



# High Visibility Mixed-Use Retail Suite

4747 Hamilton Road, Suite D  
Columbus, GA 31904

## Property Highlights

- High visibility from both Hamilton Rd. and Veterans Pkwy.
- Located 1 block north of Veterans Pkwy./Manchester Expwy. intersection
- Generous parking and fenced outside storage

## Property Overview

+/-18,512 SF high visibility end-cap available for lease. Suitable for retail, showroom, office, institutional, educational, or similar mixed uses. Also includes fenced outside storage and generous parking.

1 block from Veterans Pkwy./Manchester Expwy. intersection.

## Offering Summary

<b>Lease Rate:</b>	\$14.00/SF NNN
<b>Building Size:</b>	+/-64,160 SF
<b>Available SF:</b>	+/-18,512 SF
<b>Lot Size:</b>	+/-4.73 Acres

	<b>Demographics1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Households</b>	3,653	66,967	116,630
<b>Total Population</b>	7,045	142,440	263,992

## For More Information

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4747 Hamilton Rd. Suite D entrance



4747 Hamilton Rd. Suite D rear

## Offering Summary

<b>Lease Rate:</b>	\$14.00/SF NNN
<b>Building Size:</b>	+/-64,160 SF
<b>Available SF:</b>	+/-18,512 SF
<b>Lot Size:</b>	+/-4.73 Acres
<b>Number of Units:</b>	5
<b>Year Built:</b>	1969
<b>Zoning:</b>	GC General Commercial
<b>Market:</b>	West Georgia
<b>Submarket:</b>	Columbus

## Property Summary

+/-18,512 SF end-cap in mixed-use retail center available for lease. Formerly occupied by "Rivertown School of Beauty" and suitable for retail, showroom, office, institutional, educational, or similar uses. Existing buildout includes attractive reception area, admin. offices, numerous large and mid-size classrooms, meeting rooms, staff offices, several restrooms, and break room. Also includes fenced outside storage and generous parking.

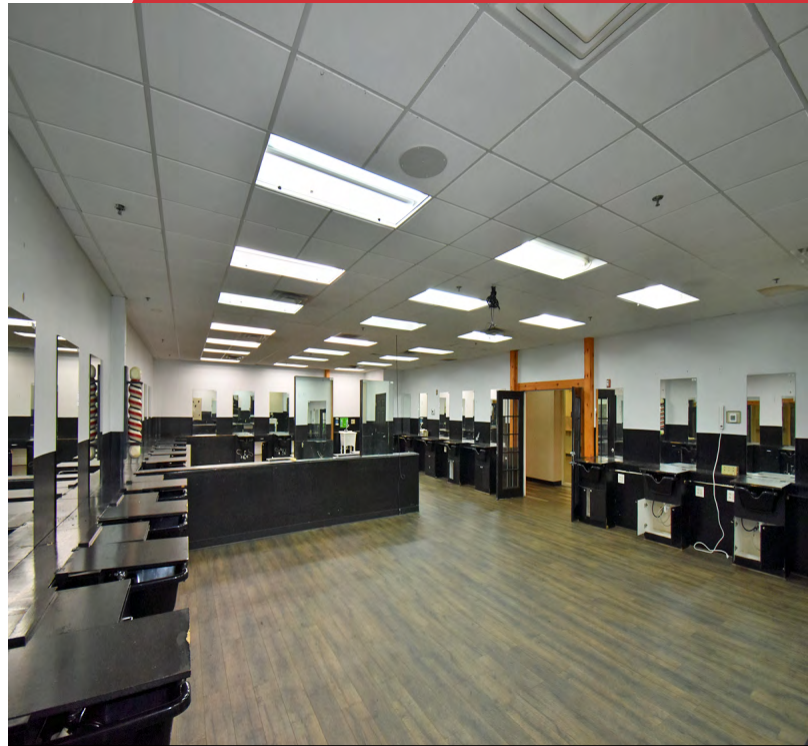
Neighboring tenants include E&E Plumbing Showroom, Lightspeed Data, Mail & More, and Store Indoor. Major nearby retailers include Walmart Neighborhood Market, McDonald's, Del Taco, Sonic, Pizza Hut, and Starbucks. Lease all or part; owner will subdivide and reconfigure space for qualified users.

