

PROPERTY

FOR LEASE

BIBB CITY LODGE

3500 2ND AVENUE, 2ND FLOOR, COLUMBUS, GA 31904



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WOODRUFF **W** BROKERAGE
COMPANY

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

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3500 2ND AVENUE, 2ND FLOOR, COLUMBUS, GA 31904



PROPERTY DESCRIPTION

Prime leasing opportunity at 3500 2nd Avenue, Columbus, GA. This versatile property offers a strategic location and modern amenities, ideal for a wide range of businesses. With flexible floor plans, ample parking, and excellent visibility, it provides a dynamic environment for success. A professional atmosphere with the high-traffic that ensures visibility and accessibility. Whether it's retail, office, or service-oriented, this property provides the platform for your business to thrive.

PROPERTY HIGHLIGHTS

- Prime location on 2nd Ave. Corridor
- Traffic Count of 16,000 VPD (2nd Ave & 35 St.)
- Spacious open floor plan with ample natural light
- Ideal for creative office or professional uses
- Convenient access to major roads
- On-site parking for employees and visitors
- Raw shell condition for customizable buildout

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	2
Available SF per Unit:	2,040 SF
Lot Size:	0.077 Acres
Building Size:	4,080 SF

DEMOGRAPHICS 5 MILES 10 MILES 20 MILES

Total Households	58,803	110,225	134,697
Total Population	141,167	277,537	344,970
Average HH Income	\$72,759	\$78,512	\$83,899

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LOCATION DESCRIPTION

Experience the Bibb Mill District surrounding 3500 2nd Ave in Columbus, GA, an ideal location for your business in this recently renovated historic and free-standing building. This historic area is home to charming neighboring businesses like Mollie Jenkins Pottery, Highland Gallerie, Fiddleheads and Bibb Mill Event Center, offering a unique blend of artisanal craftsmanship and artistic expression. As part of this burgeoning district, the property is surrounded by a thriving creative community, making it an attractive destination for businesses seeking a vibrant and inspired environment. With nearby attractions such as the Riverwalk and Mercer Medical University, business owners can benefit from the area's rich cultural heritage and engaging experiences, creating an inviting atmosphere for customers and employees alike.

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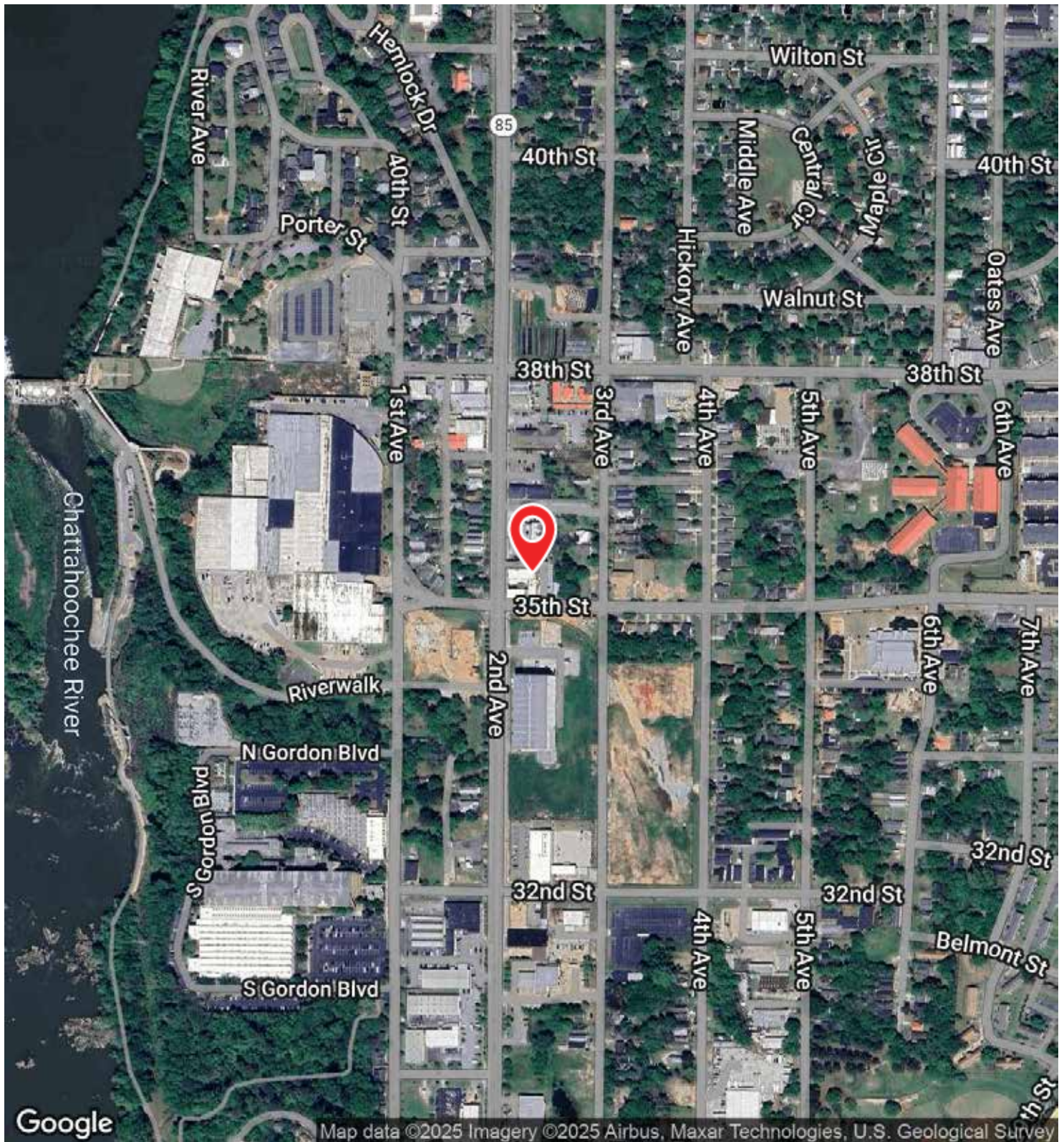
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AERIAL MAP



