

**1237 1ST AVE
COLUMBUS, GA 31901**



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**WOODRUFF W BROKERAGE
COMPANY**

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PROPERTY SUMMARY



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Office space in the heart of Uptown Columbus, offering a prime location near Broadway, the Chattahoochee RiverWalk, restaurants, retail, and government offices. Well-suited for a range of professional and general businesses. Restroom facilities are shared and maintained in common with other tenants.

DEMOGRAPHICS	1 MILE	5 MILES	15 MILES
Total Households	2,509	54,779	120,501
Total Population	5,285	130,842	311,970

PROPERTY HIGHLIGHTS

- Prime Uptown Columbus Office Location
- Open Floor Plan
- Excellent Access to Broadway, Government Offices & RiverWalk
- Corner Location on 13th Street & 1st Ave
- Zoned CRD
- Traffic Count: 25,700 VPD on 13th Street at 1st Avenue
- On-Site Parking Lot

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Available SF:	1,570 - 1,786 SF
Building Size - 2nd Floor:	1,570 SF

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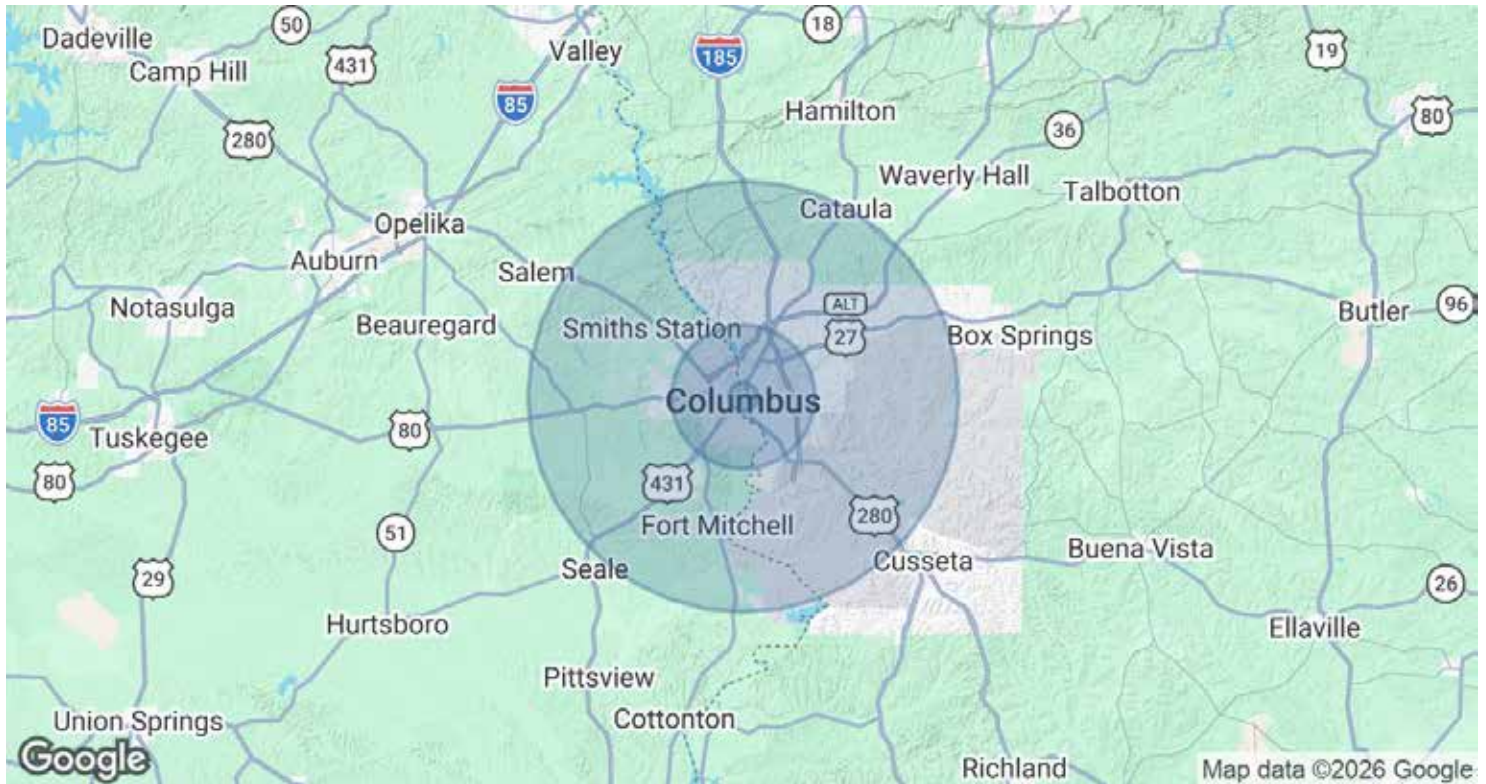
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	15 MILES
Total Population	5,285	130,842	311,970
Average Age	34.8	36.7	36.6
Average Age (Male)	34.0	34.6	35.3
Average Age (Female)	38.9	39.5	38.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	15 MILES
Total Households	2,509	54,779	120,501
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$44,769	\$63,160	\$80,611
Average House Value	\$137,465	\$167,735	\$214,721

