



## 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

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

### For More Information

**Amy D. Gill, MICP, MRP**

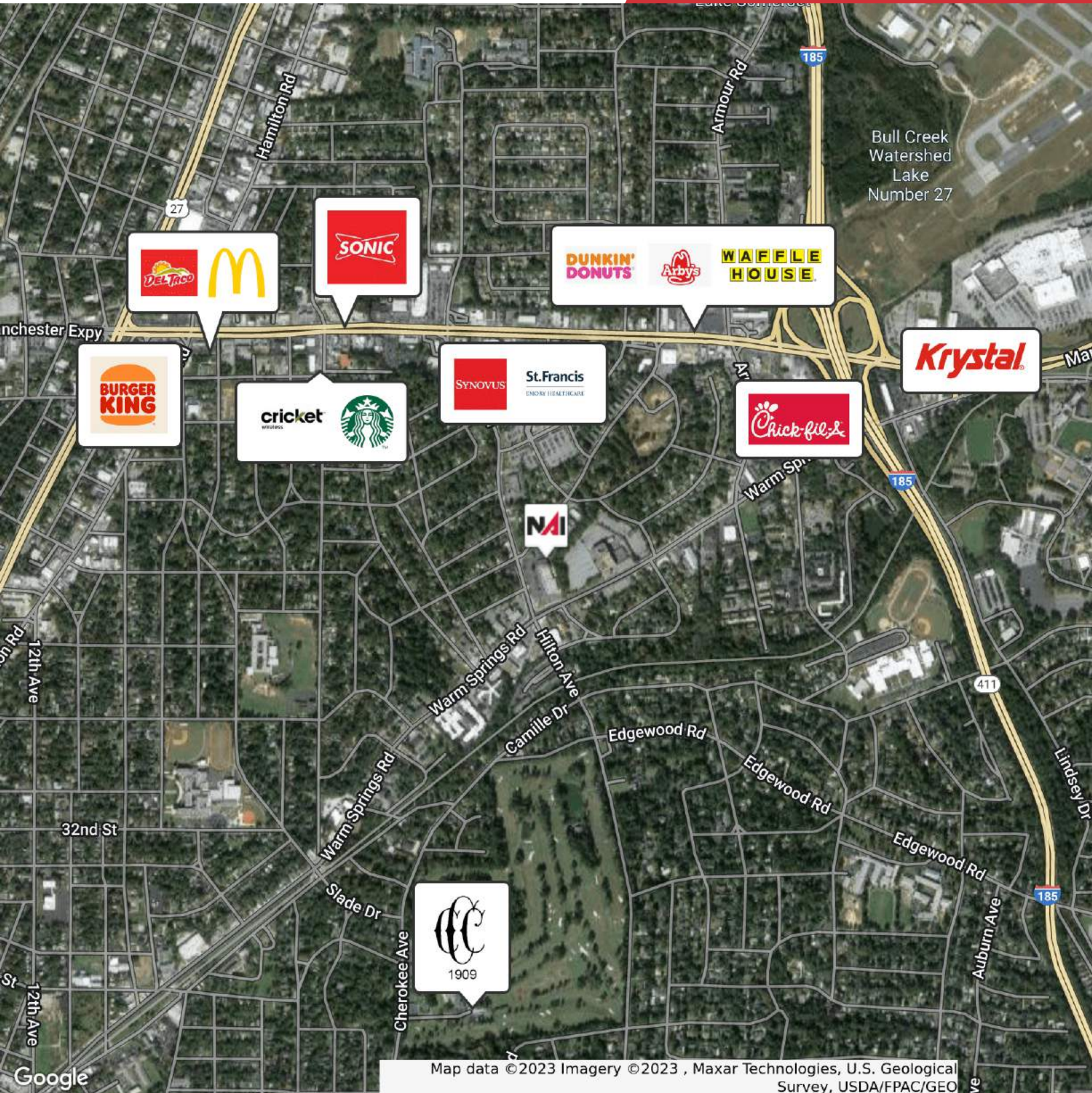
