

FOR LEASE

5900 RIVER RD., BLDG. 400

Columbus, GA 31904



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Columbus, GA, featuring a well-appointed 3,117 square foot office building. This strategically located property offers an ideal setting for a range of professional endeavors, boasting ample space and versatility to accommodate diverse business needs. With meticulous attention to detail, the building is designed to impress discerning tenants and clients. The property's convenient access to major thoroughfares ensures ease of connectivity. The building includes 5 exam rooms, 1 procedure room, 4 offices (1 with a private bathroom), a reception area with back office filing area, a lobby/waiting area with a restroom and an x-ray room. The building also includes 23 parking spaces.

LOCATION DESCRIPTION

Discover the thriving city of Columbus, GA, where the Southern charm meets modern innovation. This commercial building is located at the intersection of River Road and Bradley Park Drive. The area boasts a strong economy, driven by a diverse range of industries including education, government, financial services, insurance and healthcare. Investors will appreciate the convenience of nearby amenities, such as shopping centers, restaurants, and recreational facilities, ensuring an attractive work-life balance.

PROPERTY HIGHLIGHTS

- Strategic location with convenient access to major thoroughfares
- Modern and well-maintained office space for lease
- Abundant parking for tenants and visitors
- High visibility and signage opportunities for heightened exposure

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	3,117 SF
Building Size:	3,117 SF

