

# FOR SALE OR LEASE

**500 ANDREWS RD**  
Columbus, GA 31903



**SALE PRICE**            \$350,000  
**LEASE RATE**        \$3.00 - 5.00 SF/yr

**Tripp Crawford**  
(706) 984-1251

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## PROPERTY DESCRIPTION

This large 24,900 SF warehouse zoned general commercial is located in Columbus, GA. The building has recently received the following updates: renovated bathroom, High Speed Fiber Optic Network Connection, military-grade security system (alarm, sensors on doors and windows), remote lock/unlock capabilities, hardwired exterior cameras, power washing and electric panel to improve power capacity/distribution within the building.

## PROPERTY HIGHLIGHTS

- Fenced Lot
- 1 dock height loading dock
- Heavy 3-phase Power
- 2.7 miles from Railroad; 7 miles from Airport
- Recently Updated
- High Speed Fiber Optic Network Connection
- Military-grade Security System

## OFFERING SUMMARY

Sale Price:	\$350,000
Lease Rate:	\$3.00 - 5.00 SF/yr (Negotiable)
Available SF:	24,900 SF
Lot Size:	0.98 Acres
Building Size:	24,900 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,448	62,764	111,649
Total Population	8,076	130,511	253,284
Average HH Income	\$24,651	\$42,082	\$55,388

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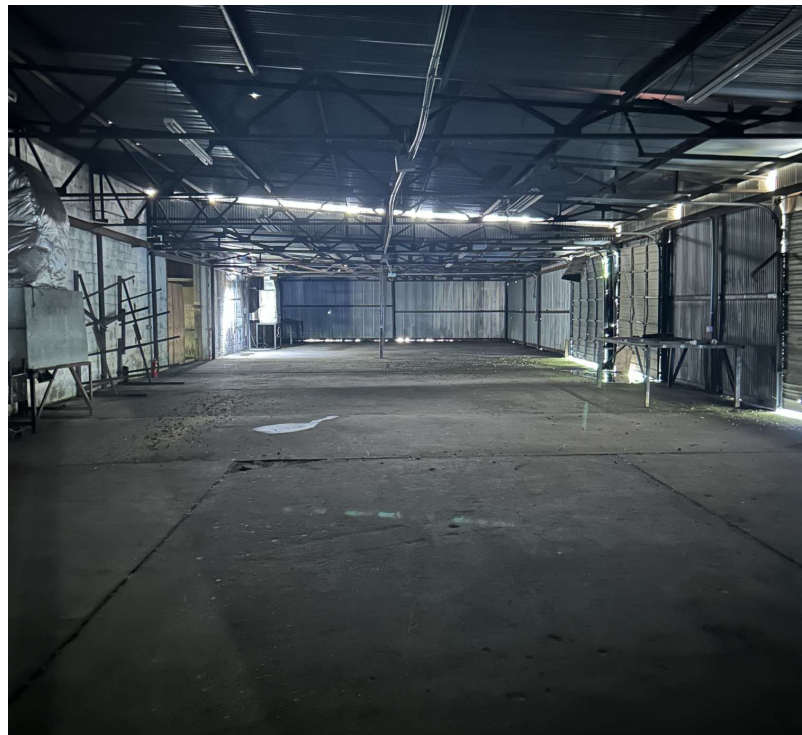


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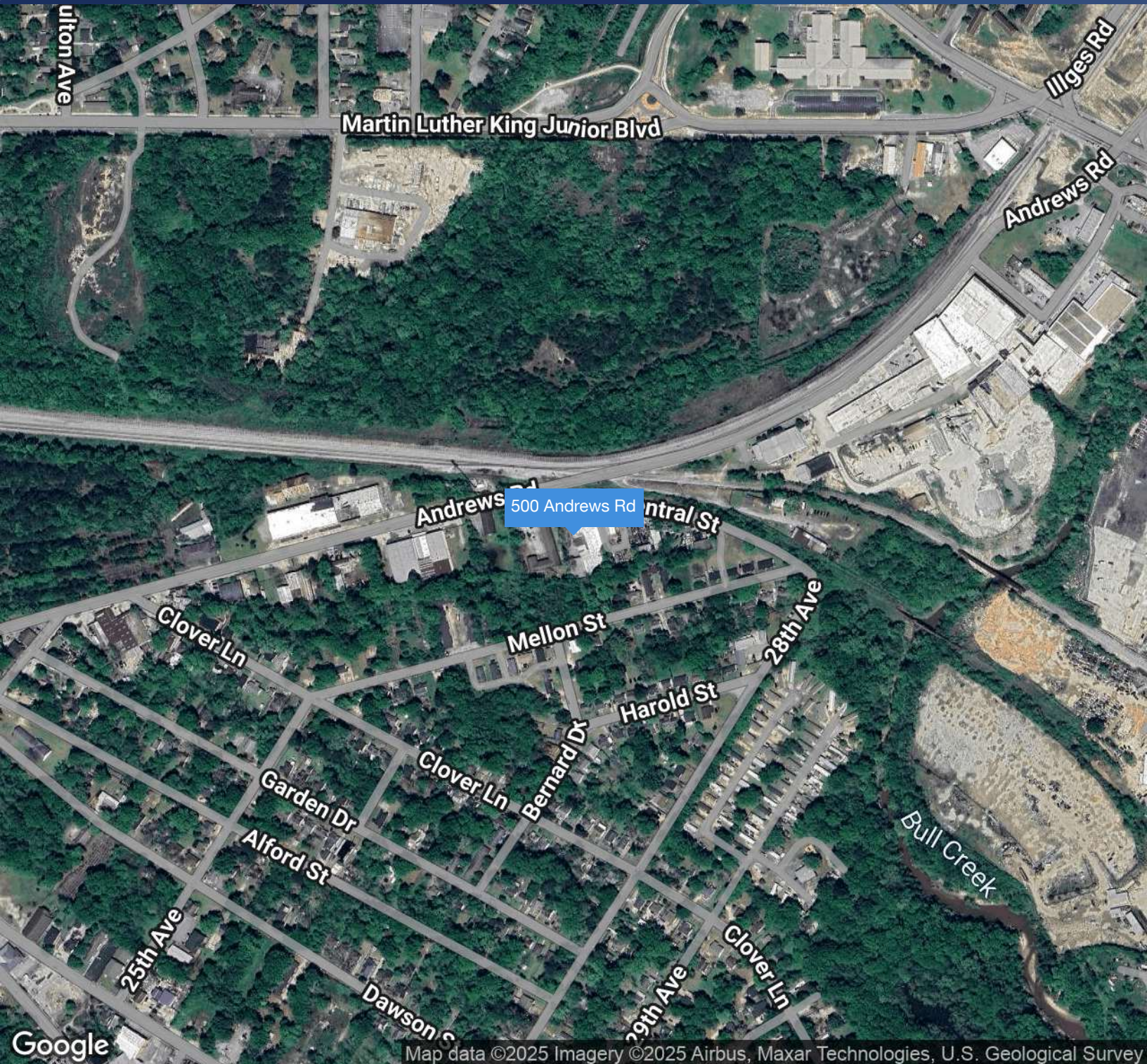


