



## East Britt David Road Office Spaces

3878 E Britt David Rd  
Columbus, Georgia 31909

### Property Highlights

- Abundant parking for tenants and guests
- Easy accessibility to major roadways
- Versatile layout to accommodate various business needs
- Convenient location for staff and clients

### Property Overview

3878 E Britt David Road is a recently updated office building with one available suite. The property offers ample parking for employees and customers, convenient access to major roadways, and a well-maintained exterior. Inside, the spacious and newly renovated interior provides a flexible canvas for creating a tailored workspace. This property presents a prime opportunity to establish your business in a sought-after location.

\*\*Member(s) of the property ownership are licensed real estate

### Offering Summary

<b>Lease Rate:</b>	\$1,500.00 per month (MG)
<b>Building Size:</b>	4,050 SF
<b>Available SF:</b>	+/- 1,000 SF
<b>Lot Size:</b>	0.36 Acres

### Demographics 0.3 Miles 0.5 Miles 1 Mile

<b>Total Households</b>	257	836	3,143
<b>Total Population</b>	558	1,782	6,973
<b>Average HH Income</b>	\$60,333	\$60,911	\$68,142

### For More Information

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### Lease Information

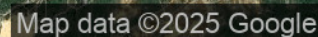
<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,000 SF	<b>Lease Rate:</b>	\$1,500.00 per month

