



Trailside Shoppes

3709 Gentian Boulevard
Columbus, Georgia 31907

Property Highlights

- All leases are NNN
- Spacious and accommodating layouts
- Close to Manchester Expressway, Columbus State University, and Peachtree Mall

Property Overview

3709 Gentian Boulevard is a prime commercial property with spaces available for lease in Columbus, GA. This modern space boasts a spacious layout accommodating a range of business needs, from retail to office use. With ample parking and high visibility, it offers an ideal location for attracting traffic and customers.

Offering Summary

Lease Rate:	\$15.00 - 16.50 SF/yr (NNN)
Building Size:	+/- 20,363 SF
Available SF:	+/- 2,000 - 3,000 SF
Lot Size:	+/- 1.74 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

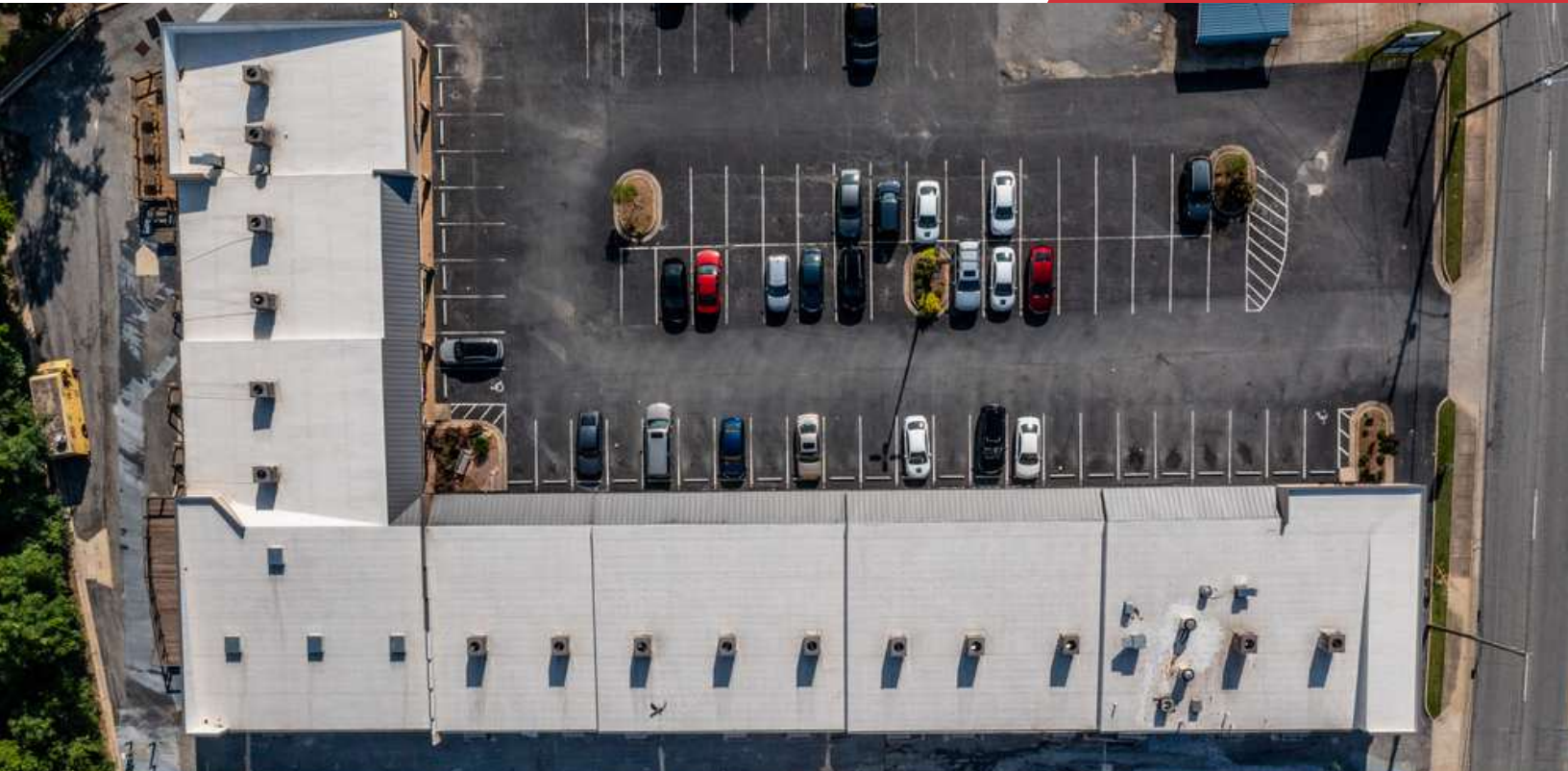
Total Households	267	663	2,597
Total Population	532	1,452	6,462
Average HH Income	\$63,202	\$69,766	\$78,746

