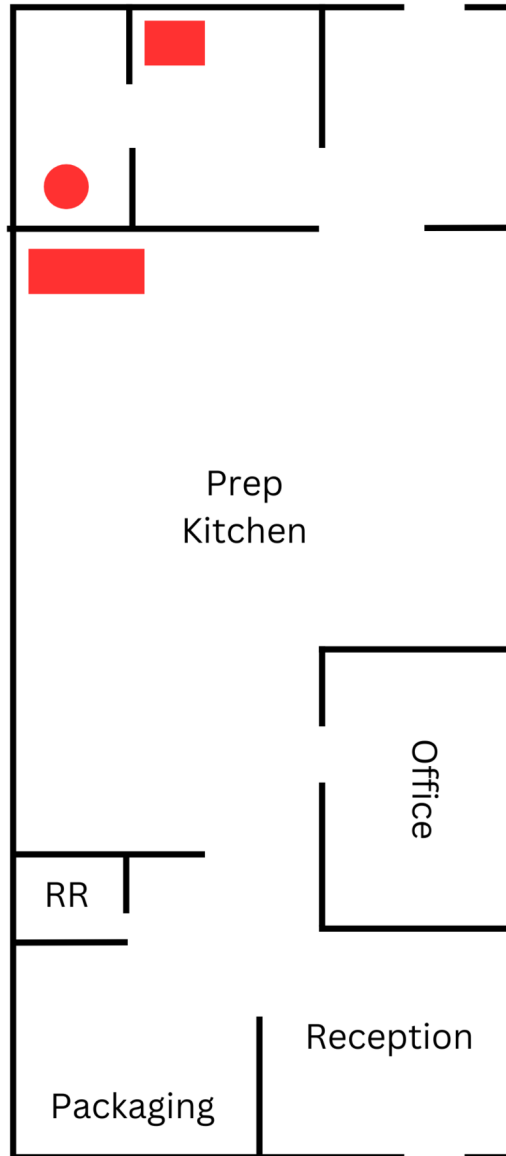





■ Grease Trap

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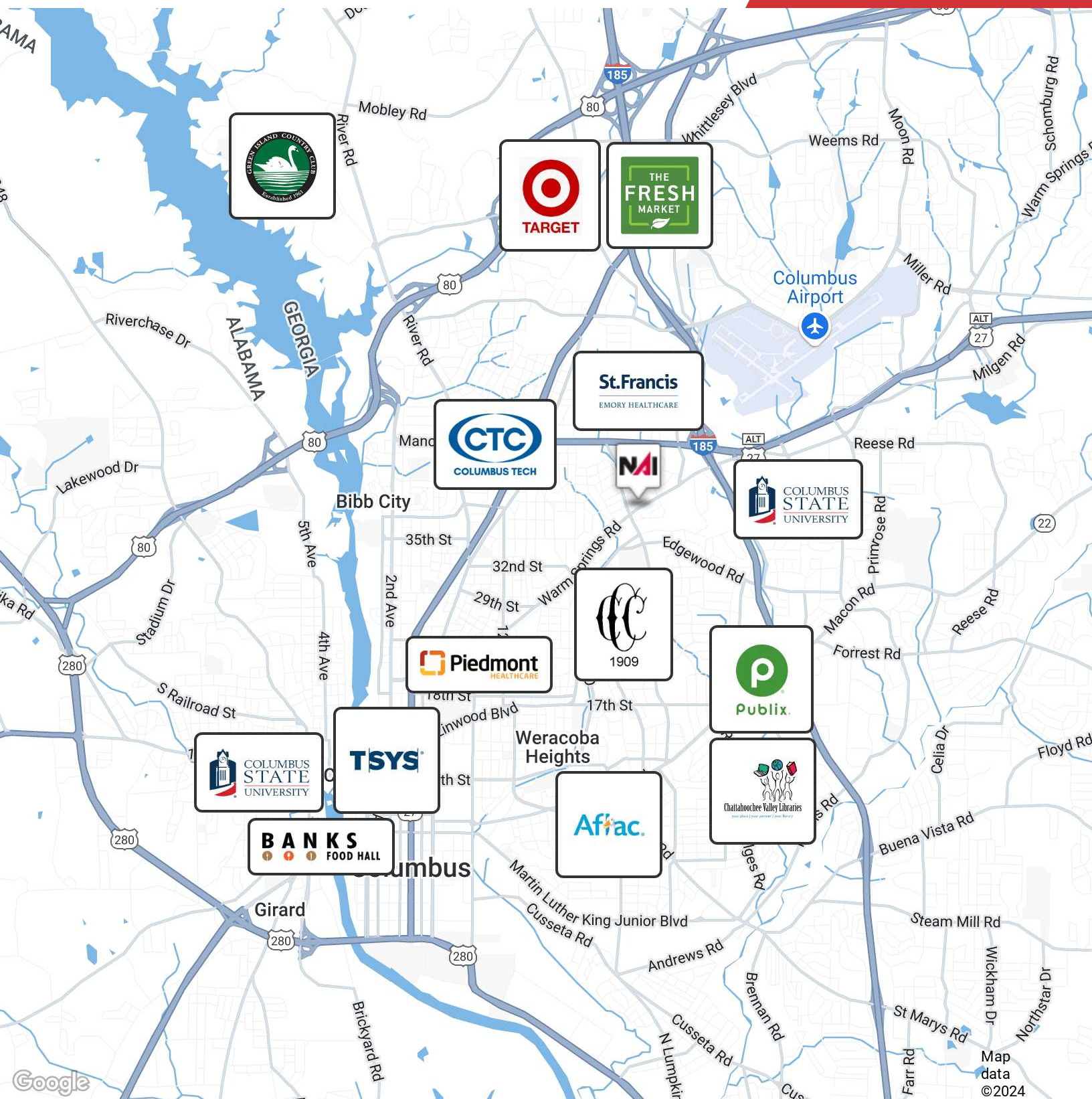
Post Office Box 4529
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3918 Rosemont Drive, Columbus, GA

