



# N. Columbus Retail Center

7465 Blackmon Road  
Columbus, Georgia 31909

## Property Highlights

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

## Property Overview

Premier leasing opportunity in North Columbus Retail Center. This under-construction retail center features six units, each leasing for \$25/SF/YR plus CAM charges with a modified gross lease. Build-to-suit option available.

## Offering Summary

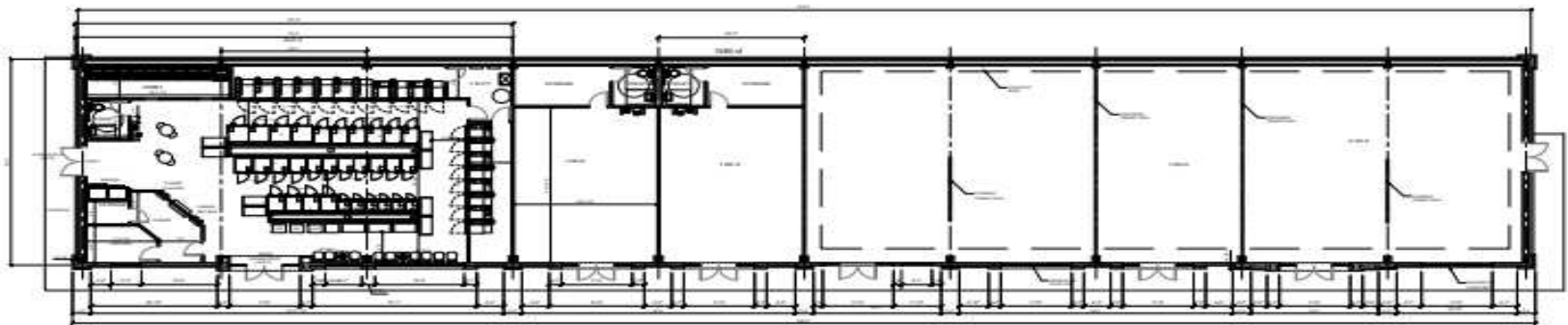
|                       |                      |
|-----------------------|----------------------|
| <b>Lease Rate:</b>    | \$25.00 SF/yr (MG)   |
| <b>Building Size:</b> | +/- 10,808 SF        |
| <b>Available SF:</b>  | +/- 1,080 - 3,240 SF |
| <b>Lot Size:</b>      | +/- 1.06 Acres       |

## Demographics 0.3 Miles 0.5 Miles 1 Mile

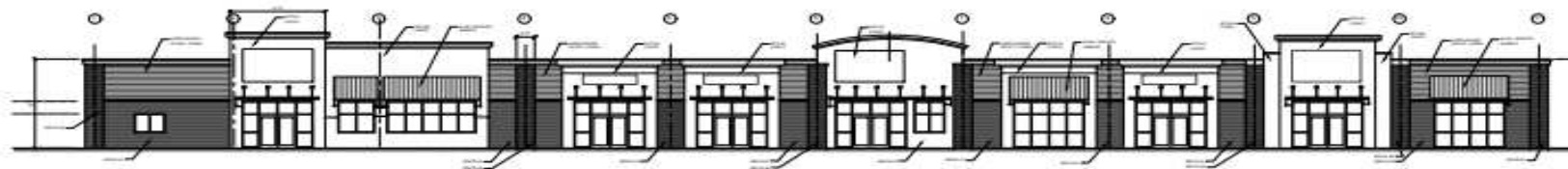
|                          | 0.3 Miles | 0.5 Miles | 1 Mile    |
|--------------------------|-----------|-----------|-----------|
| <b>Total Households</b>  | 279       | 1,127     | 2,821     |
| <b>Total Population</b>  | 754       | 2,907     | 7,096     |
| <b>Average HH Income</b> | \$156,498 | \$138,961 | \$117,574 |

## For More Information

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FLOOR PLAN



FRONT ELEVATION

### Lease Information

|                     |                      |                    |               |
|---------------------|----------------------|--------------------|---------------|
| <b>Lease Type:</b>  | MG                   | <b>Lease Term:</b> | Negotiable    |
| <b>Total Space:</b> | +/- 1,080 - 3,240 SF | <b>Lease Rate:</b> | \$25.00 SF/yr |

