FOR LEASE

6247 WEST HAMILTON PARK ROAD

Columbus, GA 31909

LEASE RATE $9.60 SF/yr

Carson Cummings
706 289 2468

PROPERTY DESCRIPTION

Strategically located in North Columbus, this location provides easy access to next-day shipping with FedEx and UPS. The commercial flex space has efficient access to U.S. Hwy. 27, U.S. Hwy. 80, I-185 and a 10-minute drive to the Columbus Metropolitan Airport. The property is comprised of 2,500 SF of office/showroom space, with the remaining 12,500 SF being warehouse space. The rental rate includes CAM and utilities, but not landscaping expenses. This is a well-maintained property with a nicely finished interior. This property is offered as a Sub-lease with an expiration date of September 30, 2026. There is the possibility of a direct deal. You don't want to miss this property!

PROPERTY HIGHLIGHTS

- Located in North Columbus off of U.S. Hwy. 27

- Easy access to I-185 and U.S. Hwy. 80

OFFERING SUMMARY

Lease Rate:	$9.60 SF/yr
Available SF:	15,000 SF
Lot Size:	1.61 Acres
Building Size:	15,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	469	2,033
Total Population	49	1,045	4,551
Average HH Income	$75,222	$75,722	$81,247

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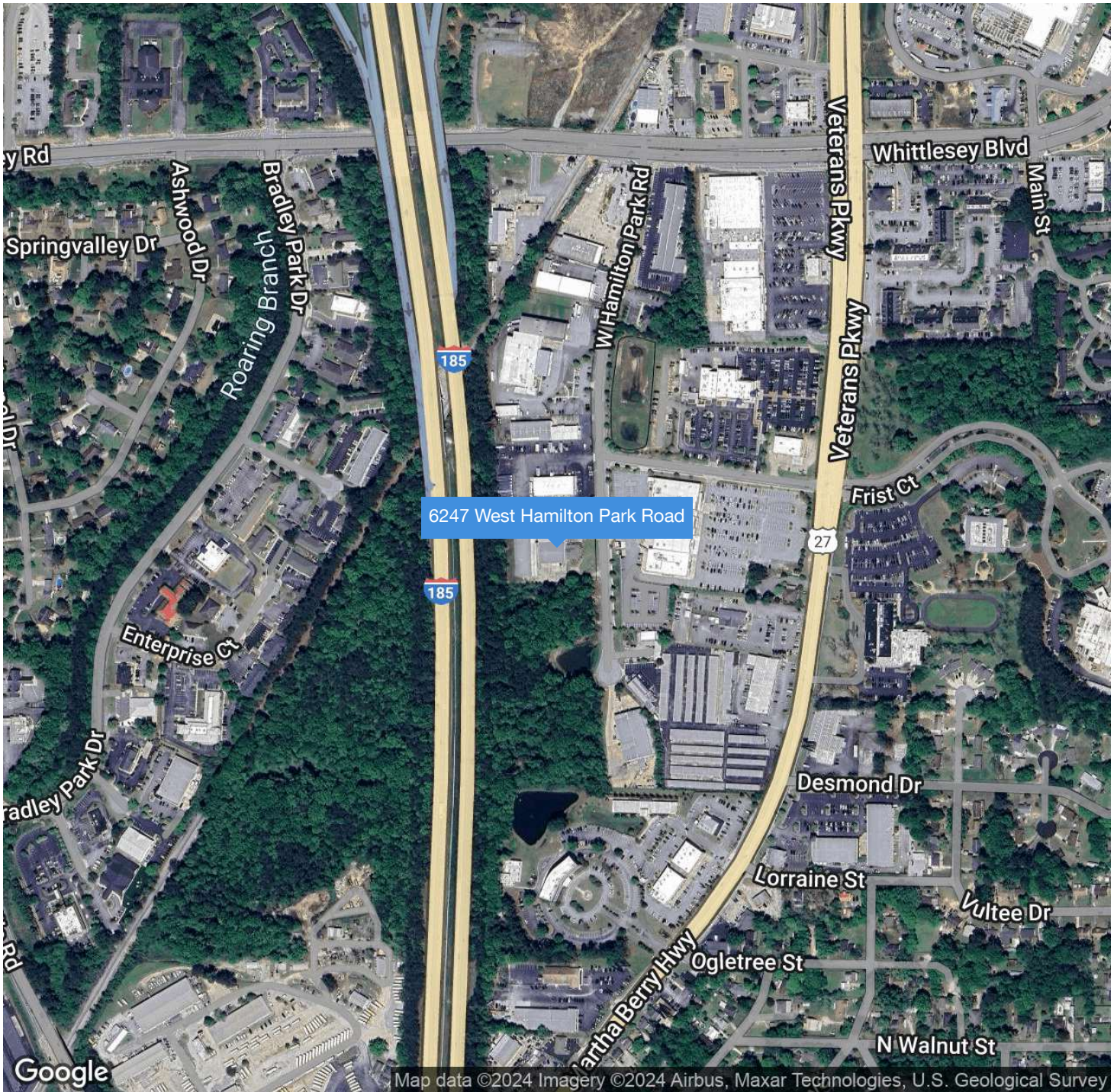### COMMERCIAL
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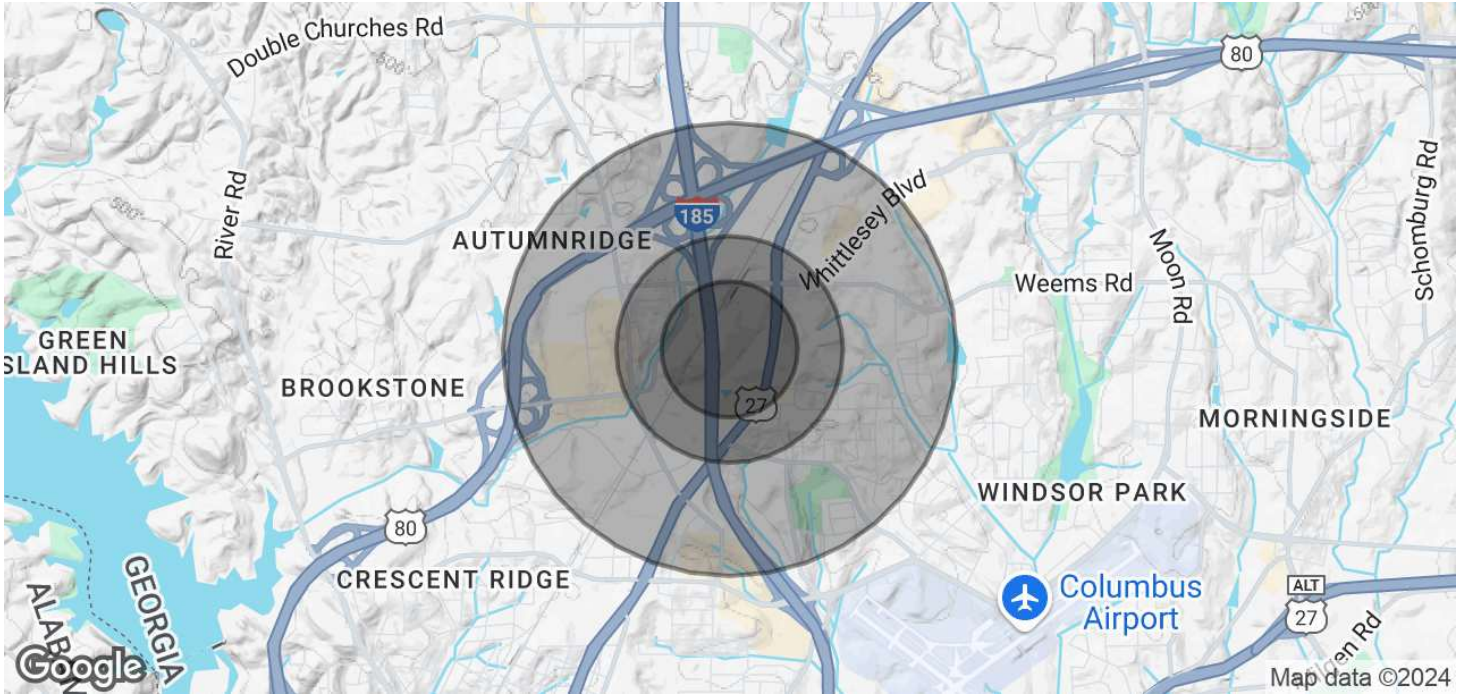6247 West Hamilton Park Road

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	49	1,045	4,551
Average Age	40	39	39
Average Age (Male)	38	37	37
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	469	2,033
# of Persons per HH	2.3	2.2	2.2
Average HH Income	$75,222	$75,722	$81,247
Average House Value	$181,339	$178,724	$199,564

Demographics data derived from AlphaMap

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