### Available Spaces

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

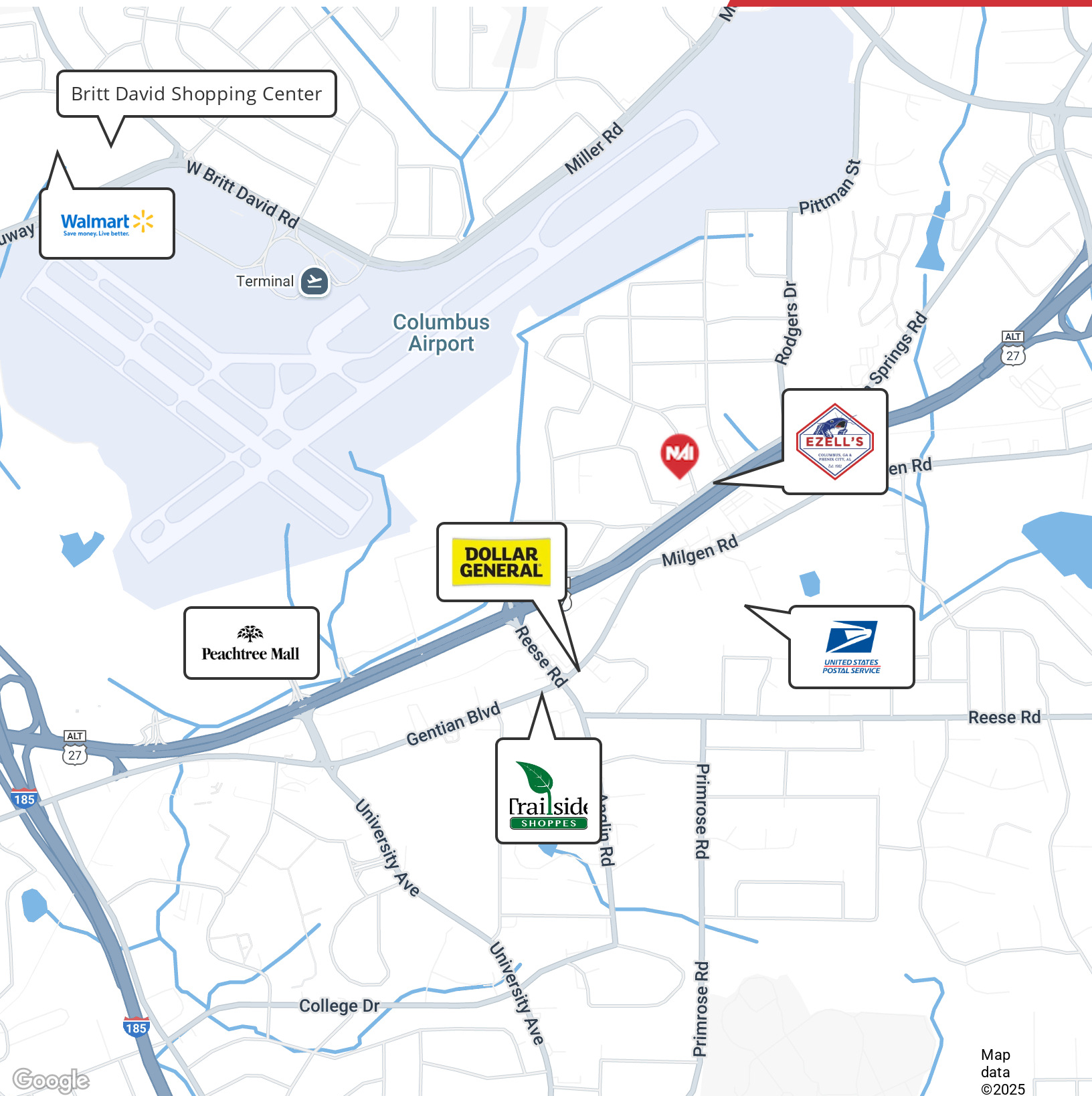
Suite 3	1,000 SF	Modified Gross	\$1,500 per month	Suite 3 is designed to accommodate various work-related needs with its mix of private offices, a flexible open area, a restroom, and a compact kitchen. Available 11/1/25.
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Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
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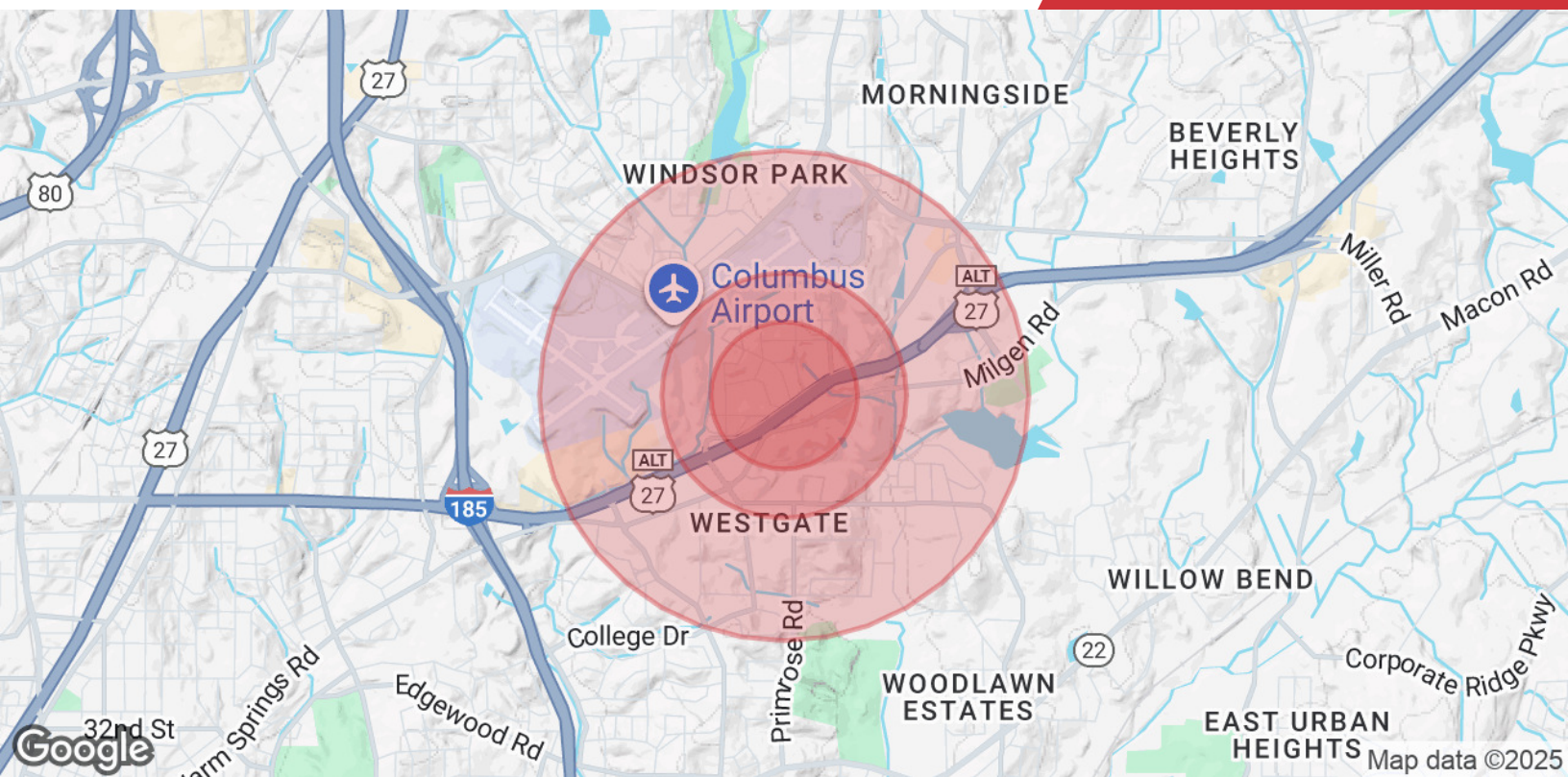




Map  
data  
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## Population

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	558	1,782	6,973
<b>Average Age</b>	35	35	37
<b>Average Age (Male)</b>	33	34	36
<b>Average Age (Female)</b>	36	37	39

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	257	836	3,143
<b># of Persons per HH</b>	2.2	2.1	2.2
<b>Average HH Income</b>	\$60,333	\$60,911	\$68,142
<b>Average House Value</b>	\$185,570	\$198,893	\$224,990

Demographics data derived from AlphaMap

## Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.