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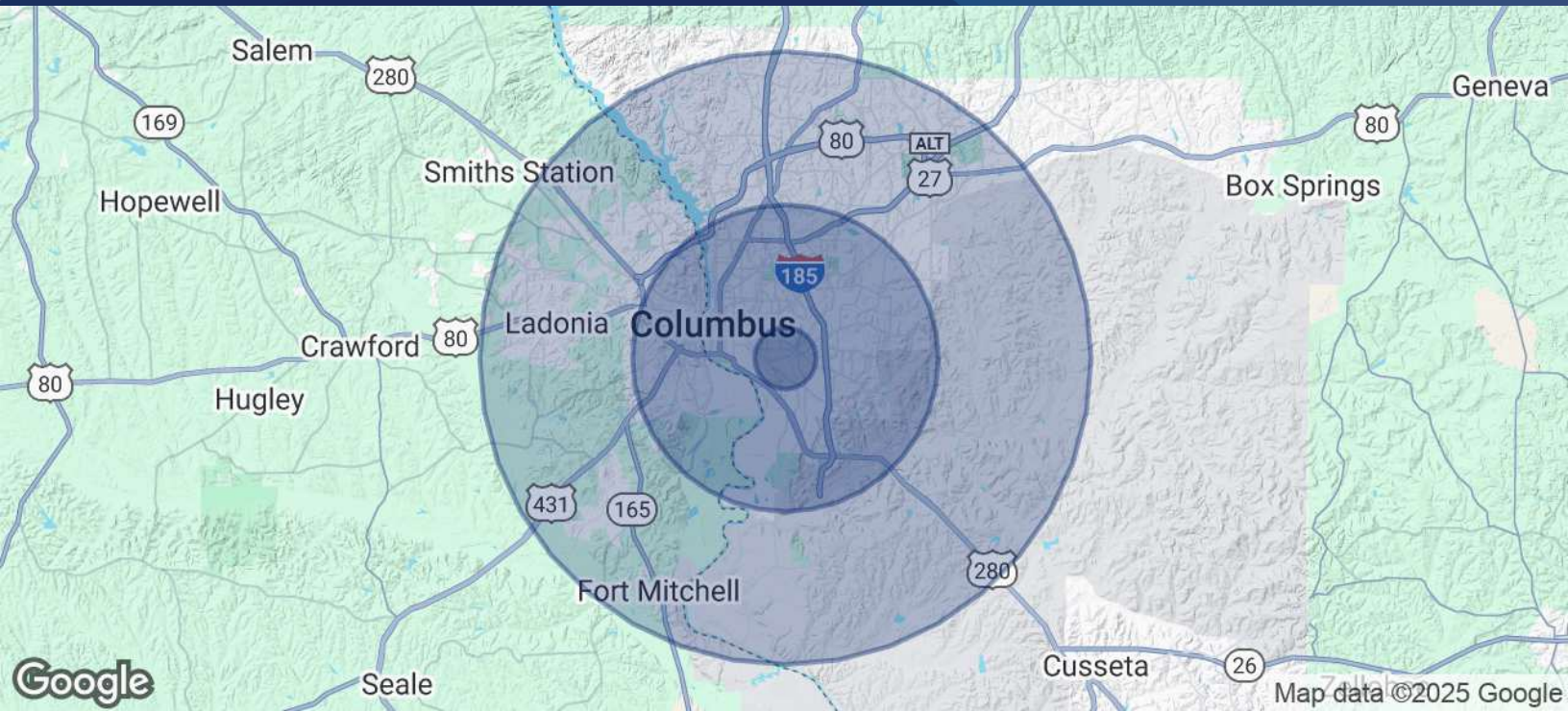


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,076	130,511	253,284
Average Age	35.2	36.1	35.6
Average Age (Male)	32.7	33.4	34
Average Age (Female)	41	38.8	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,448	62,764	111,649
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$24,651	\$42,082	\$55,388
Average House Value	\$51,882	\$99,814	\$131,407

2020 American Community Survey (ACS)

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