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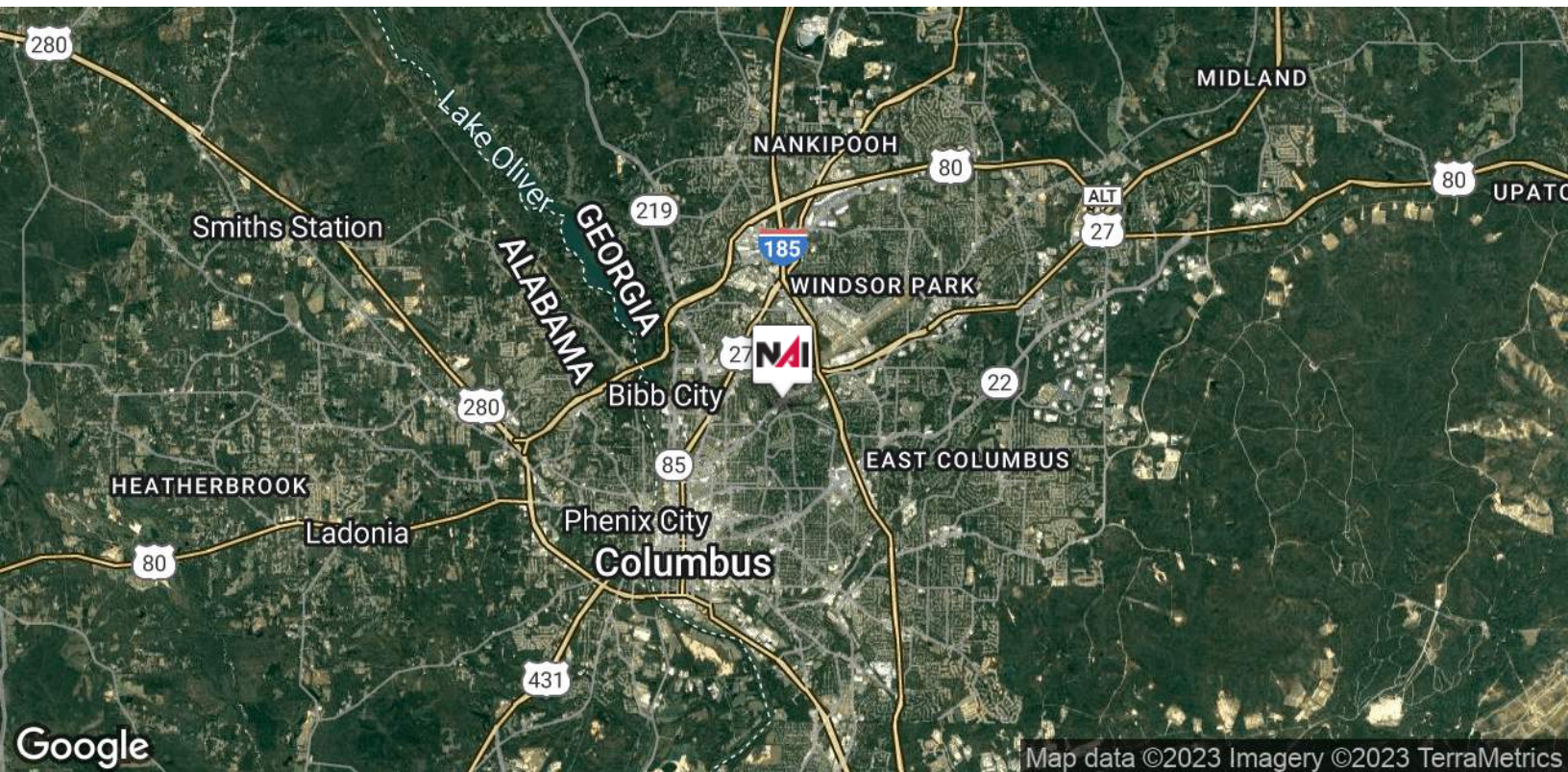
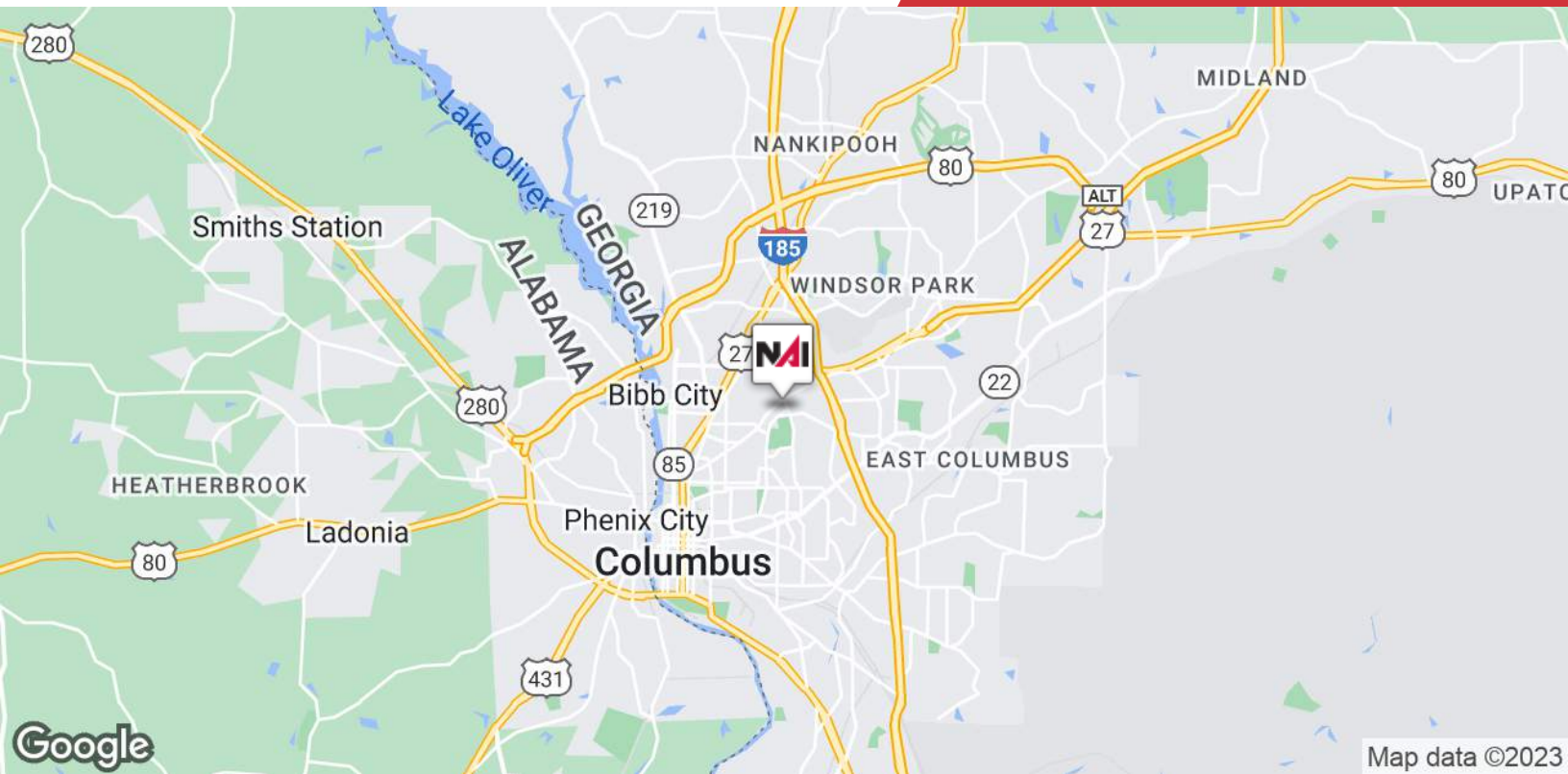


