



N. Columbus Retail Center

7465 Blackmon Road
Columbus, Georgia 31909

Property Highlights

- Newly constructed retail center
- Prime North Columbus location
- Build-to-suit option

Property Overview

Premier leasing opportunity at 7465 Blackmon Road, a new construction retail center in the heart of North Columbus. This modern development will feature six thoughtfully designed units offered at \$20/SF/YR plus CAM. The property provides excellent flexibility for a wide range of users, with build-to-suit options available and the ability to combine suites for larger tenants. Positioned in a high-growth area, this center offers strong visibility, convenient access, and an ideal setting for retailers and service-oriented businesses looking to establish or expand their presence in North Columbus.

Offering Summary

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	+/- 8,640 SF
Available SF:	+/- 1,080 - 5,400 SF
Lot Size:	+/- 1.06 Acres

Demographics

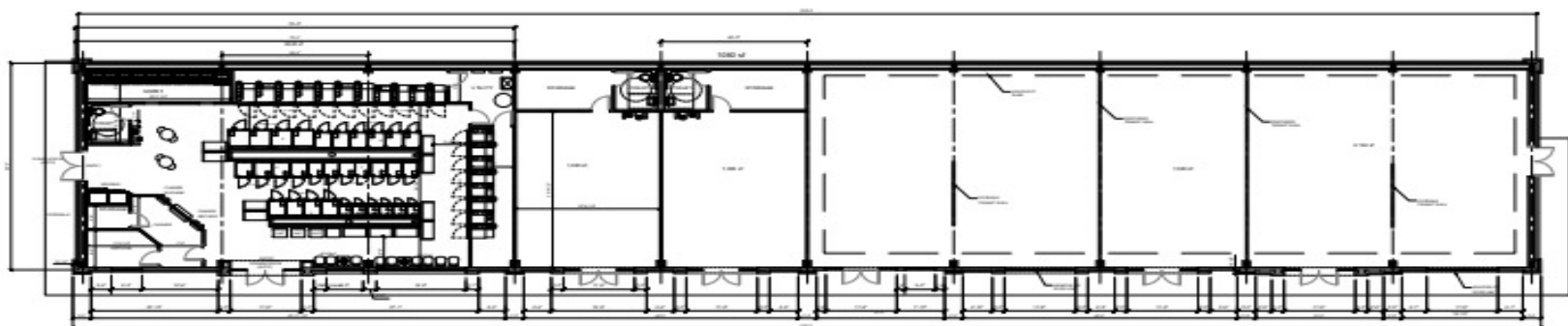
	0.3 Miles	0.5 Miles	1 Mile
Total Households	279	1,127	2,821
Total Population	754	2,907	7,096

For More Information

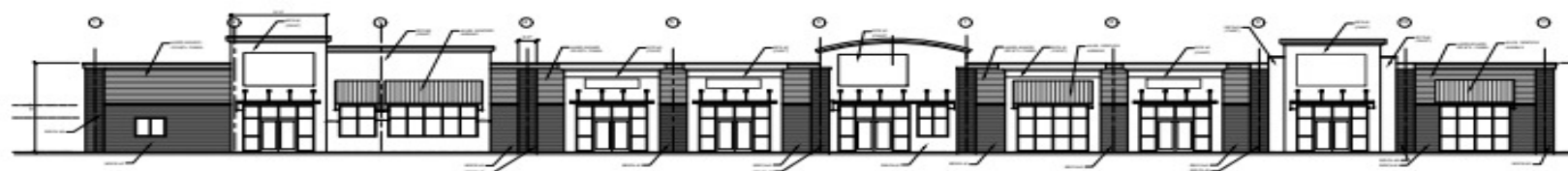
Lakshmi Karthik

O: 706 660 5418

lkarthik@g2cre.com | GA #379497



FLOOR PLAN
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	+/- 1,080 - 5,400 SF	Lease Rate:	\$20 SF/yr

