



## 310 Ford Dr

Columbus, Georgia 31907

### Property Highlights

- +/- 5,150 SF office space
- Zoned GC
- Strategic location
- Versatile floorplan

### Property Overview

This +/- 5,150 SF office property presents a prime opportunity for investors seeking stable income in a strategic location. Recently leased under a new 5-year modified gross lease, the property generates \$72,000 in annual gross rental income, with a net income of \$62,621.15 after expenses. This versatile property is zoned GC and designed to accommodate a range of professional uses, featuring a reception area, private offices, a conference room, and coworking spaces. Situated on 0.53 acres with ample parking and excellent access to major roadways, it offers both convenience and functionality. With a sales price of \$595,000 and a 10.5% cap rate, this offering presents an excellent opportunity for investors seeking reliable income and long-term value.

### Offering Summary

<b>Sale Price:</b>	\$595,000
<b>Building Size:</b>	+/- 5,150 SF
<b>Lot Size:</b>	0.53 Acres

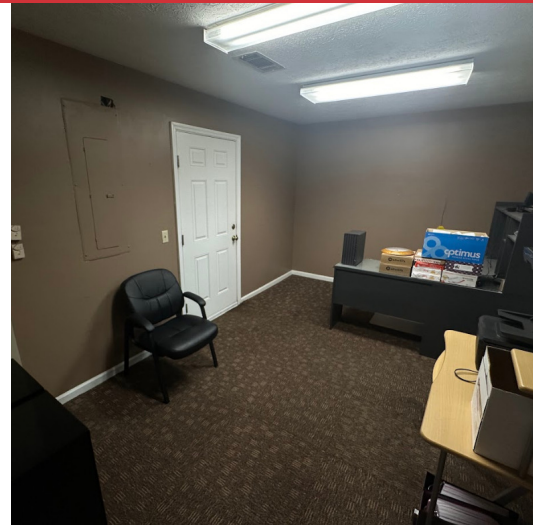
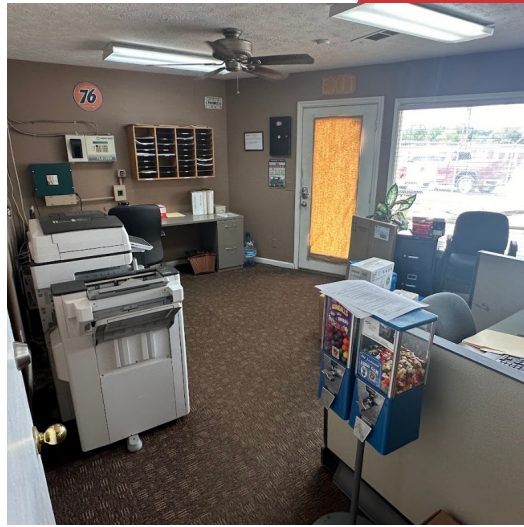
### For More Information