2023 American Community Survey (ACS)

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ADDITIONAL PICTURES



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PROPERTY DETAILS & HIGHLIGHTS



Property Type	Office
Property Subtype	Office Building
Building Size-2nd Floor	1,570 SF
Building Class	B

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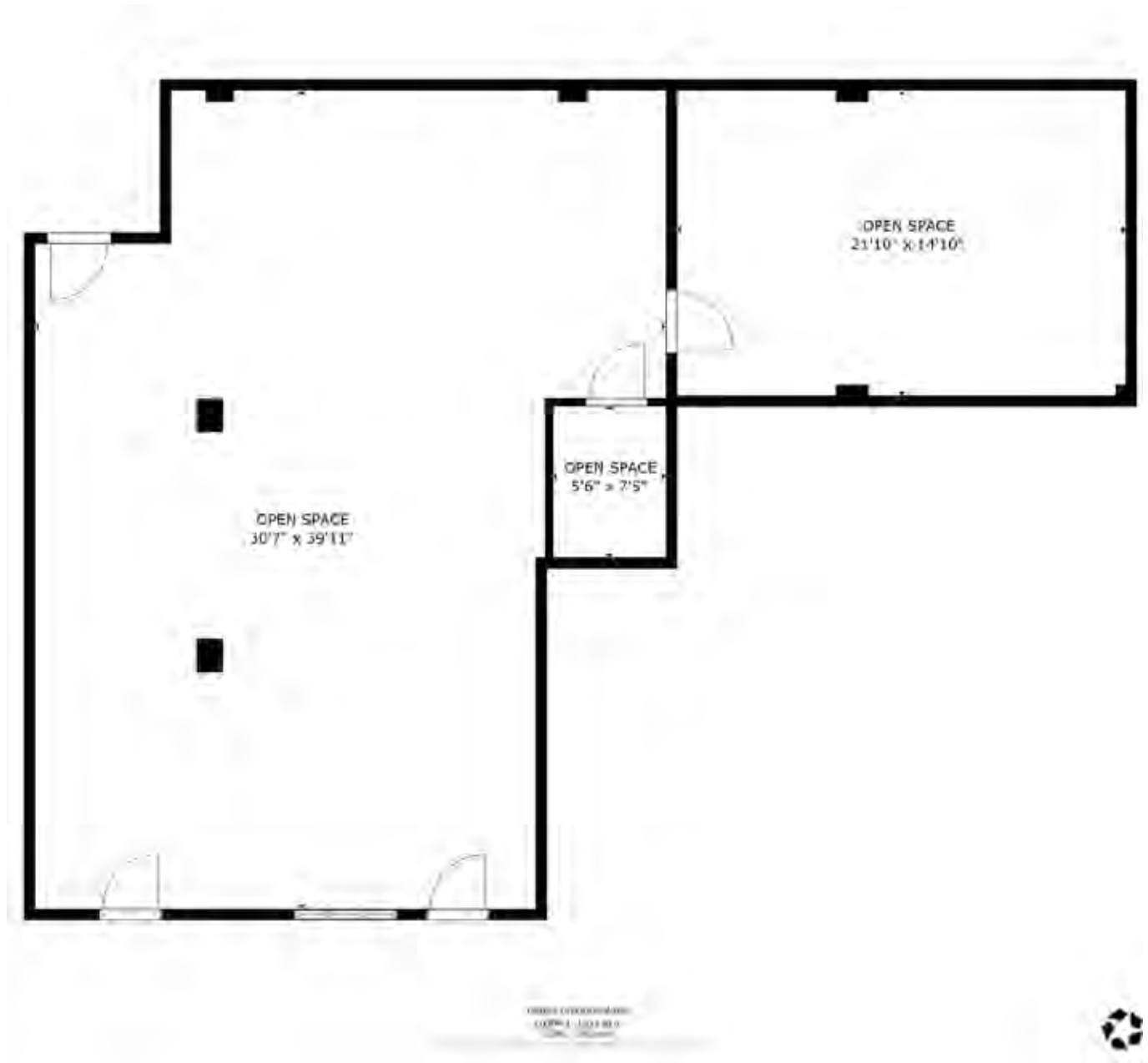
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FLOOR PLAN



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RETAILER MAP



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MEET THE TEAM



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