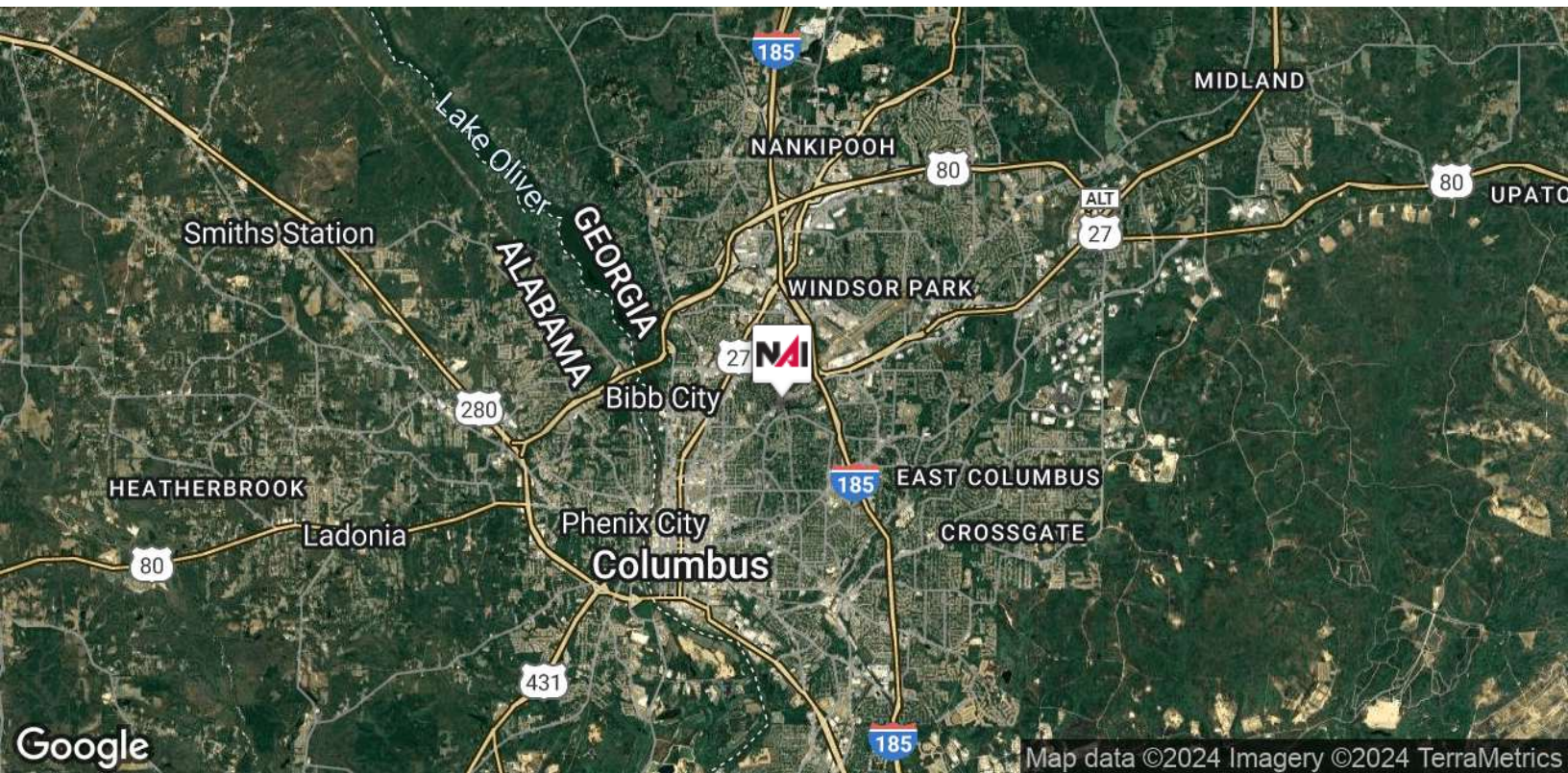