For More Information

Amy D. Gill, MICP, MRP

O: 706 660 5418 x1009

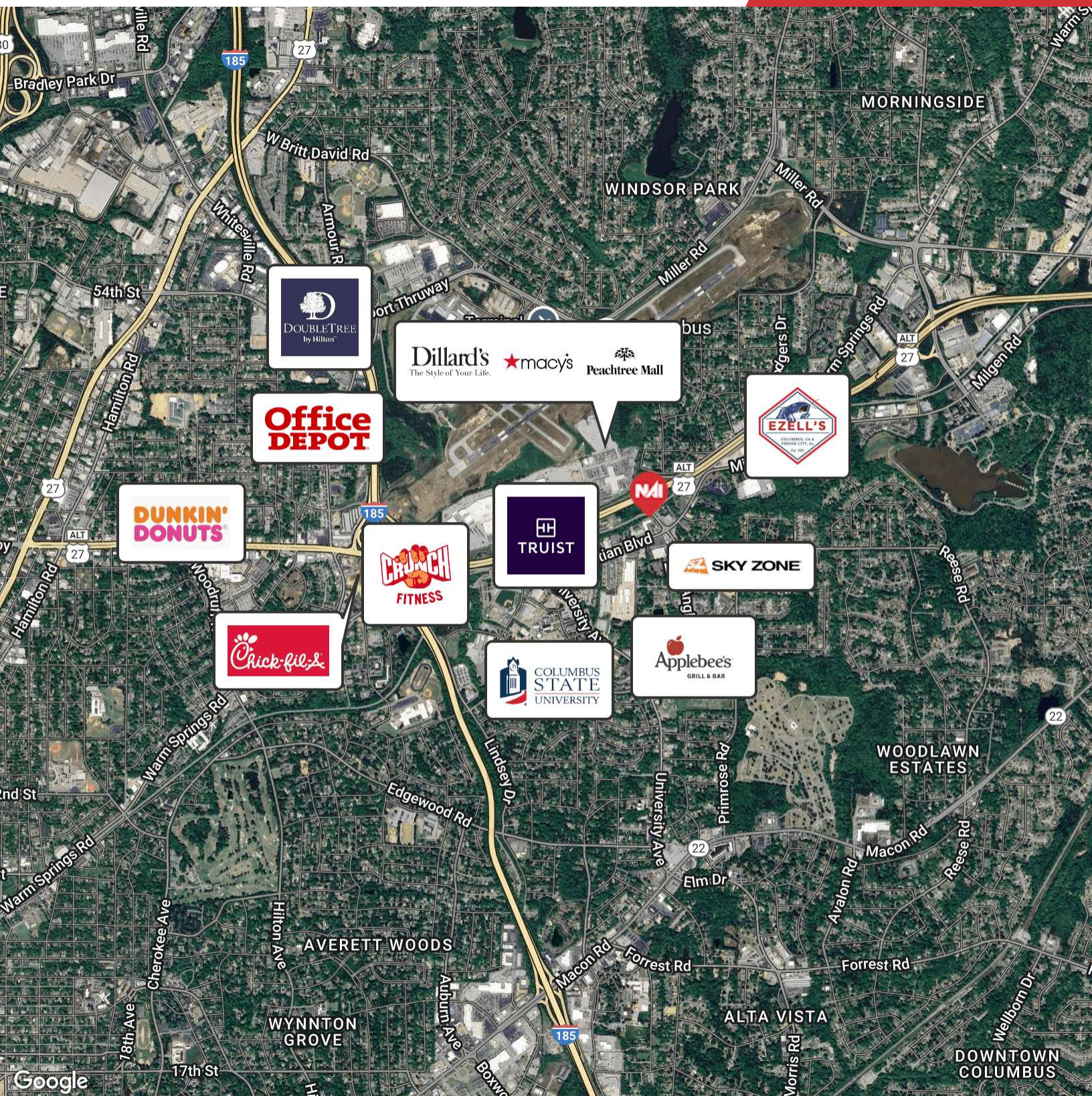
agill@g2cre.com | GA #381793