Carson Cummings

(706) 289-2468



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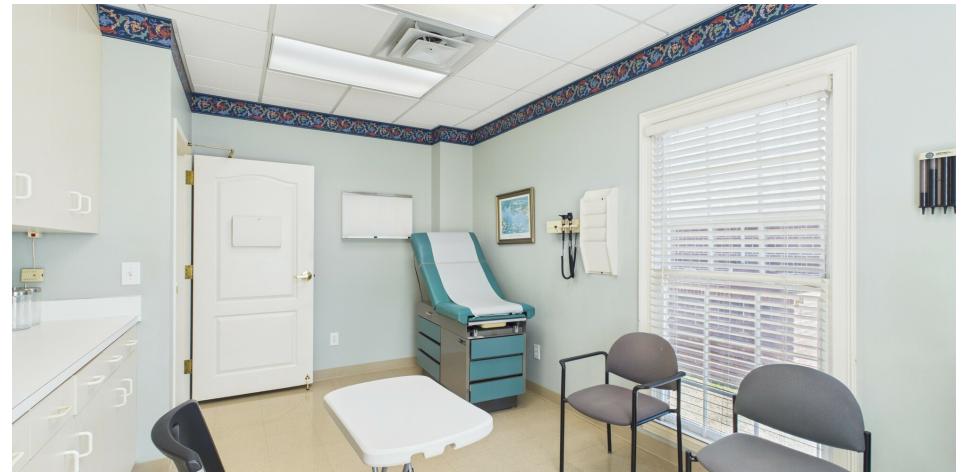
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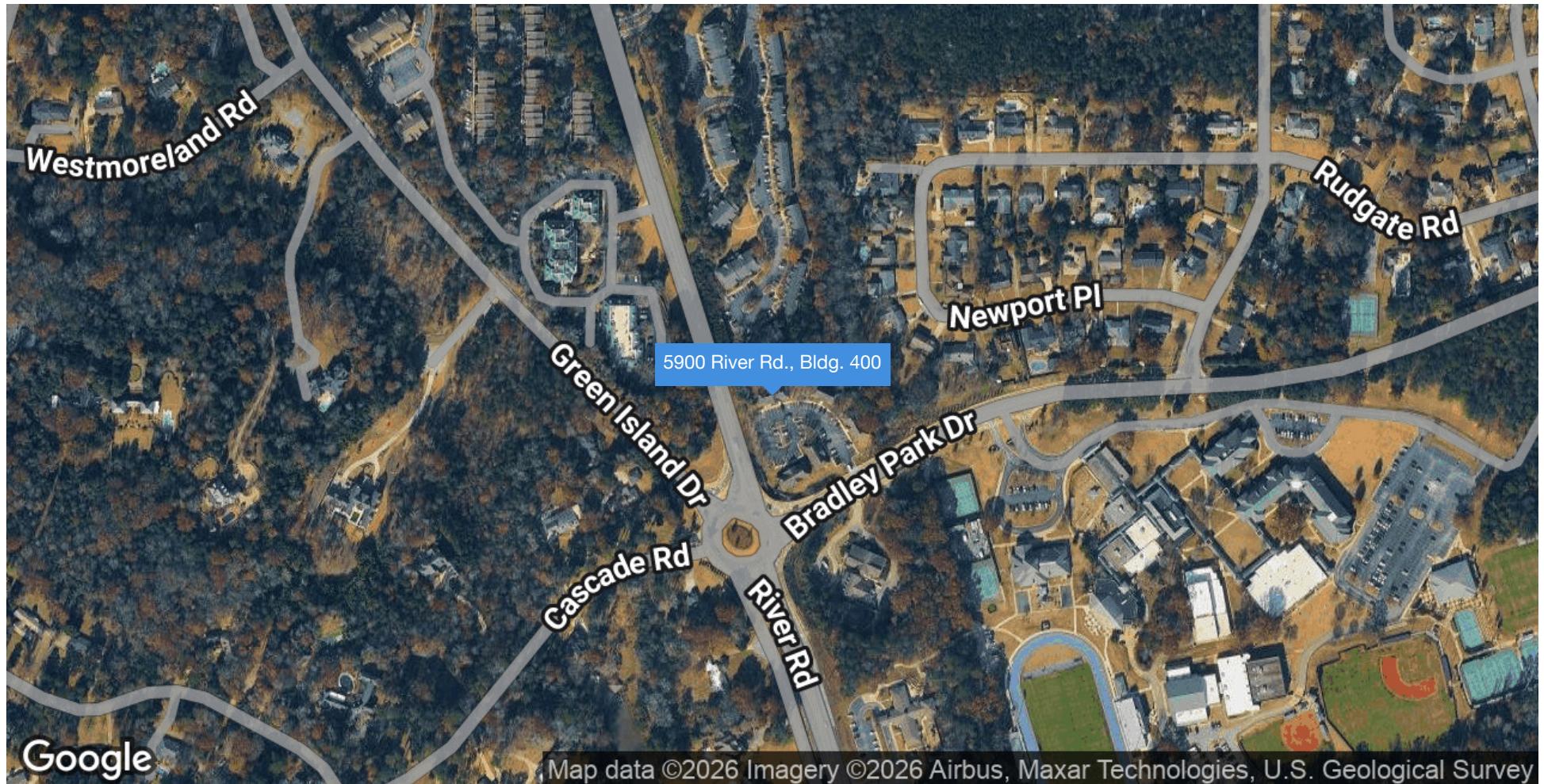
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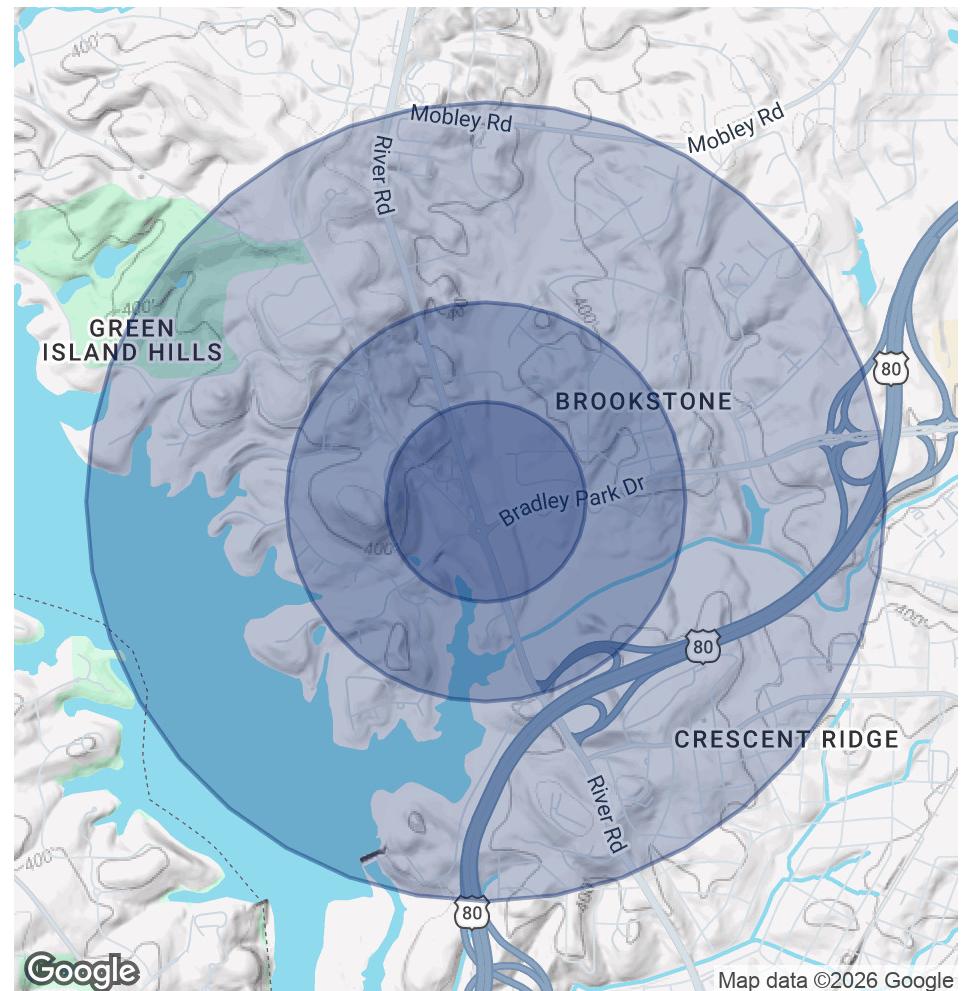
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	211	808	3,230
Average Age	46.7	45.6	43.2
Average Age (Male)	44.5	43.4	41.5
Average Age (Female)	52.2	50.4	46.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	80	311	1,275
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$167,579	\$157,542	\$139,633
Average House Value	\$414,500	\$402,665	\$361,323

2023 American Community Survey (ACS)



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