High visibility from both Hamilton Rd. and Veterans Pkwy. Located 1 block north of the Veterans Pkwy./Manchester Expwy. intersection, 5 minutes to I-185 and J.R. Allen Parkway/US 80, and 10 minutes to downtown Columbus.





4747 Hamilton reception



4747 Hamilton large classroom



4747 Hamilton large classroom



4747 Hamilton classroom

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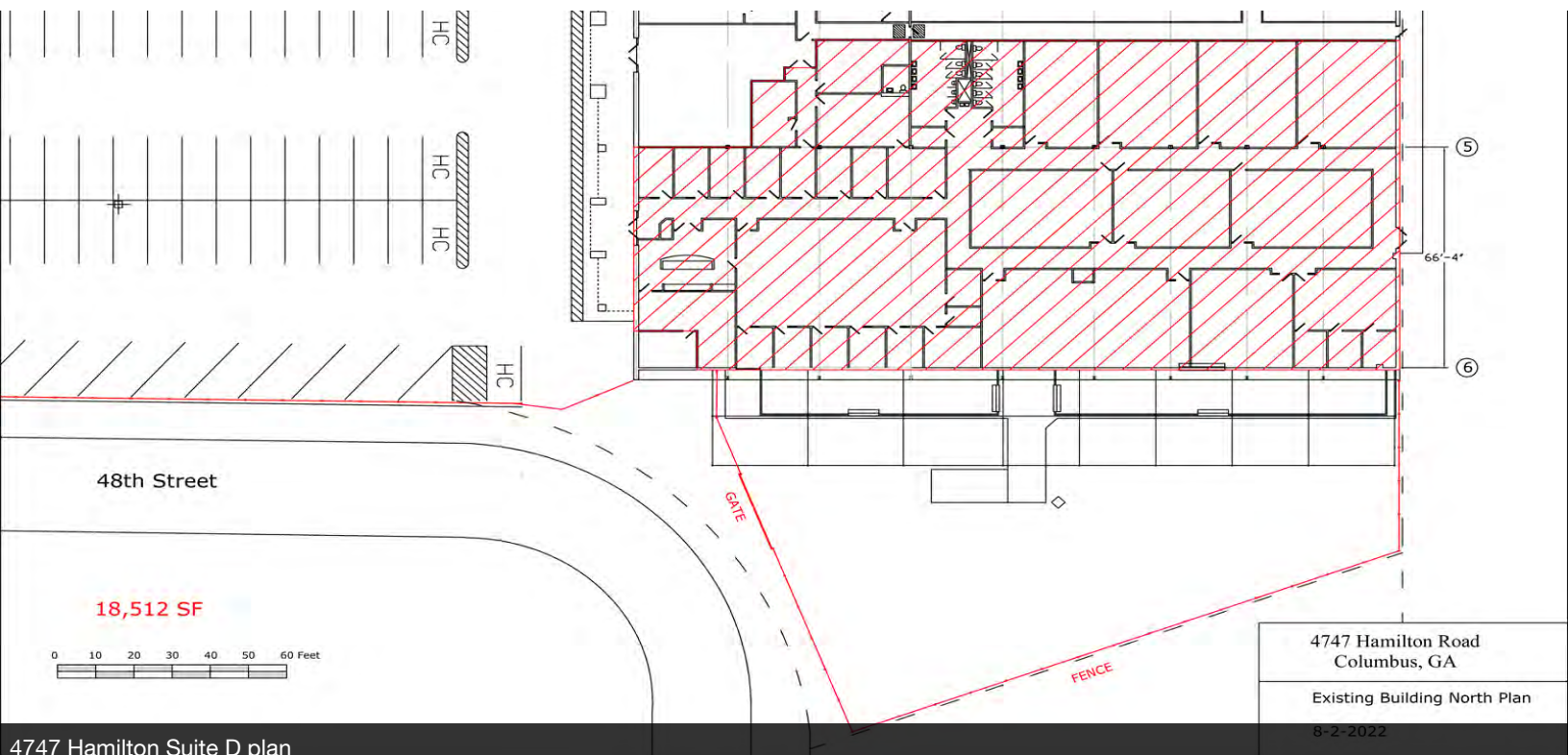
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4747 Hamilton typical office