Available Spaces

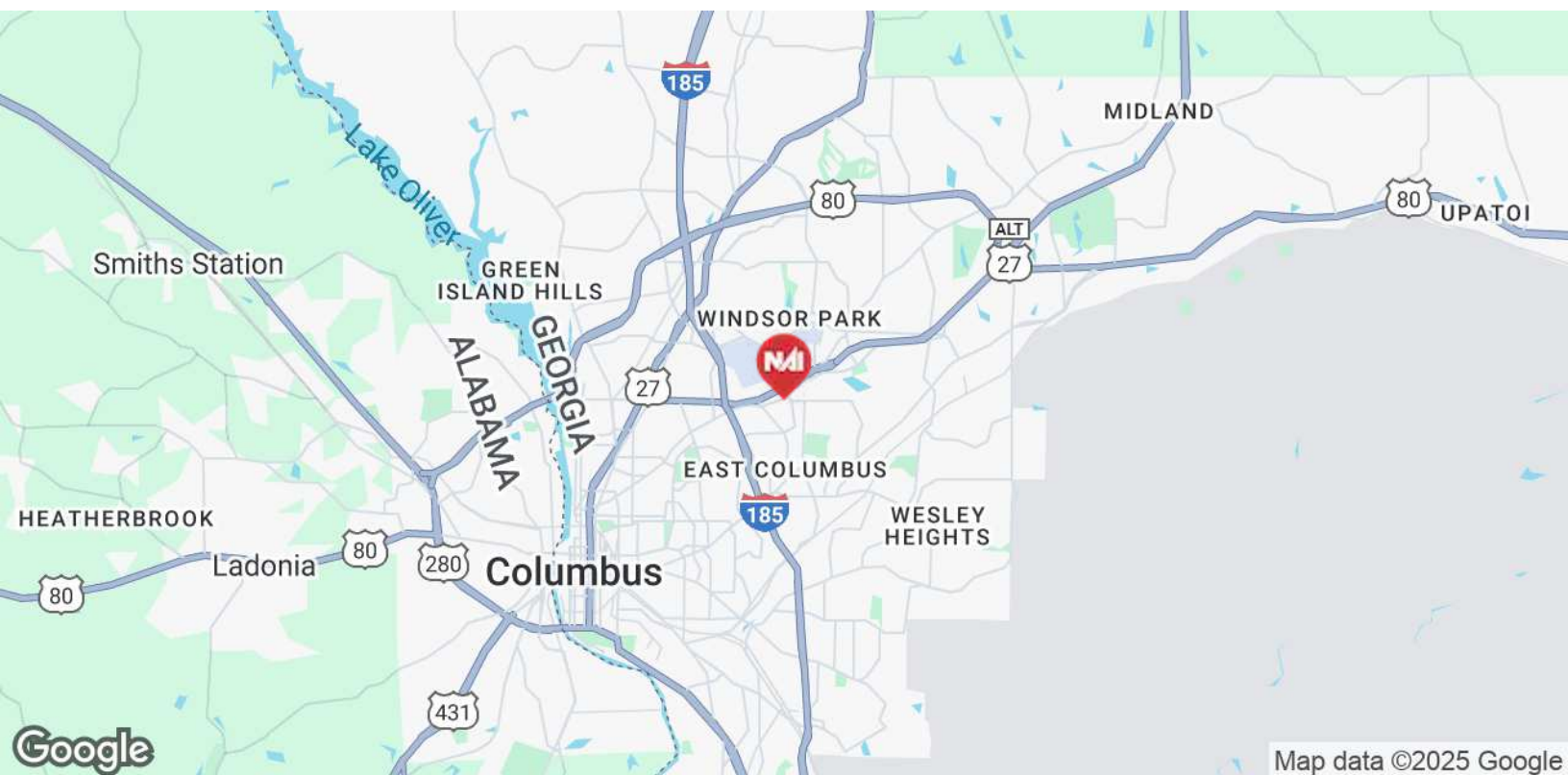
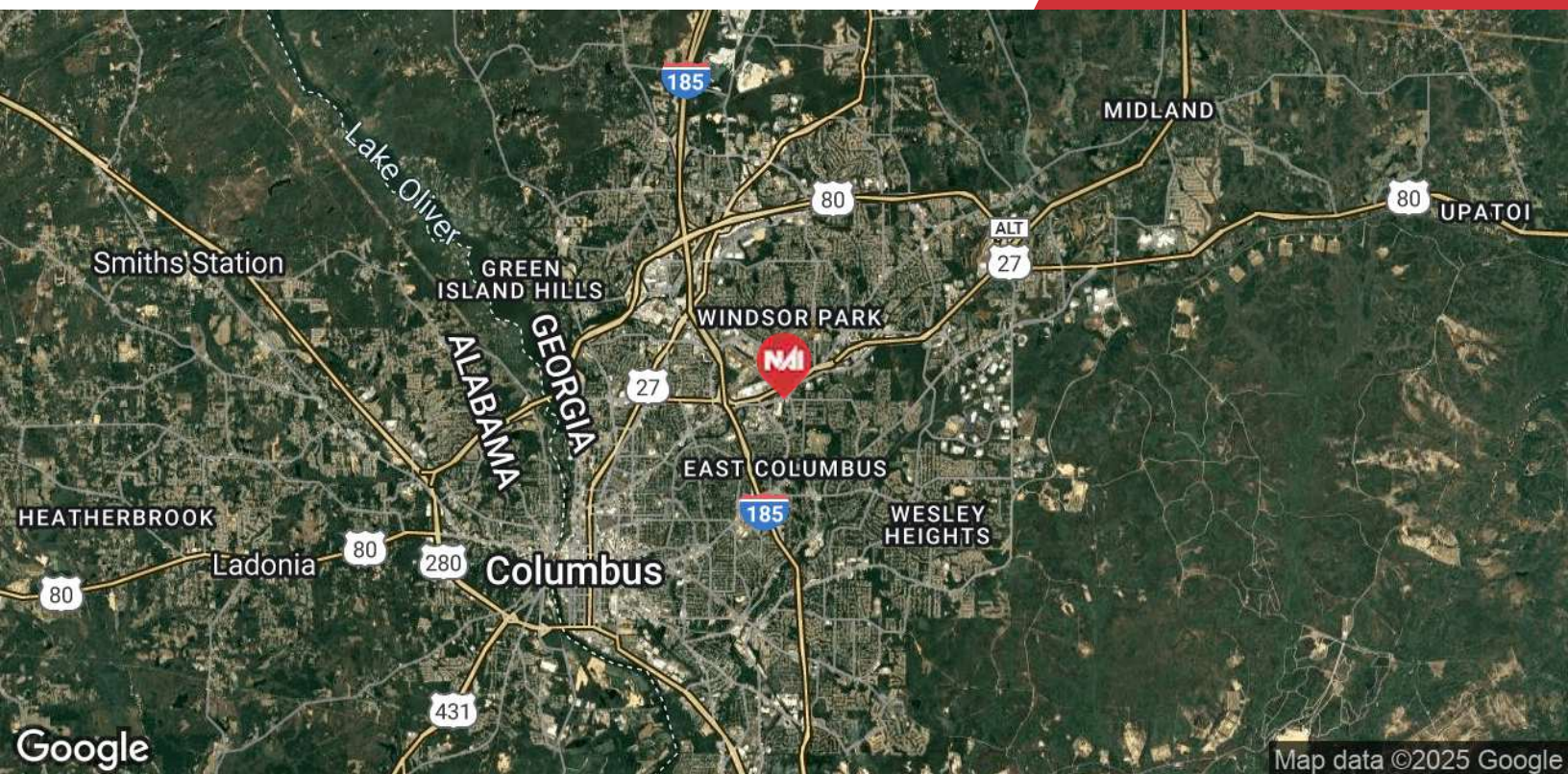
Suite Size (SF) Lease Type Lease Rate Description