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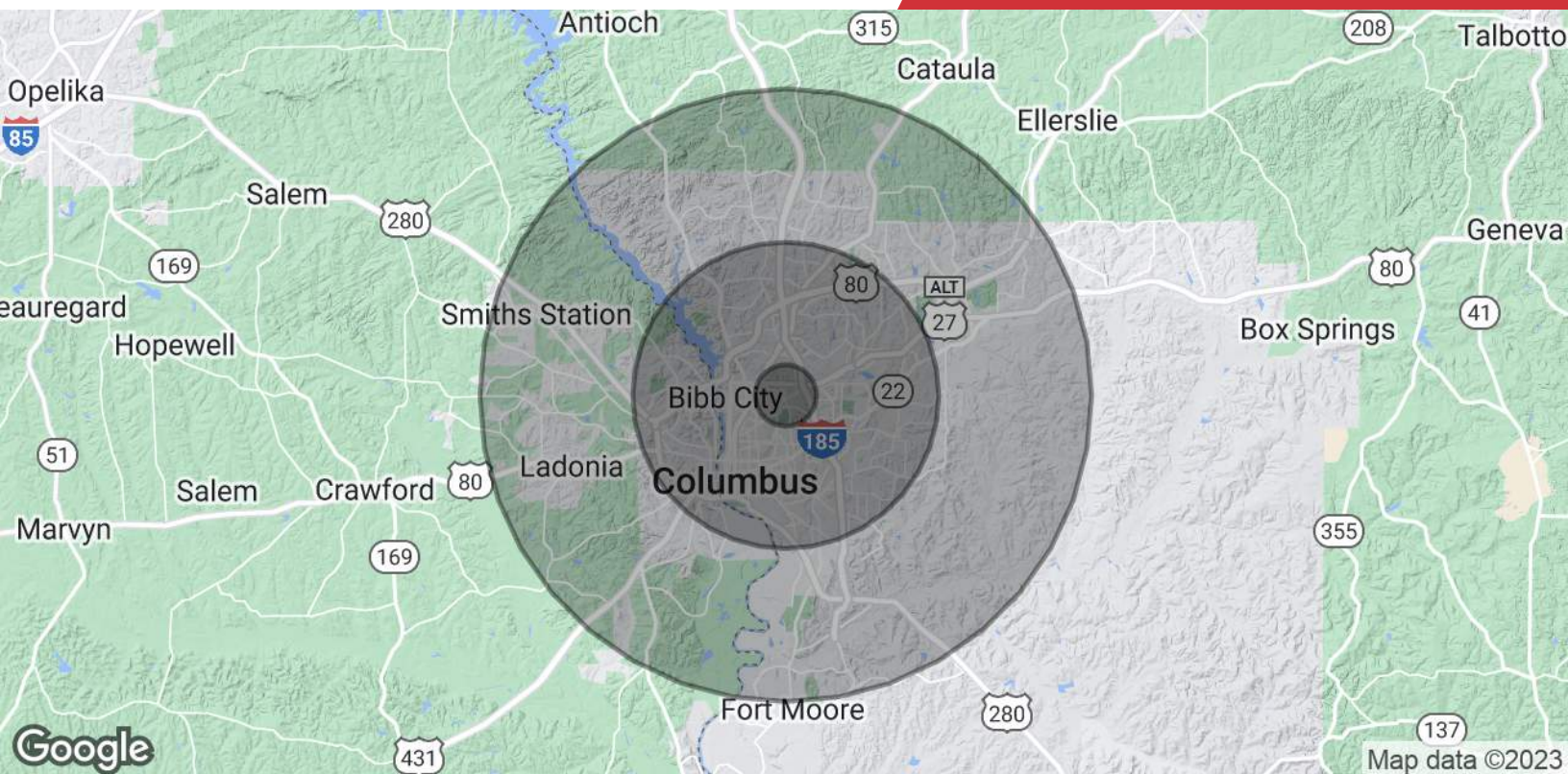
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### Population

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

### Households & Income

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

\* Demographic data derived from 2020 ACS - US Census