

FOR LEASE

6100 COCA COLA BLVD.

Columbus, GA 31909



LEASE RATE

\$8.50 SF/yr

Carson Cummings
(706) 289-2468

Tripp Crawford
(706) 984-1251

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PROPERTY DESCRIPTION

This commercial property includes 7,500 SF of warehouse space and 1,500 SF of office space. In the warehouse space there are two 24' X 12' rollup doors, one restroom and a fenced-in yard. In the office space there are five offices on the main floor, with an additional 1,000 SF above the main office for storage or additional offices, and two restrooms. The property also has a large parking lot.

PROPERTY HIGHLIGHTS

- Great location with close proximity to Manchester Expressway and U.S. Hwy. 80
- Fenced-in yard
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (MG)
Available SF:	9,000 SF
Lot Size:	1.36 Acres
Building Size:	9,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,107	40,463	95,666
Total Population	9,935	103,743	242,106
Average HH Income	\$90,466	\$85,829	\$80,765

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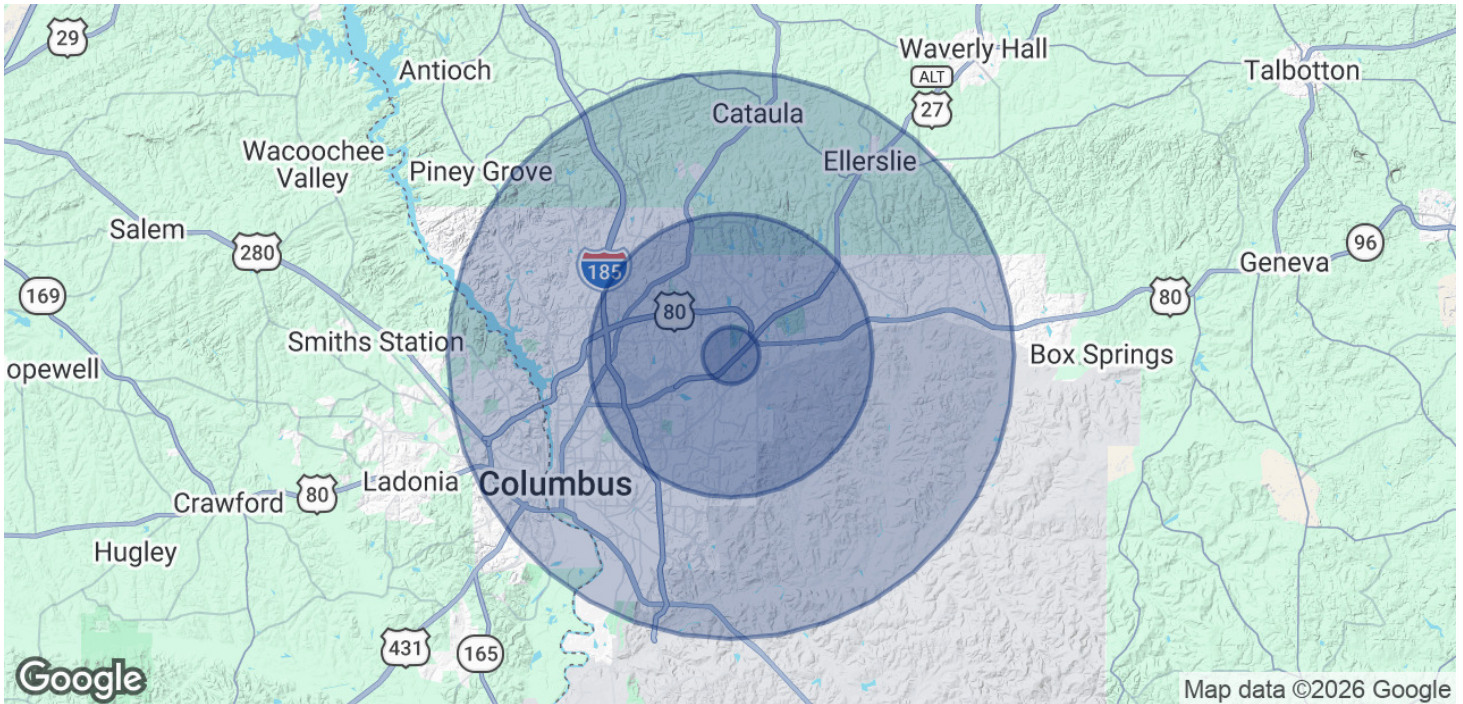


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,935	103,743	242,106
Average Age	30.3	35.1	36.3
Average Age (Male)	30.7	34.6	35.2
Average Age (Female)	31.6	37.1	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,107	40,463	95,666
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$90,466	\$85,829	\$80,765
Average House Value	\$195,354	\$207,213	\$220,263

2023 American Community Survey (ACS)

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