



## 3822 Rosemont Dr

Columbus, Georgia 31904

### Property Highlights

- 0.5 Miles from Manchester Exp
- Close to major retailers, Country Club of Columbus and St. Francis- Emory Hospital

### Property Overview

+/- 1,350 SF space for lease. Prior use as a medical office. Rent is \$15 per SF - \$1,500 per month - Modified Gross. Prior use as a medical office. This property offers a reception / lobby area, bathroom and separate rooms for office spaces or potential exam rooms.

### Offering Summary

Lease Rate:	\$1,500.00 per month (MG)
Building Size:	4,801 SF
Available SF:	1,350 SF
Lot Size:	0.67 Acres

### For More Information

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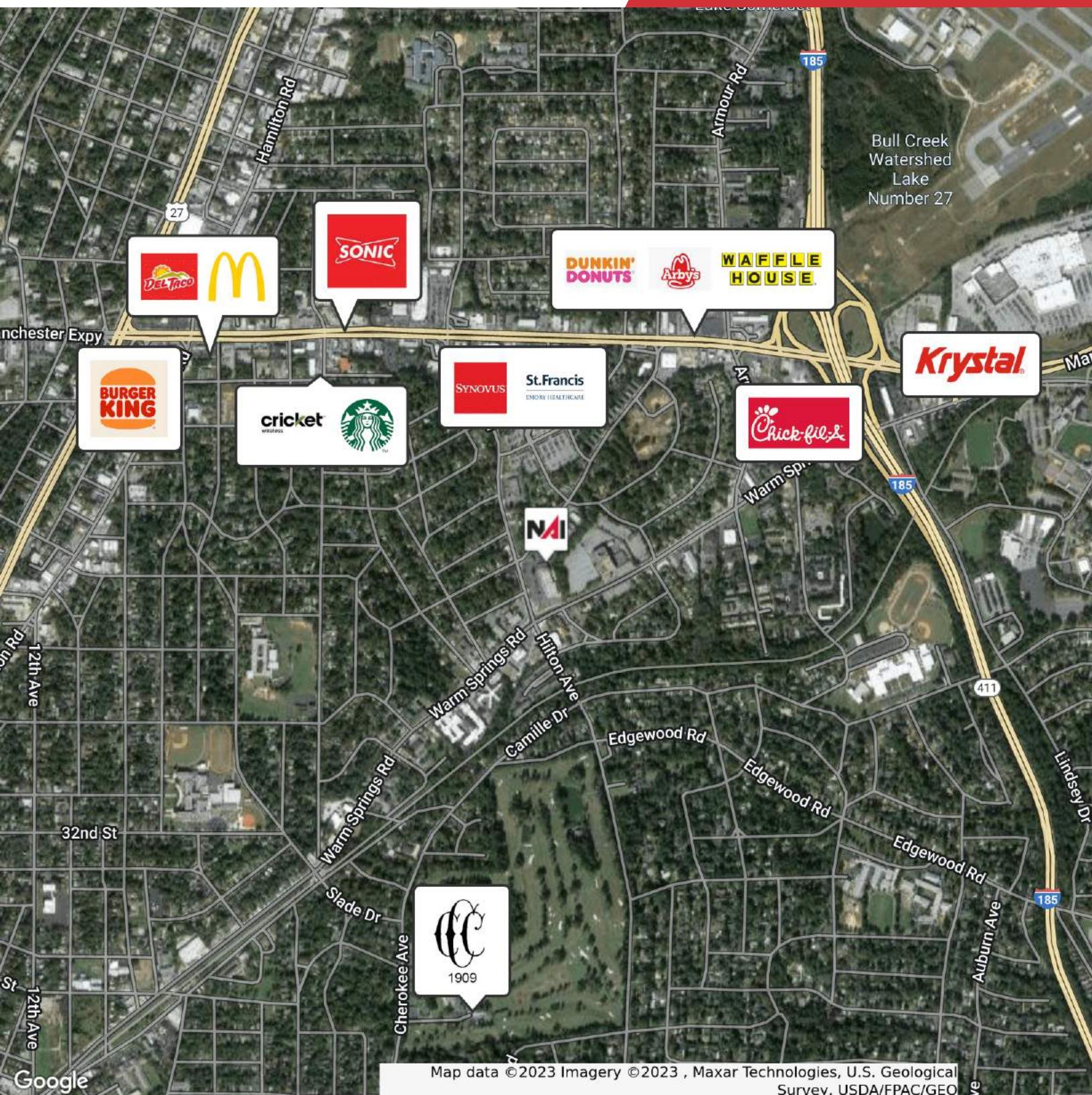
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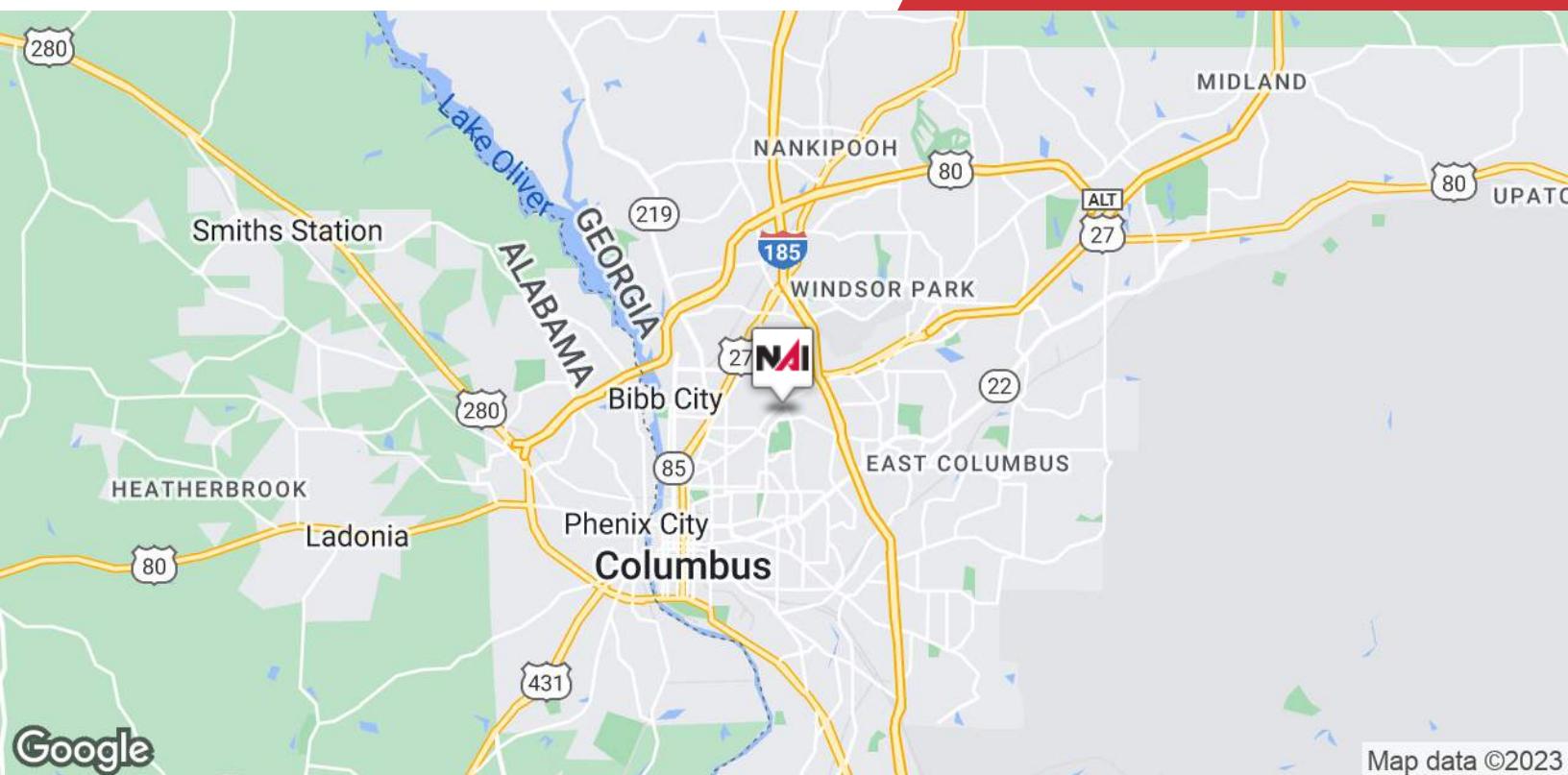
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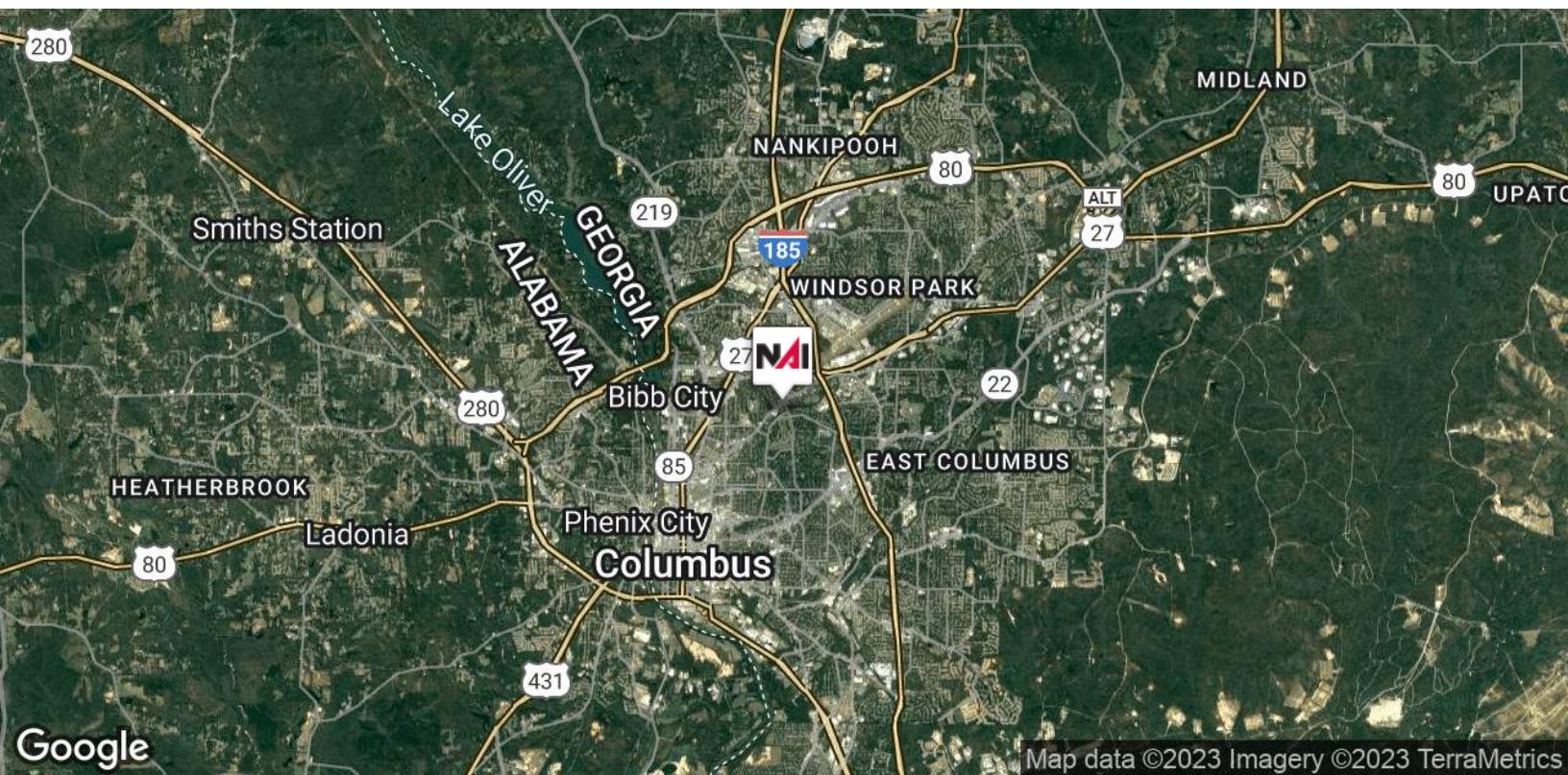