Suite 5	3,000 SF	NNN	\$15.00 SF/yr	Suite 5 features a reception area, three classrooms, two private offices, and restrooms. This +/- 3,000 SF space is well-maintained and has LVP flooring throughout. Space leases for \$15/SF/year plus CAM charges with a NNN lease. Space will be available March 1, 2025.
Suite 7/8	2,000 SF	NNN	\$15.00 SF/yr	2,000 SF retail space available 11/1/25. \$15/SF/mo + CAM charges
Suite 12	3,089 SF	NNN	\$15.00 SF/yr	Adaptable space that is perfectly suited for a wide range of professional needs. Previously used as a physical therapy office, this space features a waiting and reception area, private office, exam room, kitchen, and a spacious great room. The property features convenient parking facilities, easy accessibility, and close proximity to various conveniences. With a NNN lease, this space offers an ideal opportunity to elevate your business.
Suite 15	2,000 SF	NNN	\$15.00 SF/yr	This +/- 2,000 SF retail space is available for lease for \$15/SF/yr with a triple net lease.
Suite 17	1,750 SF	NNN	\$16.50 SF/yr	This ±1,750 square foot second-generation restaurant space offers a turnkey opportunity for a restaurant operator seeking a well-equipped location. The inside features essential features, including a fire suppression vent hood, three-compartment sink, hot water heater, hand washing sink, mop sink, and two restrooms. Additionally, the property includes a large outdoor patio, providing ample space for additional seating.