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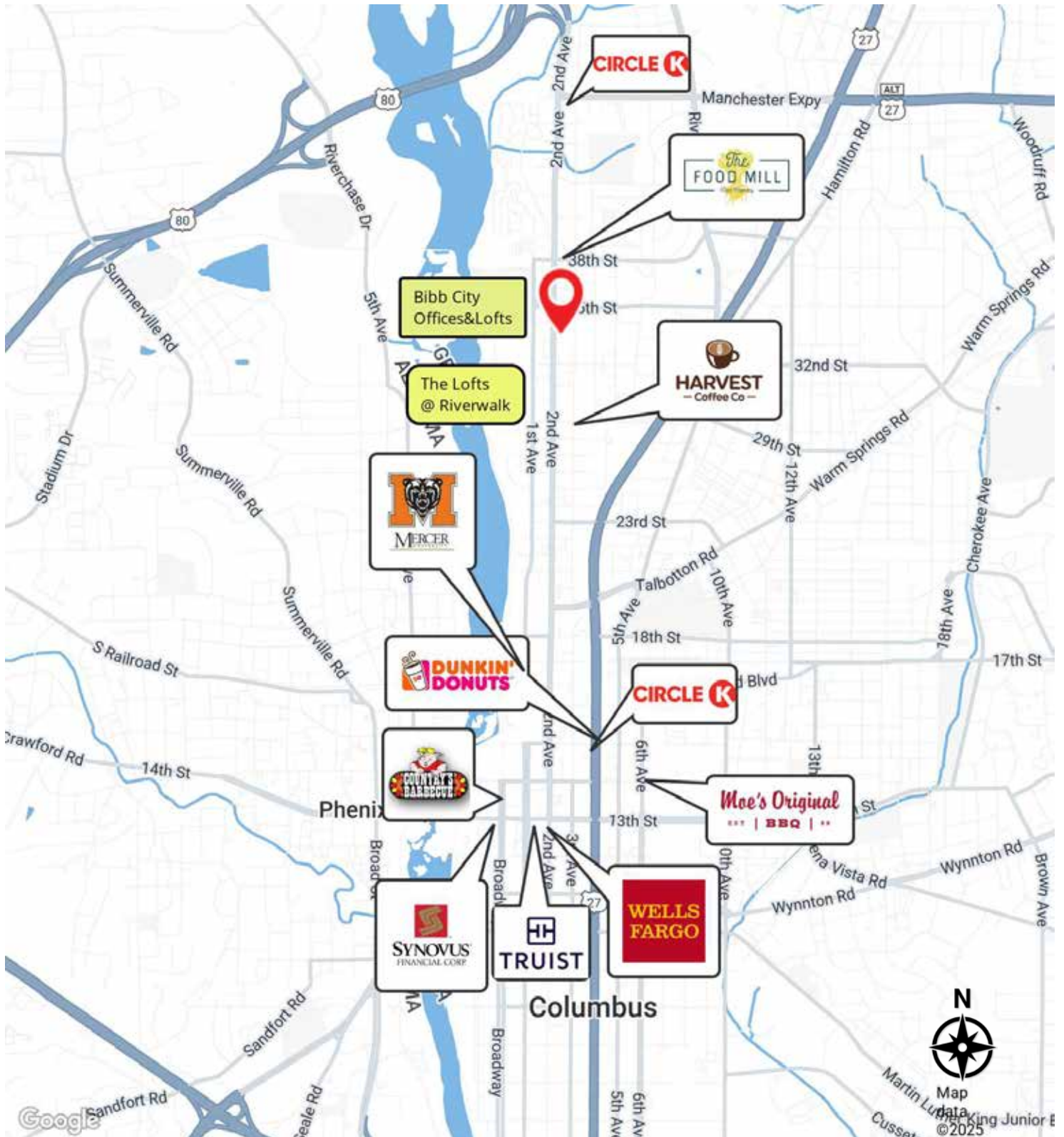
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LOCATOR MAP



