

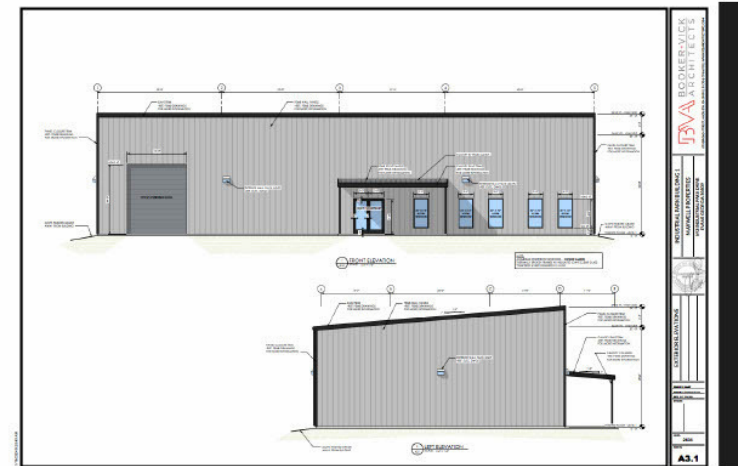
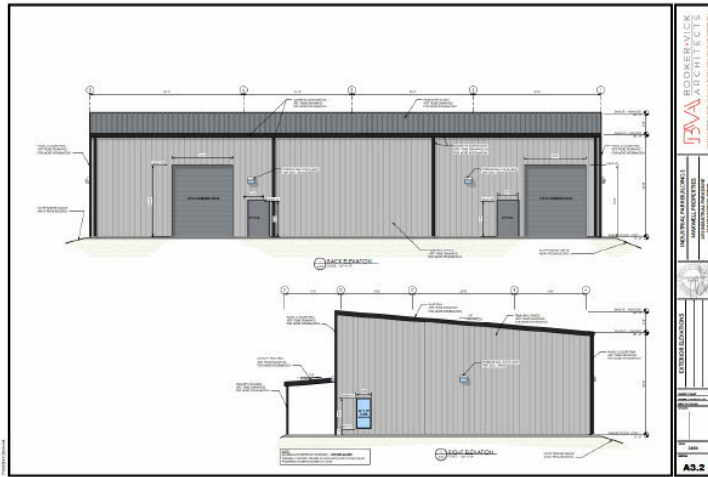


FOR LEASE

COLUMBIA COUNTY
FLEX SPACE

701 (B) Industrial Park Drive, Evans, GA 30809

Property Summary



PROPERTY DESCRIPTION

This property features a new modern, versatile layout suitable for a range of business operations. Ample parking, high ceilings, and convenient access to major transportation routes, offering efficient connectivity for business needs. This space represents a solid opportunity for enhancing your business operations.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,800 SF
Lot Size:	2.101 Acres
Building Size:	6,000 SF

PROPERTY HIGHLIGHTS

- Prime Location - less than 1/2 mile from Evans Town Center
- Brand New Construction
- Energy-Efficient LED Lighting
- Convenient On-Grade Door Access
- Flexible Layout of 2800 sf
- Ample On-Site Parking
- High Ceilings
- Large Windows
- Proximity to Major Transportation Routes



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Additional Photos



**SHERMAN &
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FOR LEASE | COLUMBIA COUNTY FLEX SPACE | 701 (B) INDUSTRIAL PARK DRIVE, EVANS, GA 30809

Additional Photos



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FOR LEASE | COLUMBIA COUNTY FLEX SPACE | 701 (B) INDUSTRIAL PARK DRIVE, EVANS, GA 30809