4747 Hamilton break room

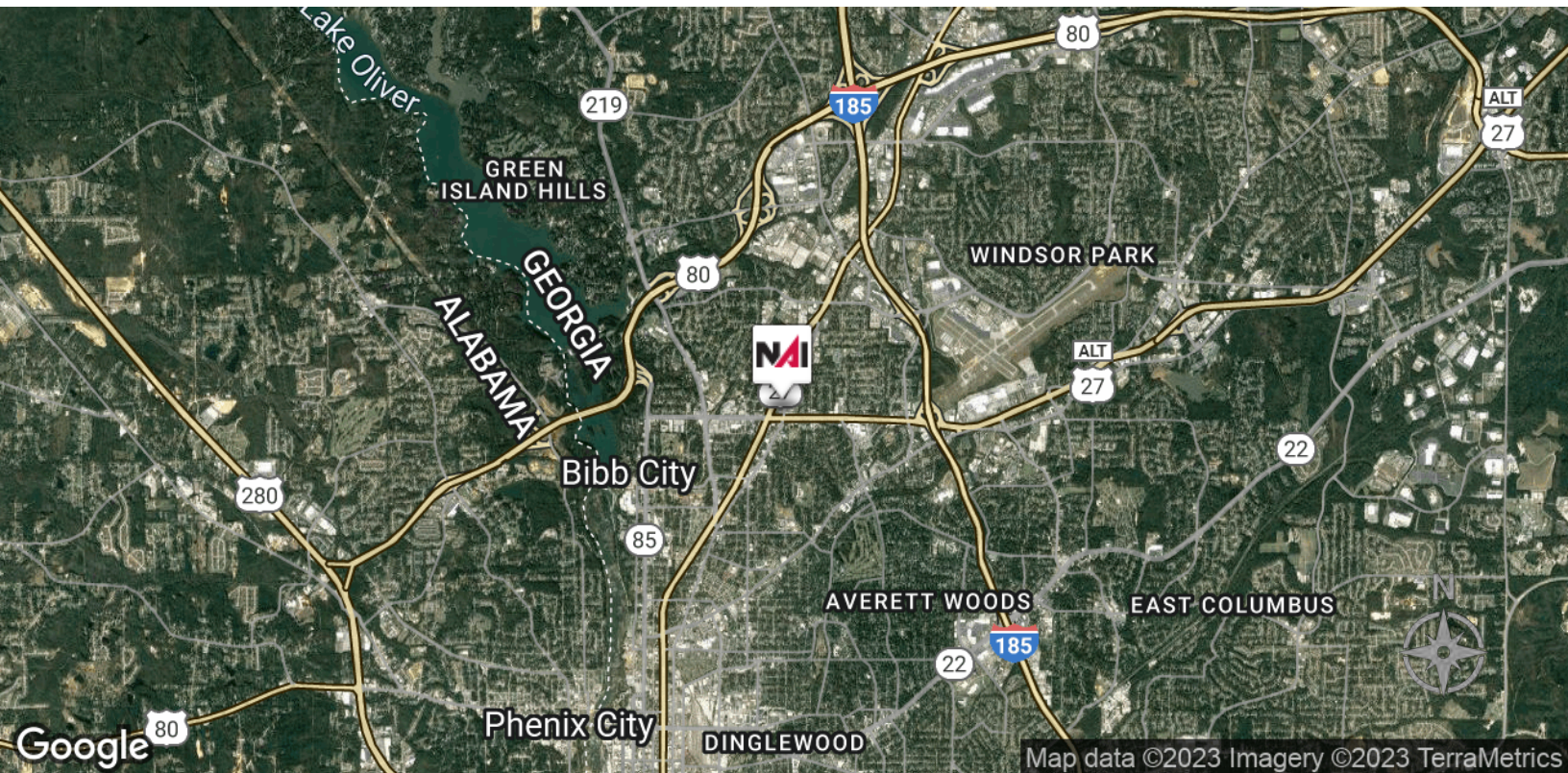


4747 Hamilton Suite D plan

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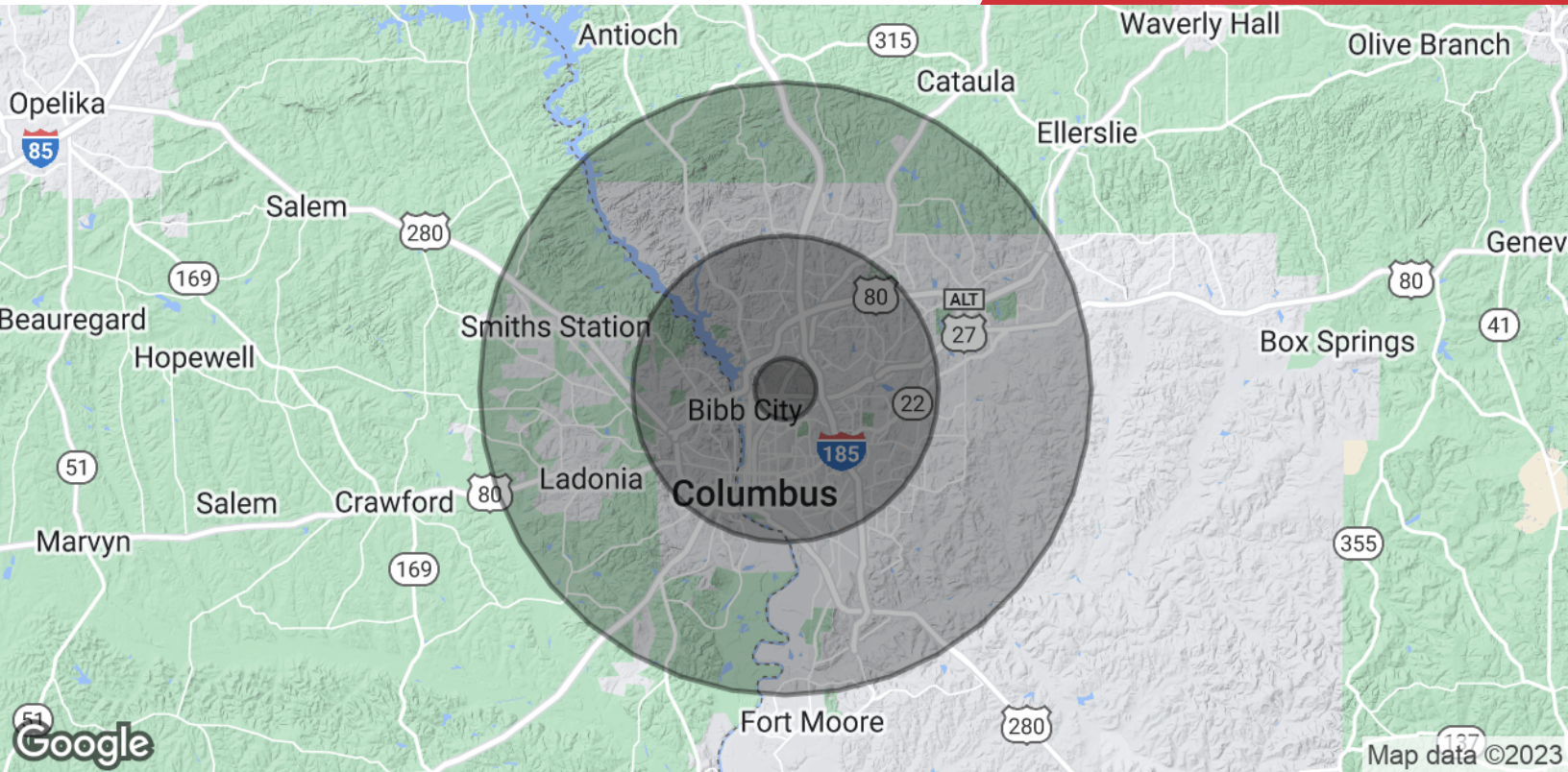




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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Population</b>	7,045	142,440	263,992
<b>Average Age</b>	37.2	36.4	36.3
<b>Average Age (Male)</b>	37.1	34.2	34.7
<b>Average Age (Female)</b>	38.5	38.4	38.3
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Households</b>	3,653	66,967	116,630
<b># of Persons per HH</b>	1.9	2.1	2.3
<b>Average HH Income</b>	\$41,729	\$54,073	\$58,770
<b>Average House Value</b>	\$101,362	\$134,841	\$140,413

*\* Demographic data derived from 2020 ACS - US Census*