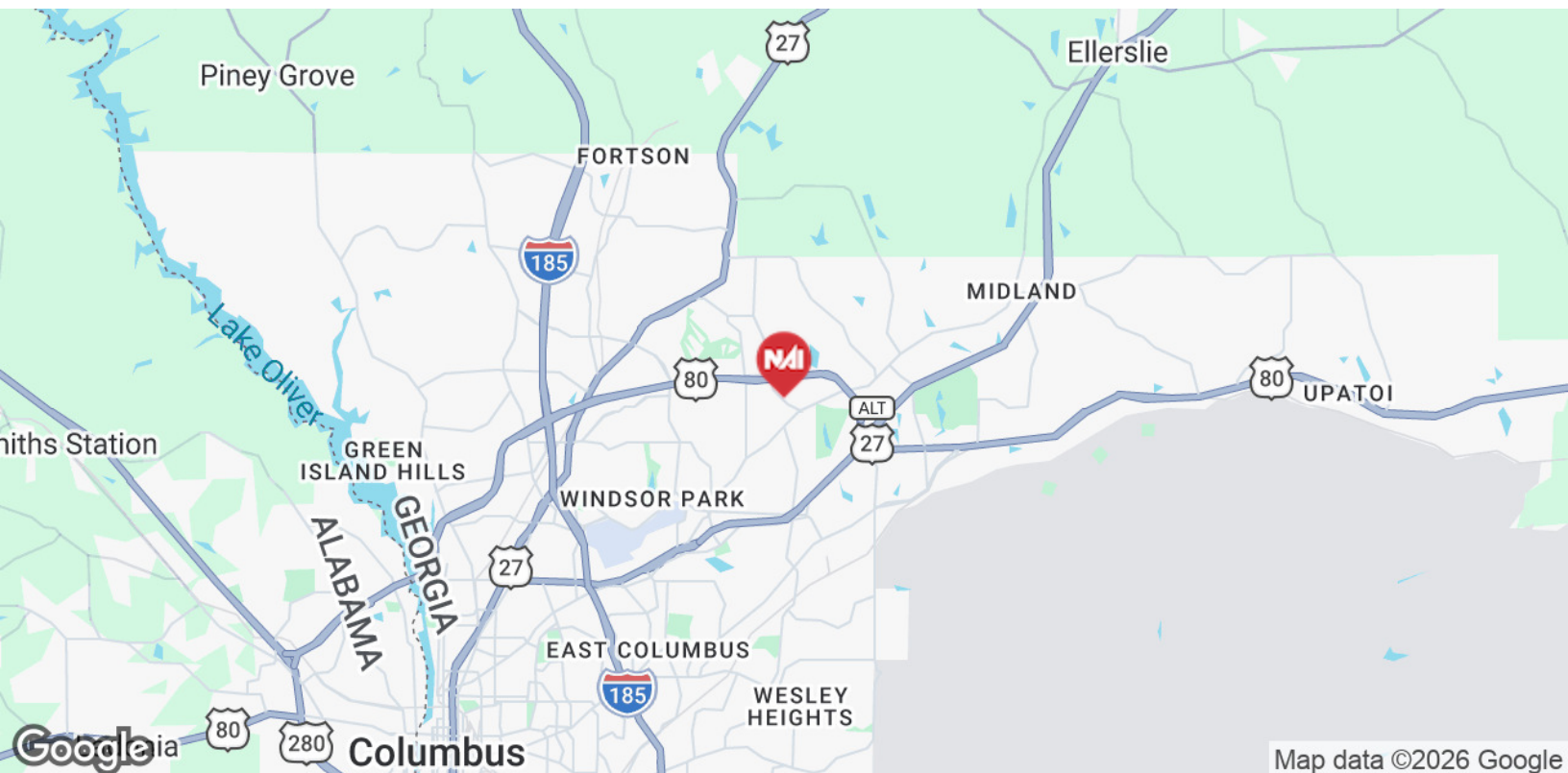