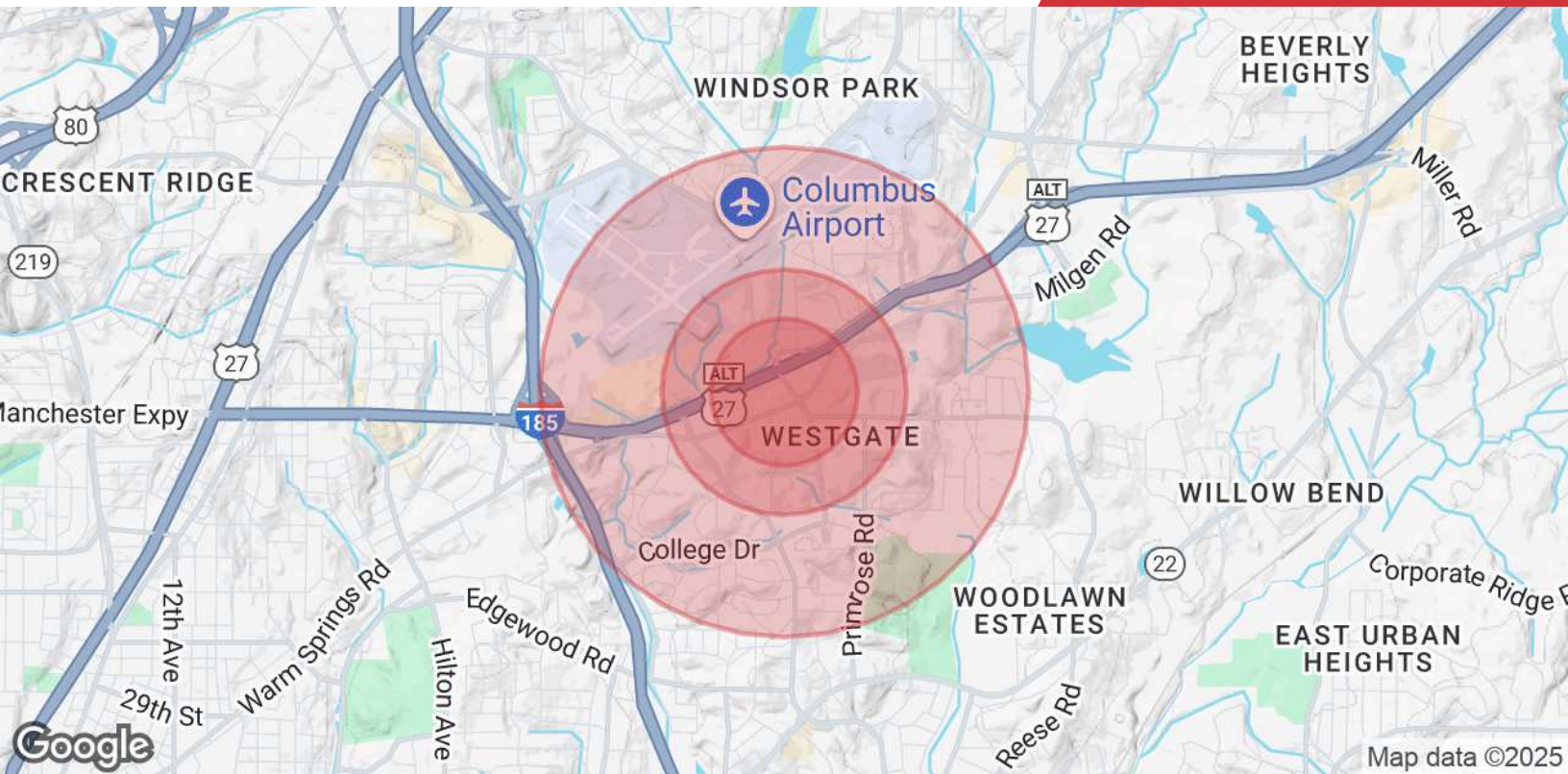
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	532	1,452	6,462
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	41	39	37

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	267	663	2,597
# of Persons per HH	2	2.2	2.5
Average HH Income	\$63,202	\$69,766	\$78,746
Average House Value	\$290,361	\$266,473	\$238,240

Demographics data derived from AlphaMap