### Available Spaces

#### Suite Size (SF) Lease Type Lease Rate Description

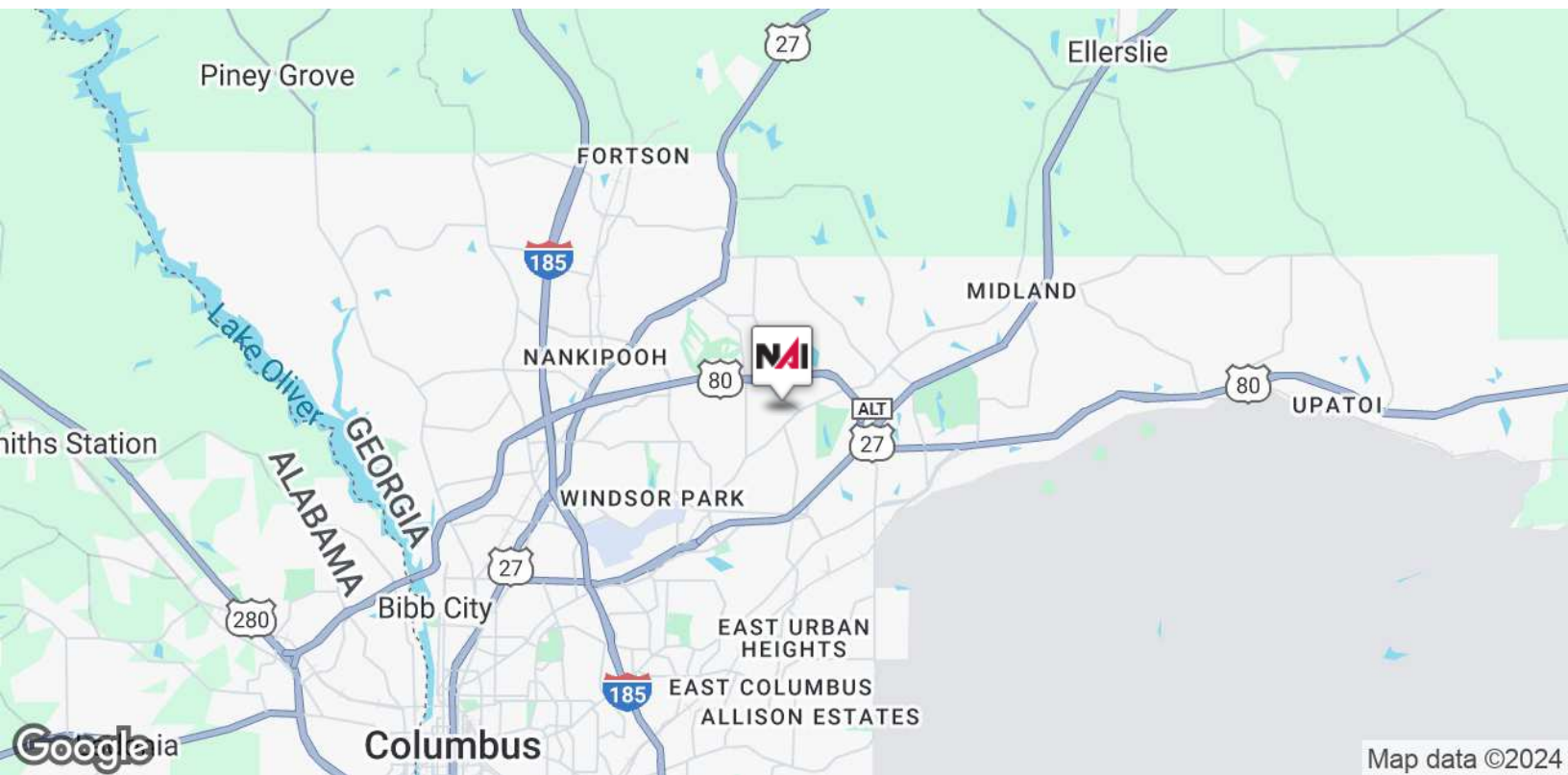
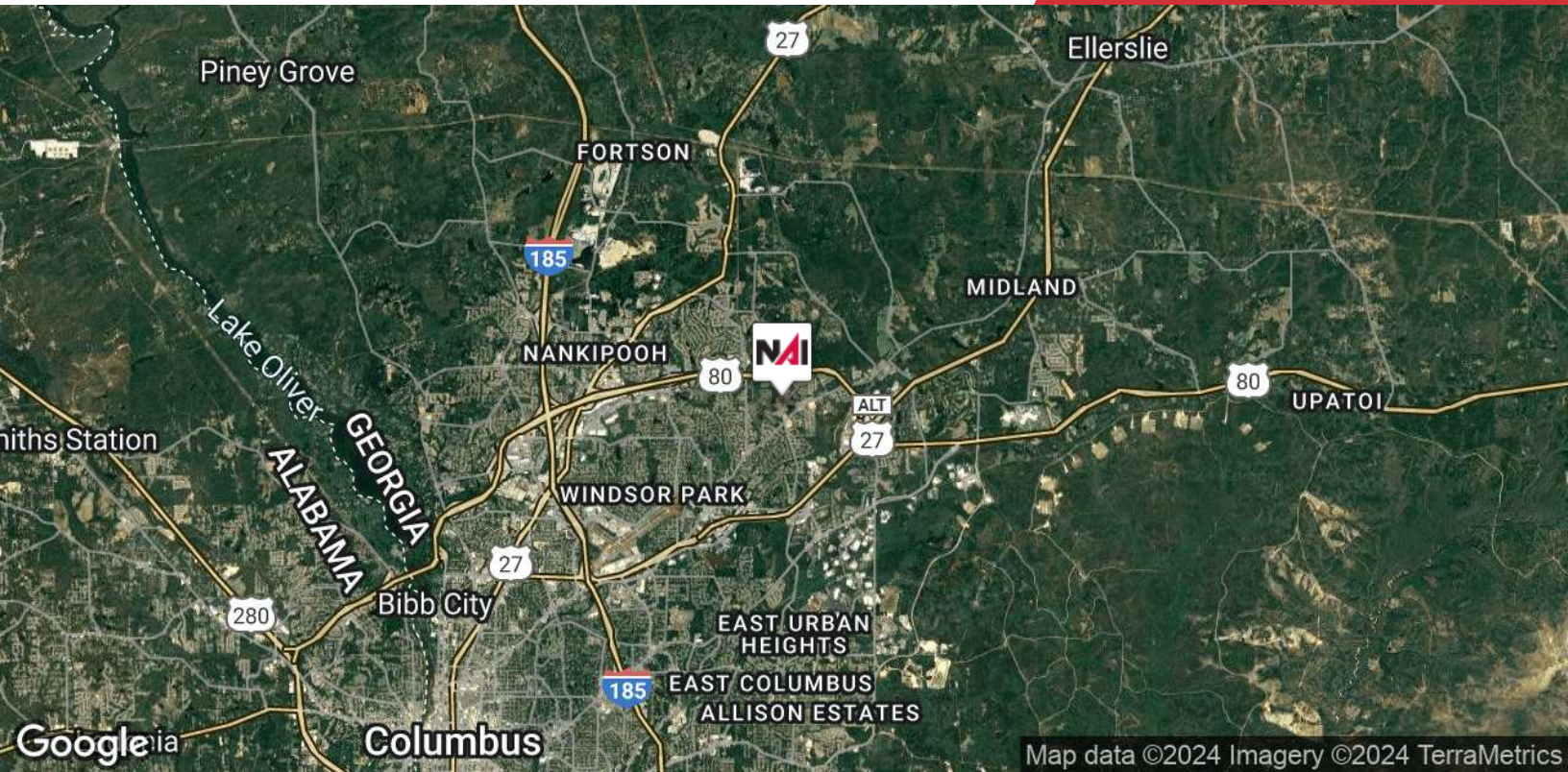
| Suite Size (SF)  | Lease Type     | Lease Rate    | Description  |
|------------------|----------------|---------------|--|
| Suite A 3,240 SF | Modified Gross | \$25.00 SF/yr | \$25/SF/YR plus CAM charges with a modified gross lease. Build-to-suit option available. |
| Suite B 1,080 SF | Modified Gross | \$25.00 SF/yr | \$25/SF/YR plus CAM charges with a modified gross lease. Build-to-suit option available. |
| Suite C 1,080 SF | Modified Gross | \$25.00 SF/yr | \$25/SF/YR plus CAM charges with a modified gross lease. Build-to-suit option available. |
| Suite D 2,164 SF | Modified Gross | \$25.00 SF/yr | \$25/SF/YR plus CAM charges with a modified gross lease. Build-to-suit option available. |
| Suite E 1,080 SF | Modified Gross | \$25.00 SF/yr | \$25/SF/YR plus CAM charges with a modified gross lease. Build-to-suit option available. |
| Suite F 2,164 SF | Modified Gross | \$25.00 SF/yr | \$25/SF/YR plus CAM charges with a modified gross lease. Build-to-suit option available. |