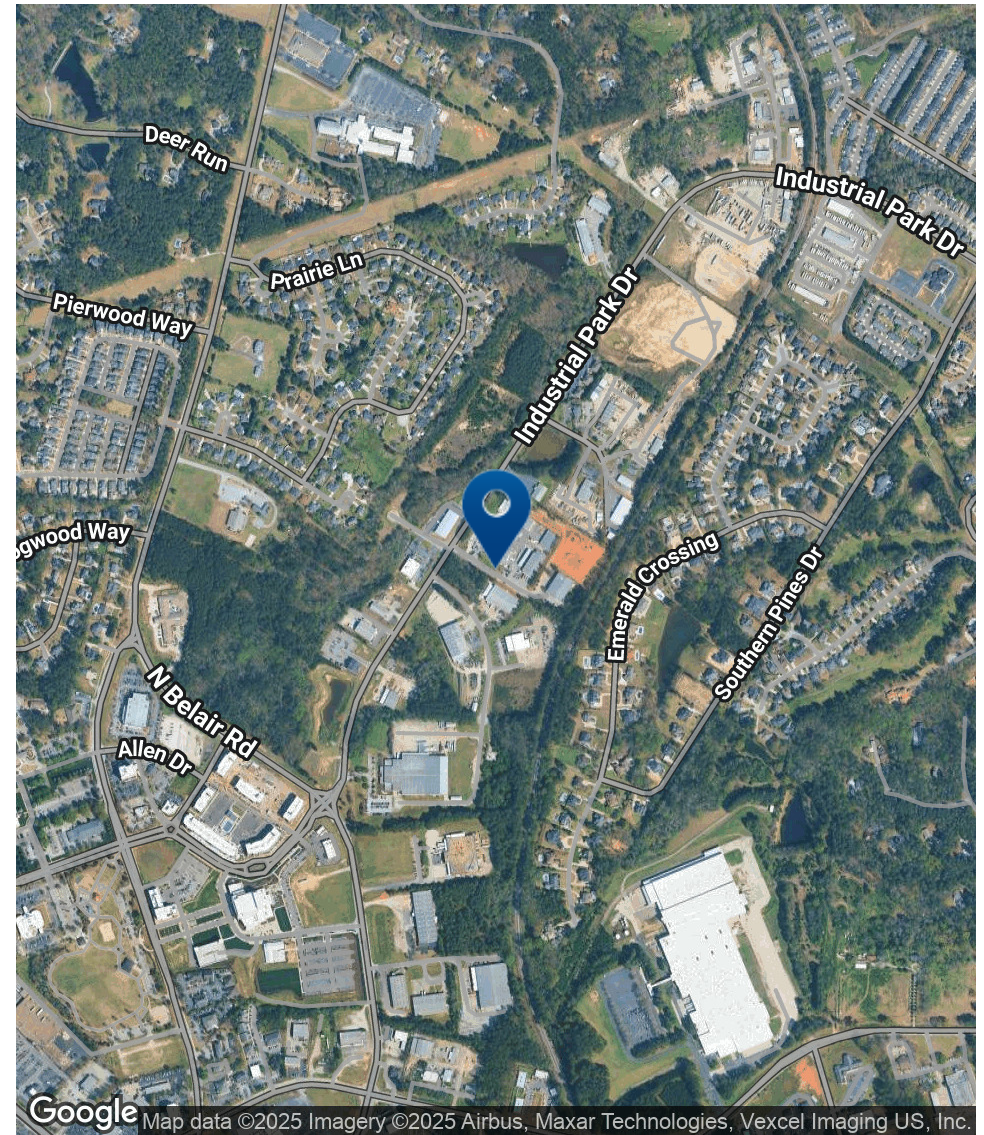
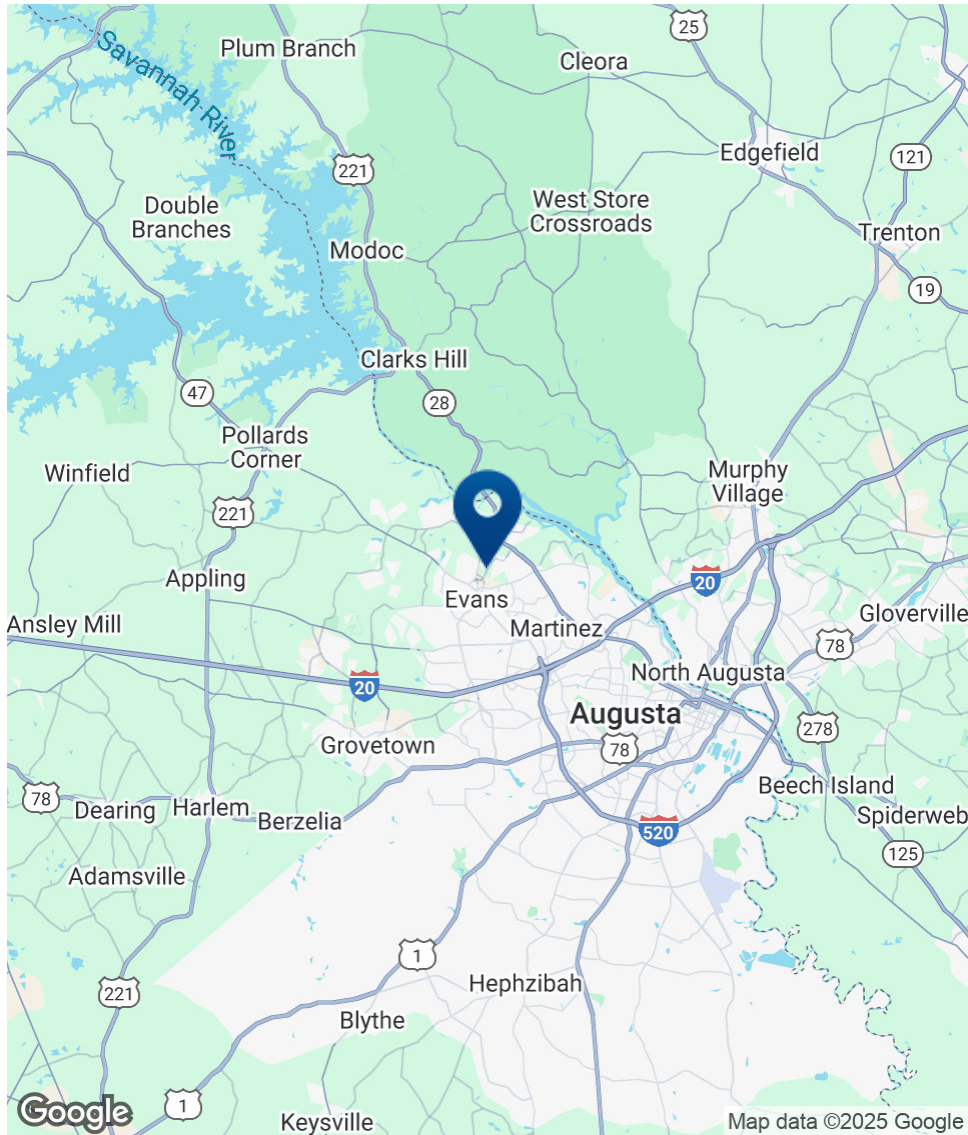
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Location Map