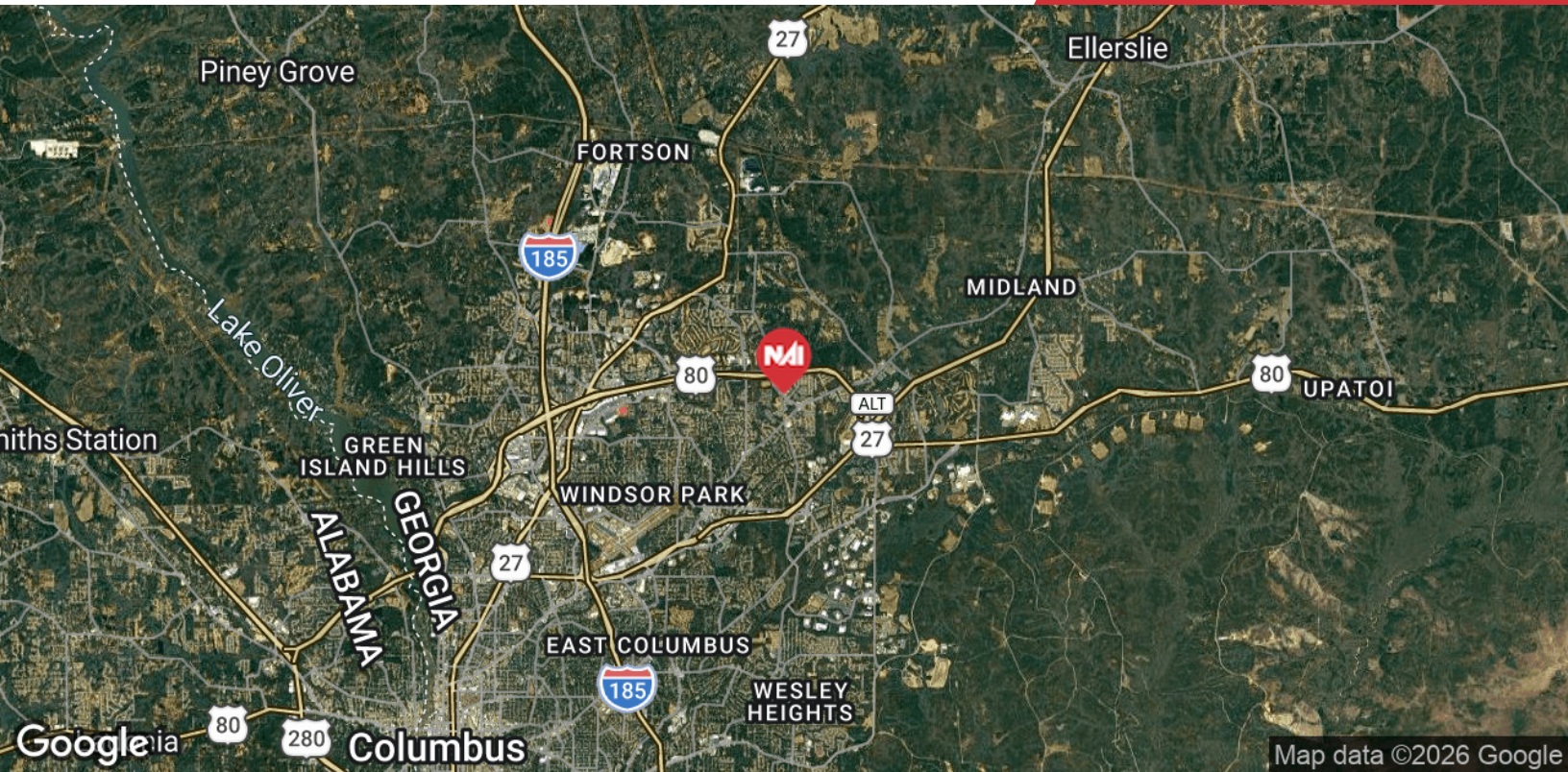
Available Spaces