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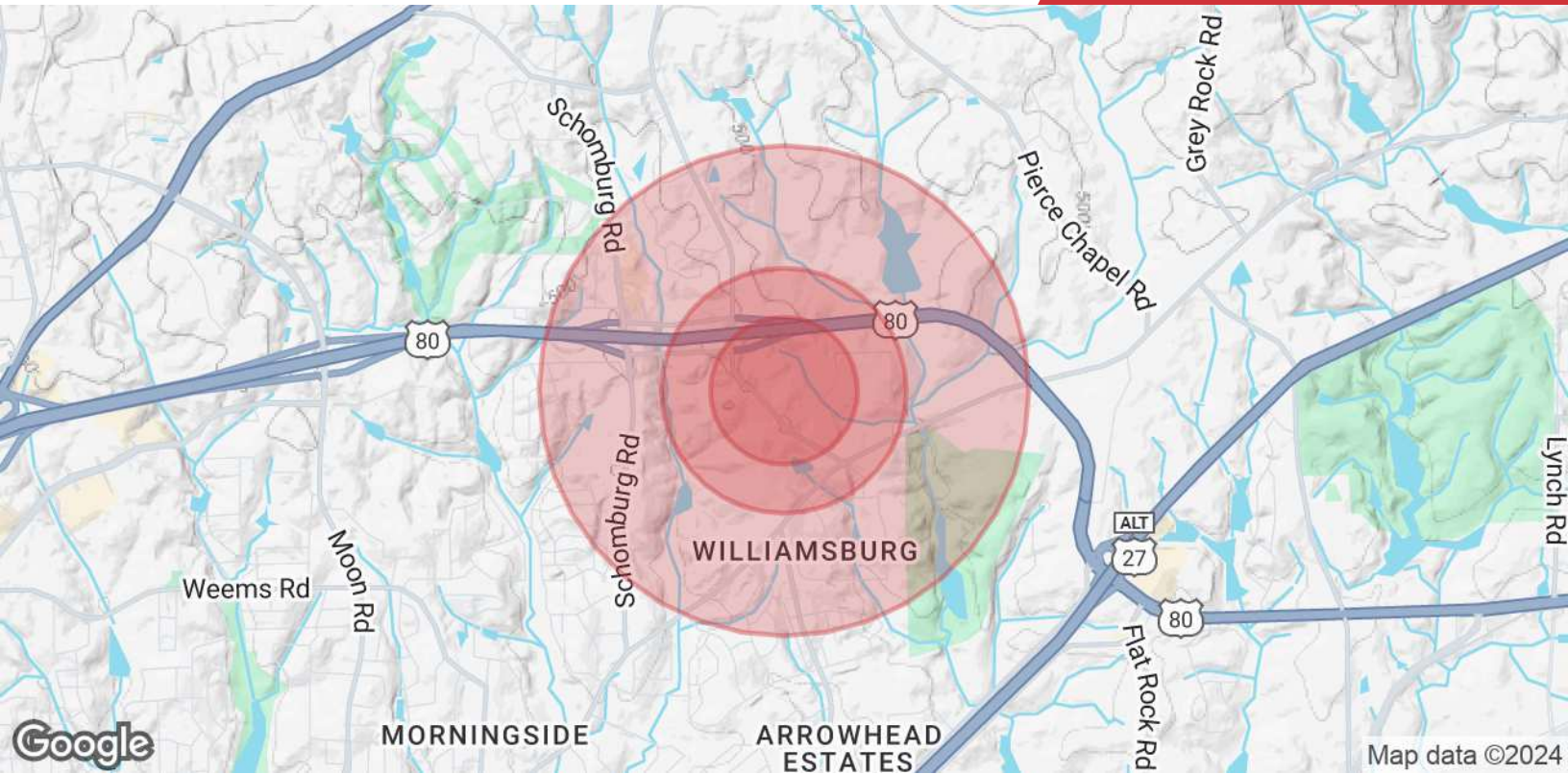
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| <b>Population</b>              | <b>0.3 Miles</b> | <b>0.5 Miles</b> | <b>1 Mile</b> |
|--------------------------------|------------------|------------------|---------------|
| <b>Total Population</b>        | 754              | 2,907            | 7,096         |
| <b>Average Age</b>             | 37               | 37               | 38            |
| <b>Average Age (Male)</b>      | 36               | 36               | 36            |
| <b>Average Age (Female)</b>    | 37               | 38               | 39            |
| <b>Households &amp; Income</b> | <b>0.3 Miles</b> | <b>0.5 Miles</b> | <b>1 Mile</b> |
| <b>Total Households</b>        | 279              | 1,127            | 2,821         |
| <b># of Persons per HH</b>     | 2.7              | 2.6              | 2.5           |
| <b>Average HH Income</b>       | \$156,498        | \$138,961        | \$117,574     |
| <b>Average House Value</b>     | \$440,164        | \$377,567        | \$323,988     |

Demographics data derived from AlphaMap

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