



**SOUTHERN EQUITY
COMMERCIAL**
INVEST WITH CONFIDENCE

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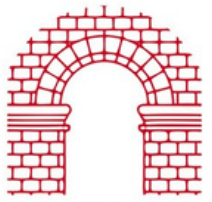
OFFERING MEMORANDUM

3813 MACON ROAD, COLUMBUS, GA 31907

AVAILABLE FOR SALE AND LEASE



Executive Summary



Sale Price	Please inquire
Lease/Ground Lease:	Please inquire

Offering Summary

Building Size:	3065 SF
Available SF:	3065 SF
Lot size:	0.65 Acres
Year Built:	1971

Property Highlights

- Prime location in a high-traffic area
- Outstanding visibility for maximum exposure
- Equipped with four convenient drive-thru lanes
- Ideal for businesses seeking strong customer accessibility

Property Description

Freestanding former Regions Bank with a 3-lane drive-thru. The Building includes a traditional teller counter with multiple offices located around the perimeter of the lobby.

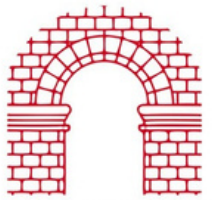
Includes two restrooms, a break room, a large vault, an ATM room, and a drive-thru counter area. The building is 3065 SF with a 1140 SF canopy and drive-thru.

Located on the north side of heavily traveled Macon Rd (Hwy 22) corridor with traffic counts of 19k+ vehicles per day. In close proximity to Interstate I-185, Columbus State University, Peachtree Mall, and the Columbus Airport.

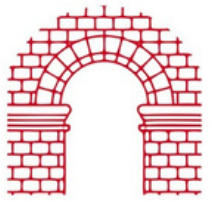
Location Description

Located in Muscogee County, this property offers excellent accessibility and convenience in a well-established area. Set on a spacious 0.65-acre lot, it features ample parking with 21 spaces and is zoned RO, providing flexibility for office or professional use. Built in 1971, the 3,065 SF building is an ideal location for a range of business opportunities.

Map



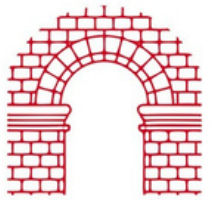
Demographics



	1 Mile	3 Miles	5 Miles
Population			
2024 Population	8,170	80,370	165,945
Median Age	33	36.8	36.2
2024 Households	2,679	31,345	66,720
Race & Ethnicity			
2024 White	3,910	26,589	56,121
2024 Black	2,543	40,468	83,862
2024 Asian	120	920	2,921
2024 American Indian or Native Alaskan	14	154	375
2024 Two or More Races	933	8,373	17,807
2024 Hispanic	611	5,460	11,892
Income			
2024 Average Household Income	\$74,154	\$62,222	\$63,672
2024 Median Household Income	\$59,324	\$45,726	\$45,339
Businesses & Employees			
2024 Estimated Total Businesses 2024	372	3,889	9,195
Estimated Total Employees	2,605	39,814	91,677



AREA OVERVIEW



COLUMBUS GEORGIA

Columbus, Georgia, is a consolidated city-county in west-central Georgia, along the Chattahoochee River directly across from Phenix City, Alabama. It is the county seat of Muscogee County, with which the city officially merged in 1970. Columbus is the second most populous city in Georgia.

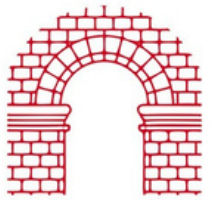
As of 2023, Columbus had a population of approximately 204,383 people. The median household income was \$56,622. The population's median age is about 35.1. The economy of Columbus employs about 83,500 people. The largest employment sectors are Health Care & Social Assistance ($\approx 12,369$ people), Retail Trade ($\approx 8,251$ people), and Finance & Insurance ($\approx 8,039$ people). Among the highest paying industries are Management of Companies & Enterprises, Professional, Scientific & Technical Services, and Wholesale Trade. Columbus is home to several major employers and institutions. Fort Benning, a large U.S. Army base located just south of the city, is one of the top employers in the area. Other headquarters in Columbus include Aflac, Synovus, TSYS, Realtree, and W. C. Bradley Co.

Nearby and local attractions include the National Infantry Museum, which honors the history of the U.S. Army's Infantry Branch. Columbus has an urban whitewater rafting course on the Chattahoochee River — after the removal of the Eagle & Phenix Dam and the City Mills Dam, a restored natural river flow enabled development of the longest urban whitewater rafting and kayaking course in the world. There are also walking and biking amenities: the Chattahoochee RiverWalk (≈ 15 miles) and the Columbus Fall Line Trace (≈ 11 miles).

Columbus can be accessed via several major highways: Interstate 185 runs north-south through the city. U.S. Routes 27 and 280 and Georgia State Route 520 (South Georgia Parkway) meet in or near Columbus. U.S. Route 80 runs through the northern part of the city.

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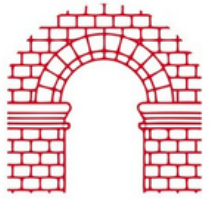
LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

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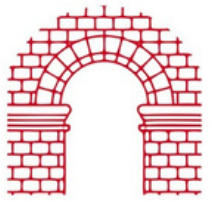
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TeamLead

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Sarah Byrd is a global commercial real estate advisor representing clients throughout Georgia. Her love for working with all types of clients is apparent in her hustle. First year out of the gate, she closed 41 deals and earned membership in the Atlanta Commercial Board of REALTORS® Million Dollar Club. She is quickly becoming a well-known commercial agent who gets the job done. From sales, investing, buying, leasing, listing and tenant rep.... every day is a new adventure. This makes her a trusted resource to represent the finest clients. Needless to say, she loves her job.

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