Suite Size (SF) Lease Type Lease Rate Description

Suite B	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.
Suite C	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.
Suite D	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.
Suite E	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.
Suite F	1,080 SF	NNN	\$20.00 SF/yr	\$20/SF/YR plus CAM charges with a NNN lease. Build-to-suit option available.

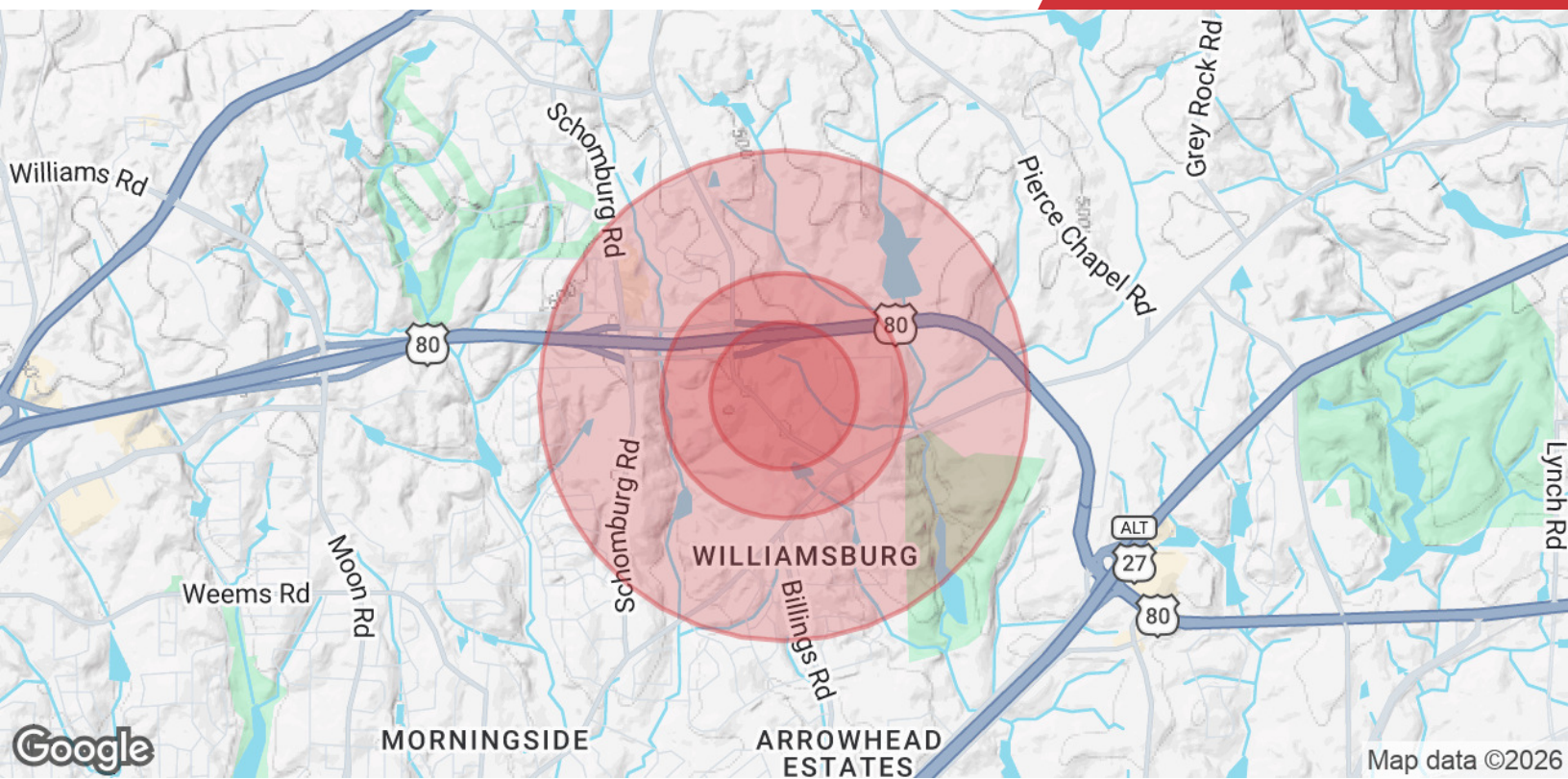






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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	754	2,907	7,096
Average Age	37	37	38
Average Age (Male)	36	36	36
Average Age (Female)	37	38	39

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	279	1,127	2,821
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$156,498	\$138,961	\$117,574
Average House Value	\$440,164	\$377,567	\$323,988

2020 American Community Survey (ACS)