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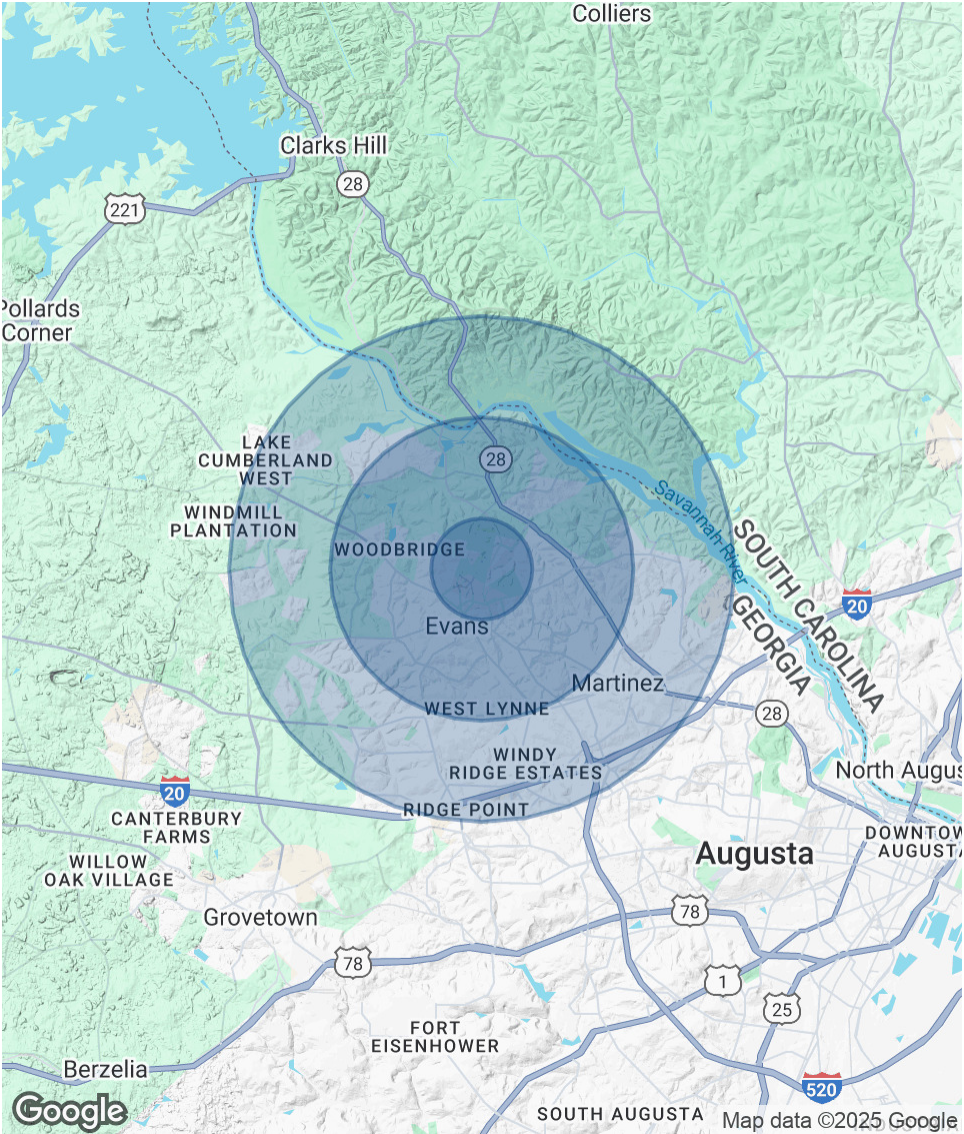
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,667	46,155	110,328
Average Age	43	41	40
Average Age (Male)	42	40	39
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,895	17,148	41,845
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$140,973	\$137,203	\$129,623
Average House Value	\$379,050	\$334,023	\$319,537

Demographics data derived from AlphaMap



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