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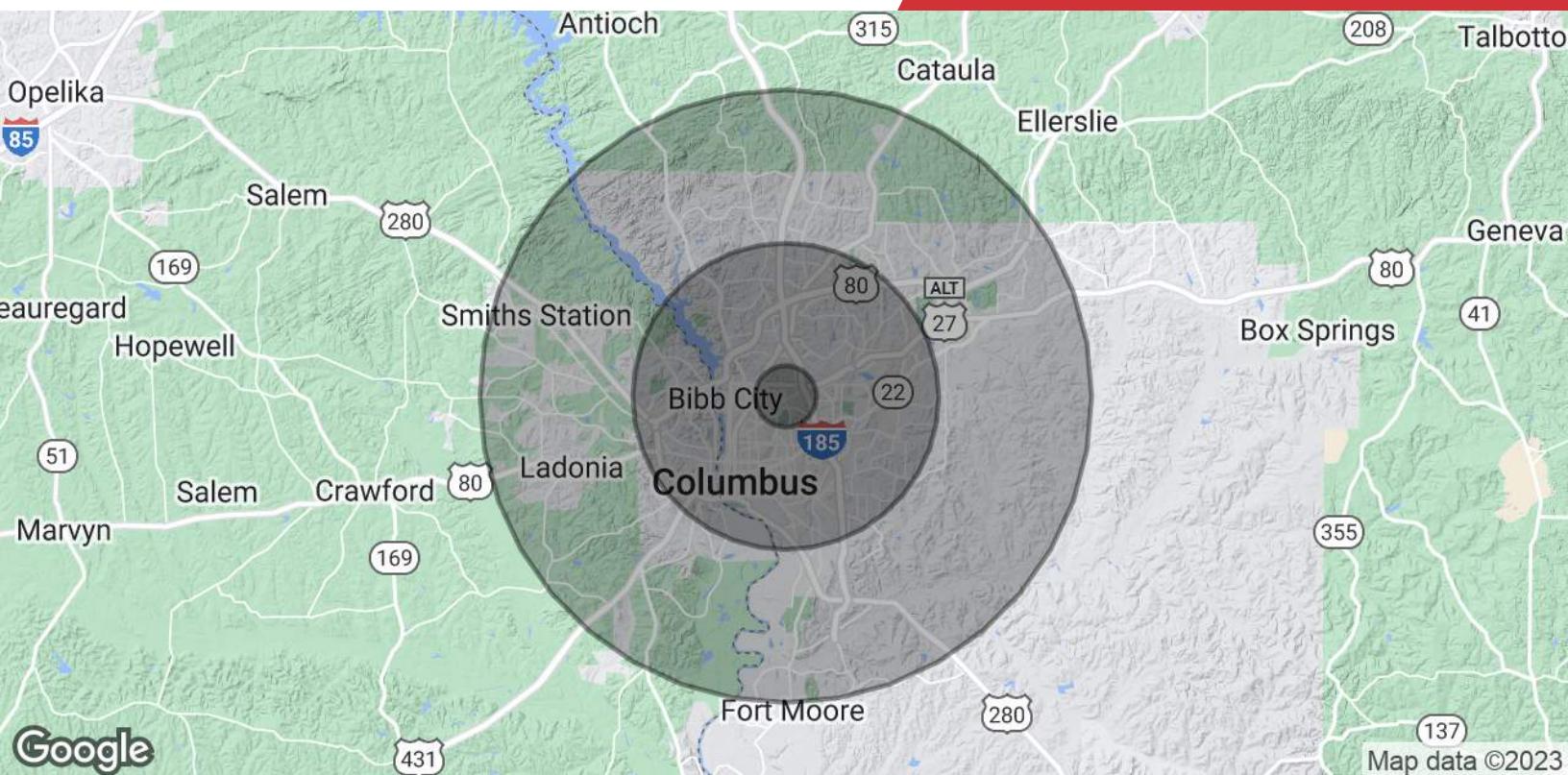


Map data ©2023



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### Population

	1 Mile	5 Miles	10 Miles
Total Population	8,716	157,155	264,110
Average Age	35.8	36.3	36.1
Average Age (Male)	35.8	34.1	34.5
Average Age (Female)	37.0	38.6	38.1

### Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	4,142	74,016	116,175
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$55,501	\$51,771	\$58,493
Average House Value	\$132,814	\$127,611	\$139,260

\* Demographic data derived from 2020 ACS - US Census

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