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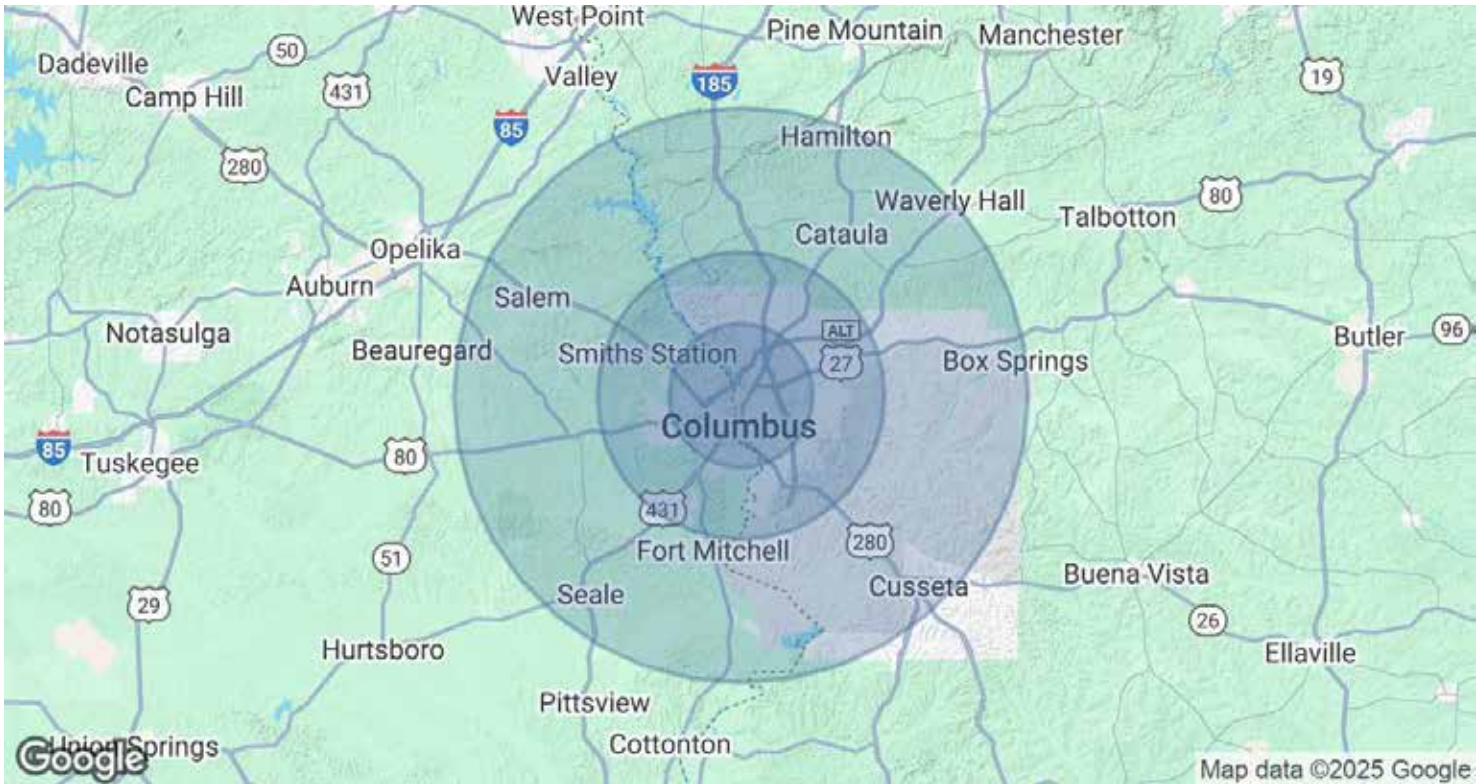
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POPULATION

5 MILES

10 MILES

20 MILES

Total Population	141,167	277,537	344,970
Average Age	39	38	39
Average Age (Male)	38	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

5 MILES

10 MILES

20 MILES

Total Households	58,803	110,225	134,697
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$72,759	\$78,512	\$83,899
Average House Value	\$228,592	\$228,583	\$240,305

Demographics data derived from AlphaMap

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