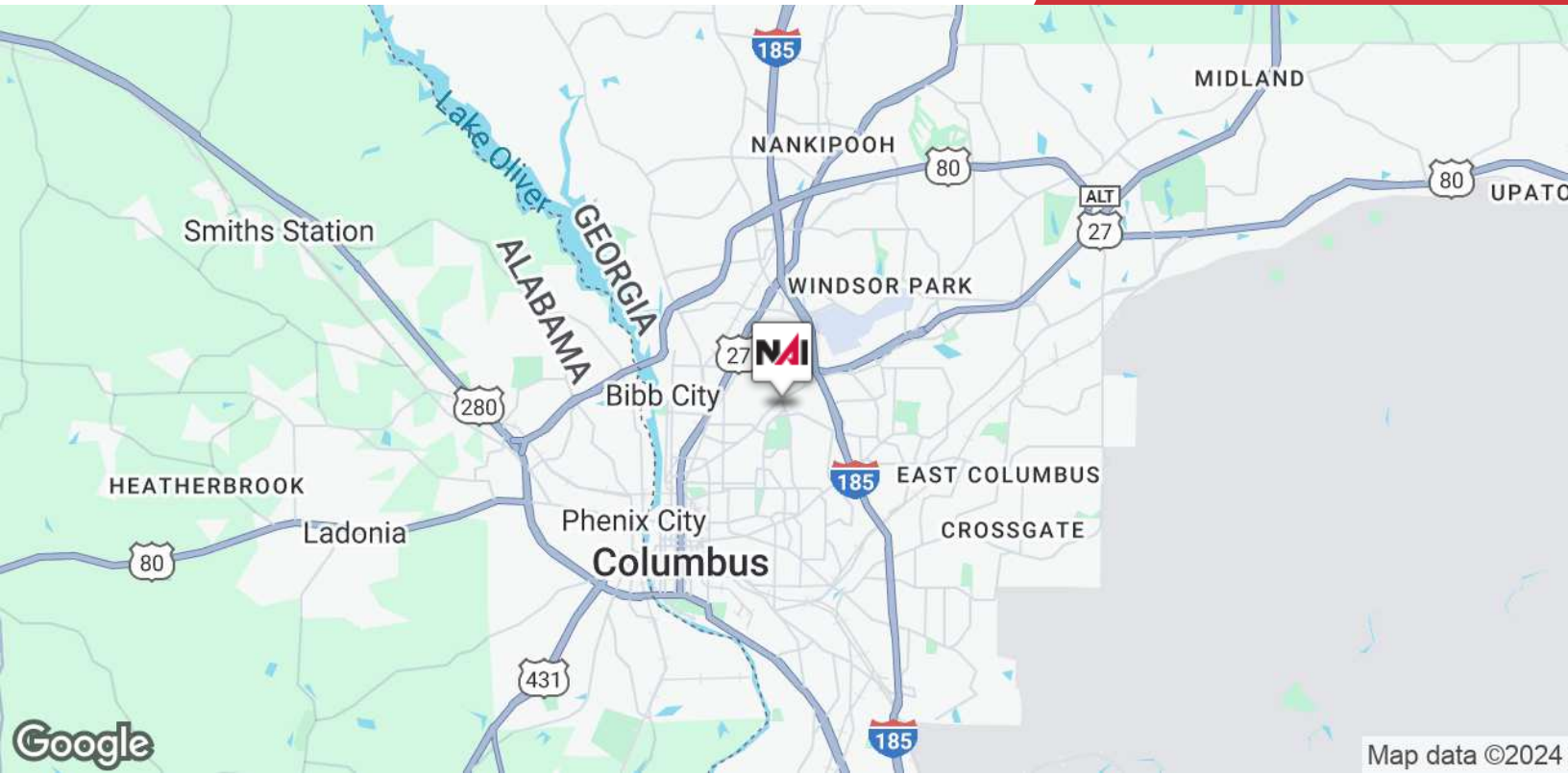