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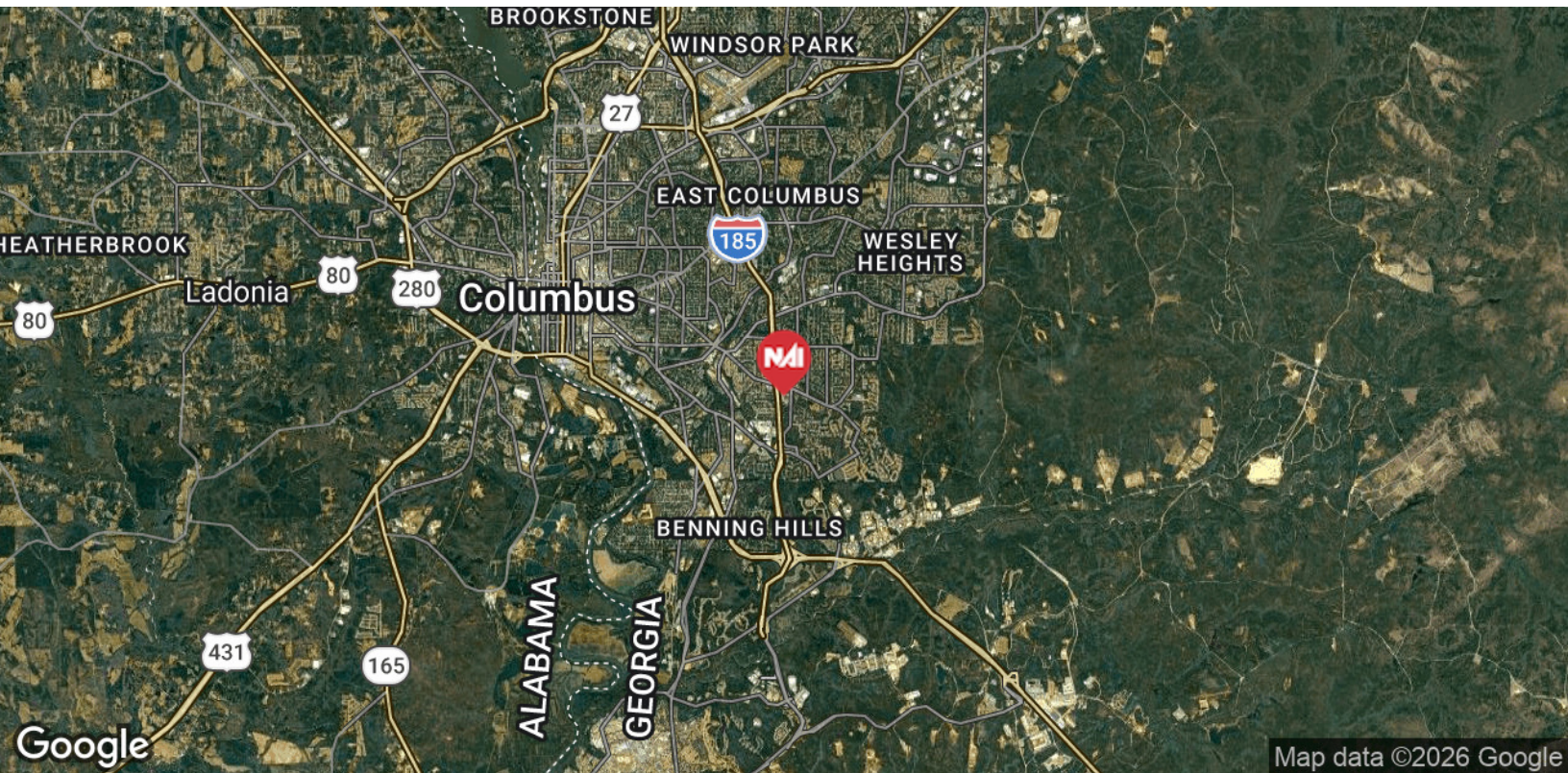
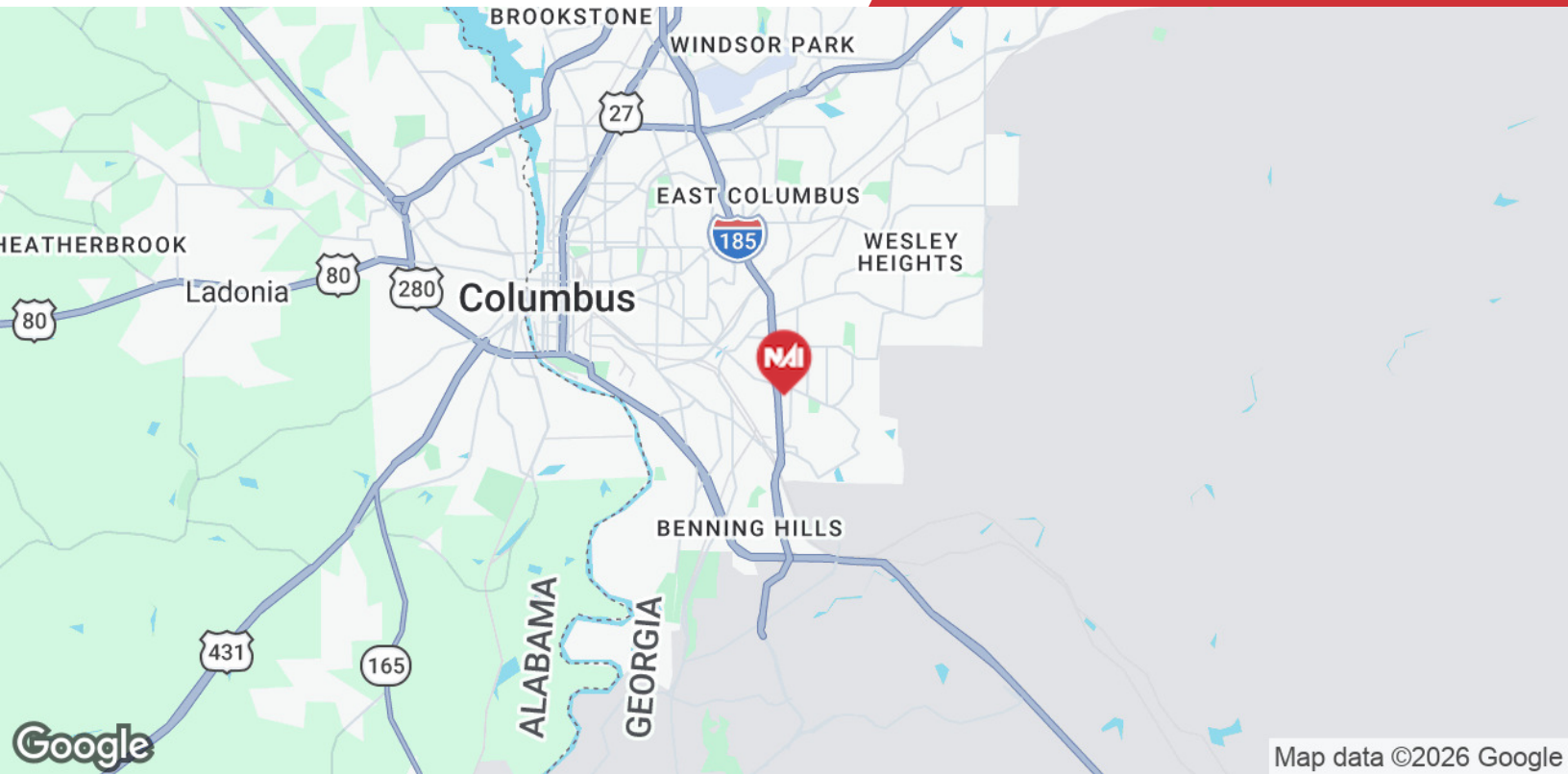
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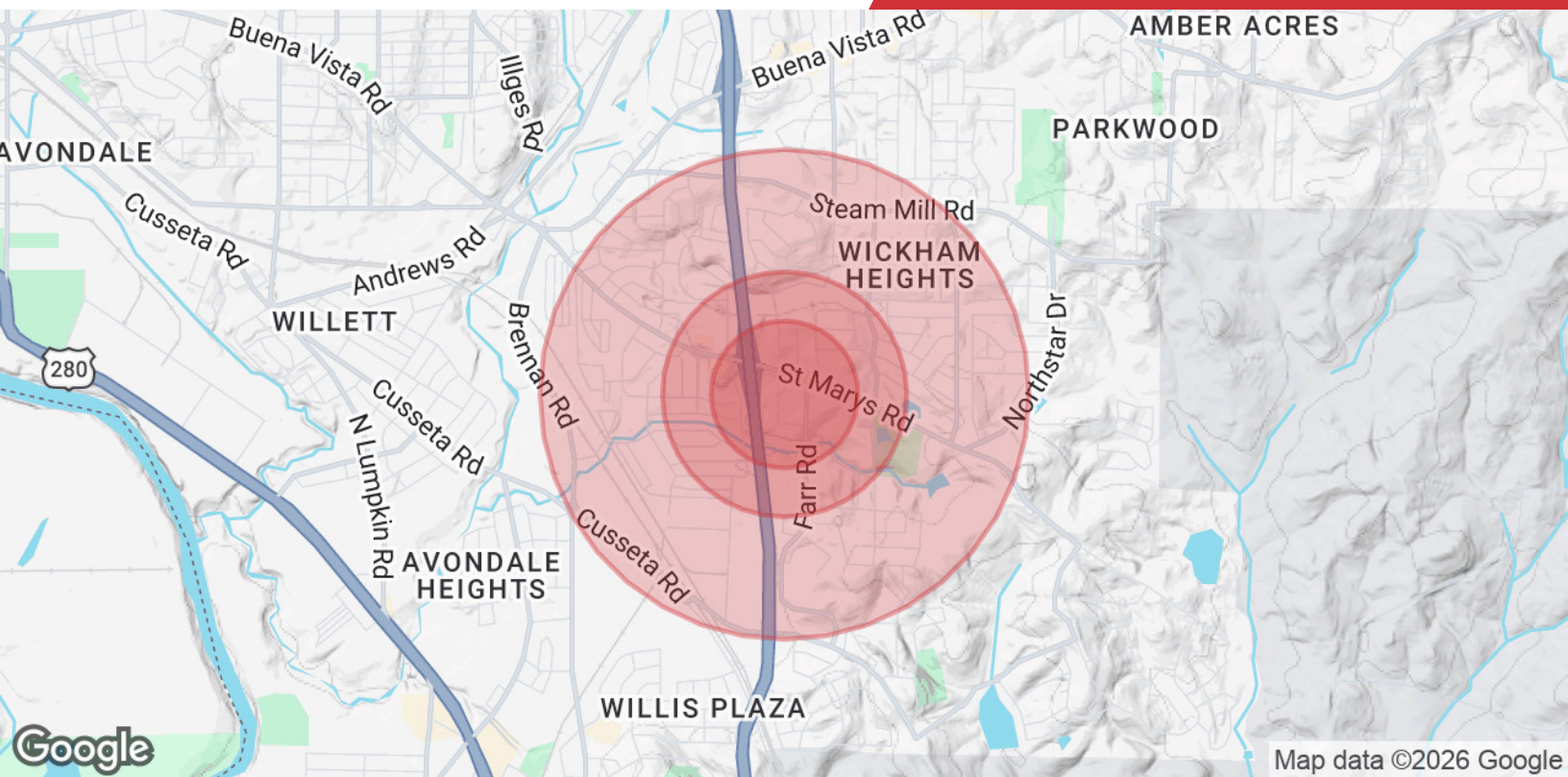
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### Population

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	867	2,530	11,714
<b>Average Age</b>	42	42	40
<b>Average Age (Male)</b>	39	39	37
<b>Average Age (Female)</b>	45	44	42

### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	403	1,145	4,912
<b># of Persons per HH</b>	2.2	2.2	2.4
<b>Average HH Income</b>	\$45,003	\$46,204	\$52,841
<b>Average House Value</b>	\$162,910	\$161,534	\$241,167

2020 American Community Survey (ACS)