-  Grease Trap
-  Hot Water Heater
-  3 Basin Sink

Rough Rendering, Not to Scale

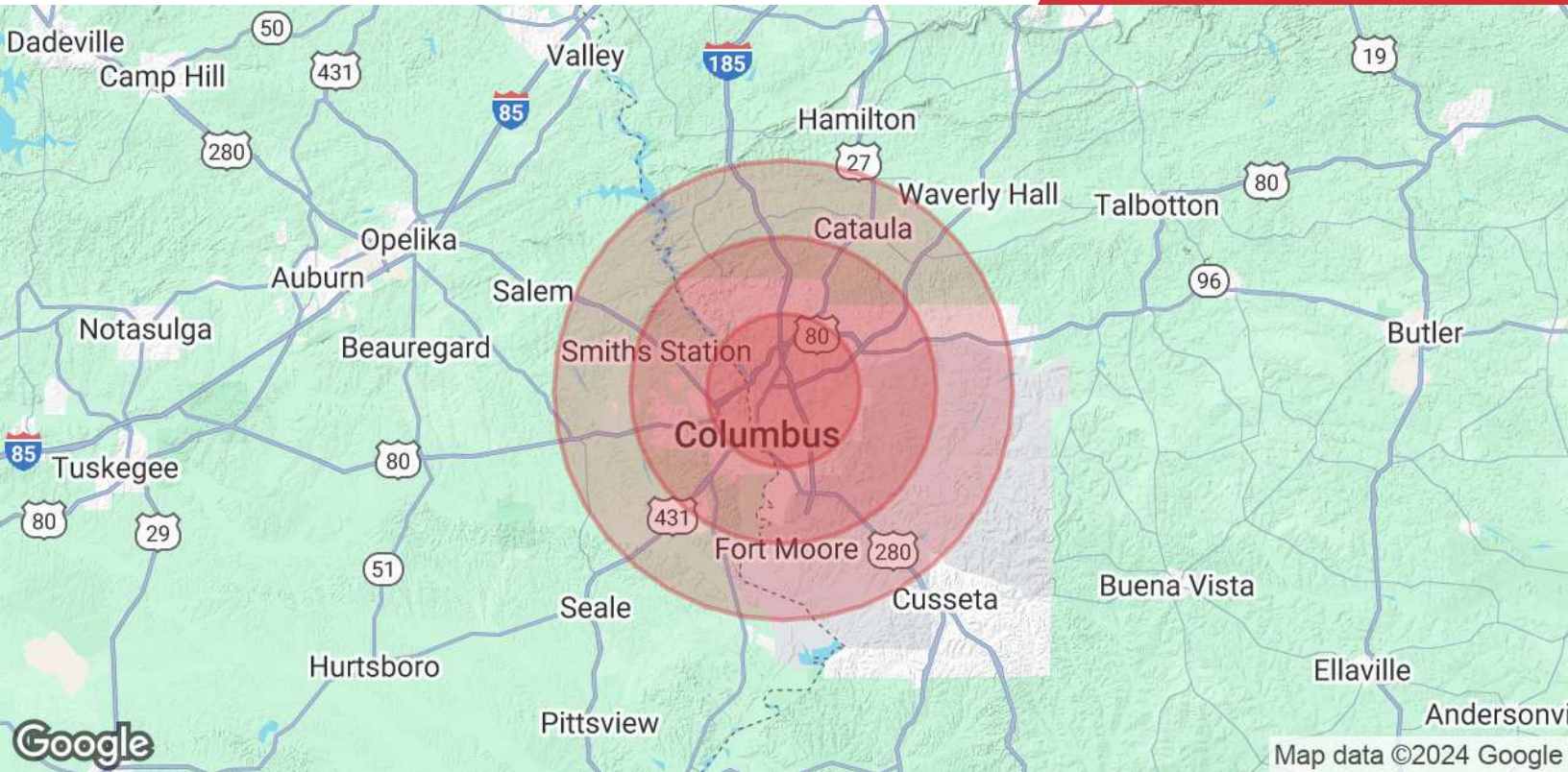


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Population	5 Miles	10 Miles	15 Miles
Total Population	169,041	276,738	314,954
Average Age	39	39	39
Average Age (Male)	38	37	37
Average Age (Female)	41	40	40
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	70,625	110,604	123,605
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$72,969	\$79,559	\$83,063
Average House Value	\$224,382	\$234,452	\$238,748

Demographics data derived from AlphaMap

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