

FOR SALE

ROTHSCHILD BUILDING
500 11th Street Columbus, GA 31901

500 11TH STREET

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Greater Columbus, GA area – a substantial 60,000 SF building, originally built in 1959, and strategically zoned LMI. This well-situated property presents an ideal canvas for redevelopment or adaptive reuse. Its LMI zoning further enhances its appeal, providing flexibility for a variety of office space concepts.

PROPERTY HIGHLIGHTS

- Substantial 60,000 SF building
- Zoned LMI, providing versatile usage options
- 2 elevators, one full size freight elevator
- Onsite parking
- Prime location in the thriving Greater Columbus, GA area
- Potential for redevelopment or adaptive reuse
- Spacious layout suitable for office building conversion
- Solid structure with enduring architectural appeal
- Ideal investment opportunity for office building development

OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	2 Acres
Building Size:	60,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	715	2,659
Total Population	190	1,552	5,578
Average HH Income	\$31,351	\$47,121	\$49,087

Carson Cummings
(706) 289-2468
carson@cummingscre.com

Ed Adams
(706) 256-1500
ed@edadamscre.com

Tripp Crawford
(706) 984-1251
tripp@cbckpdd.com

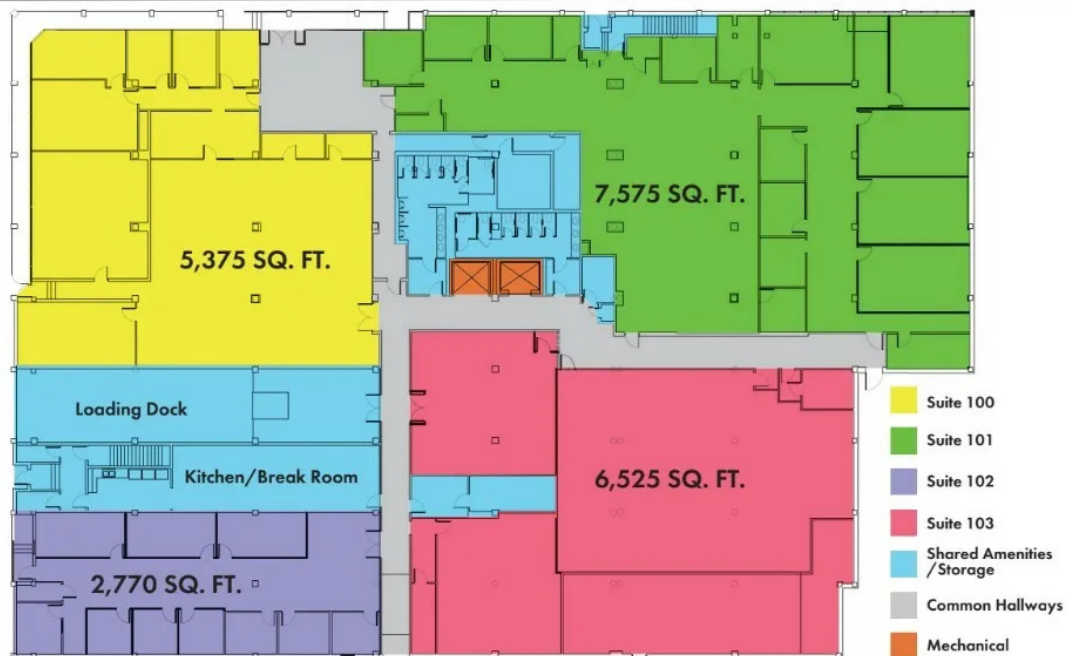


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

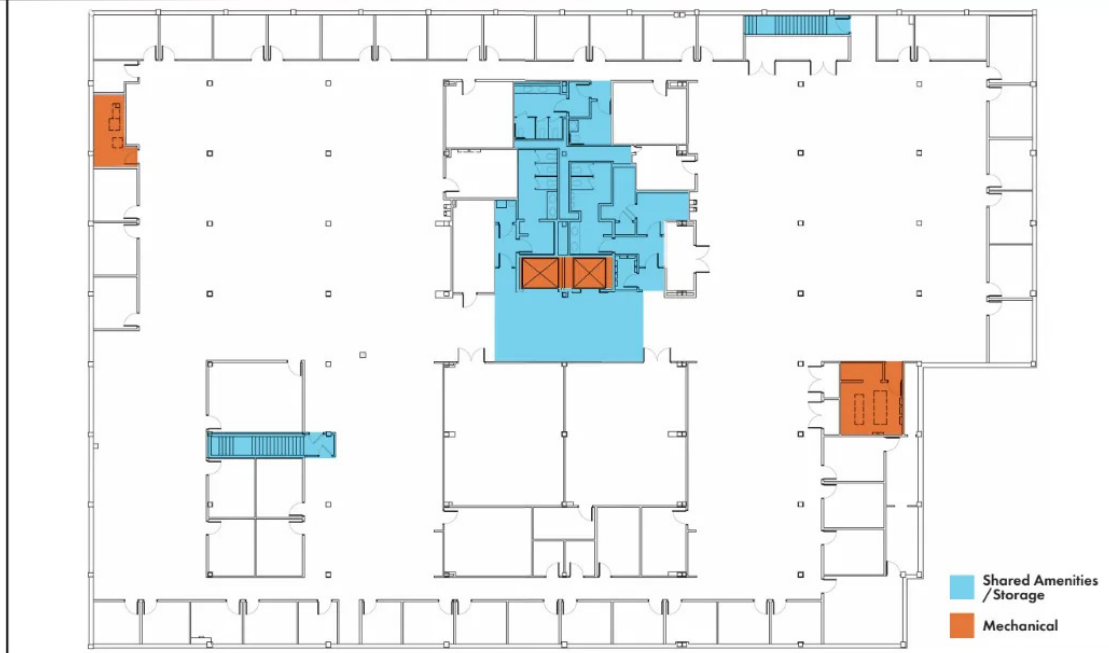
FOR SALE

ROTHSCHILD BUILDING
500 11th Street Columbus, GA 31901

FIRST FLOOR PLAN



SECOND FLOOR PLAN



Carson Cummings
(706) 289-2468
carson@cummingscre.com

Ed Adams
(706) 256-1500
ed@edadamscre.com

Tripp Crawford
(706) 984-1251
tripp@cbckpdd.com

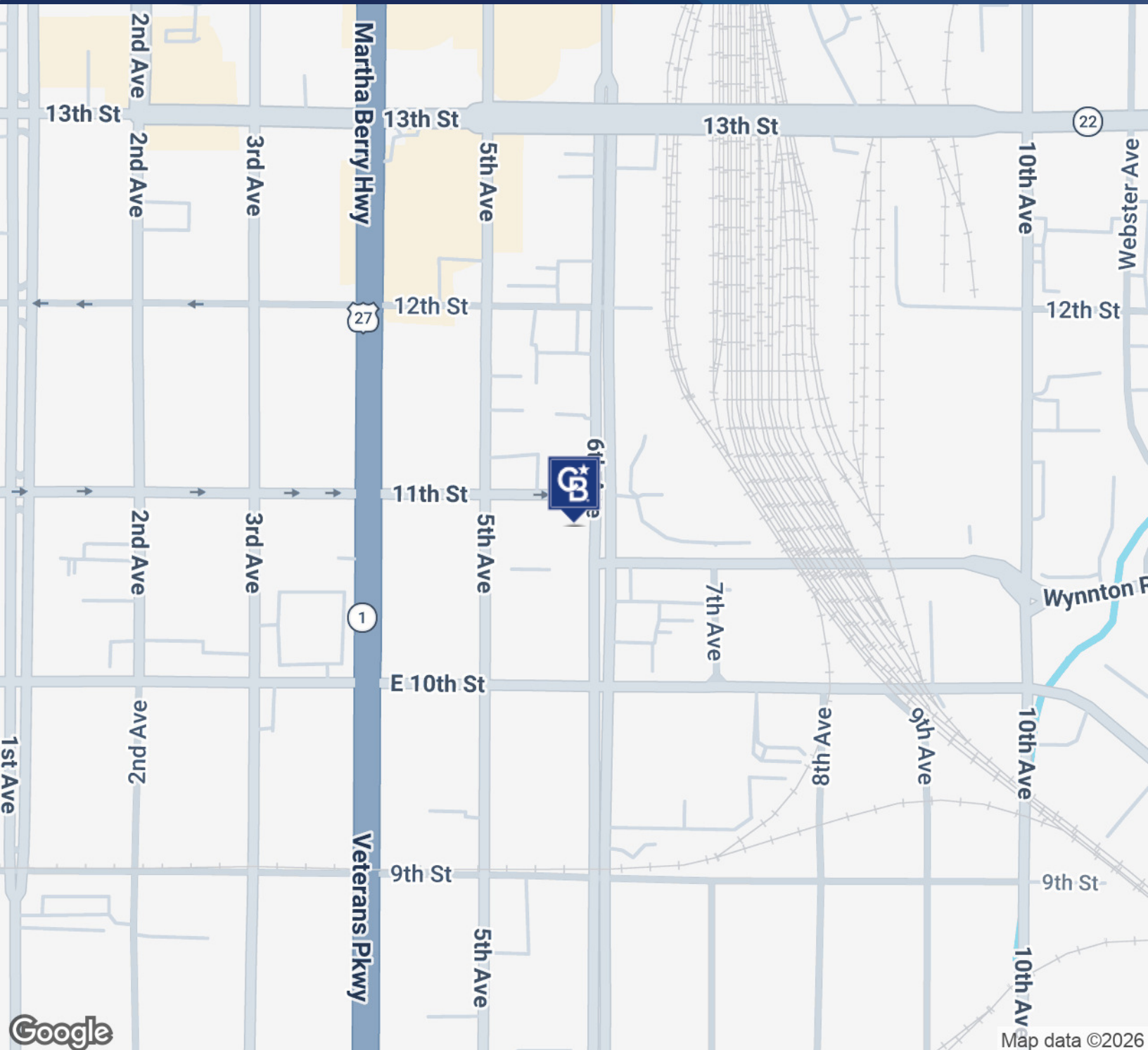


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

ROTHSCHILD BUILDING

500 11th Street Columbus, GA 31901



Carson Cummings
(706) 289-2468
carson@cummingscre.com

Ed Adams
(706) 256-1500
ed@edadamscre.com

Tripp Crawford
(706) 984-1251
tripp@cbckpdd.com

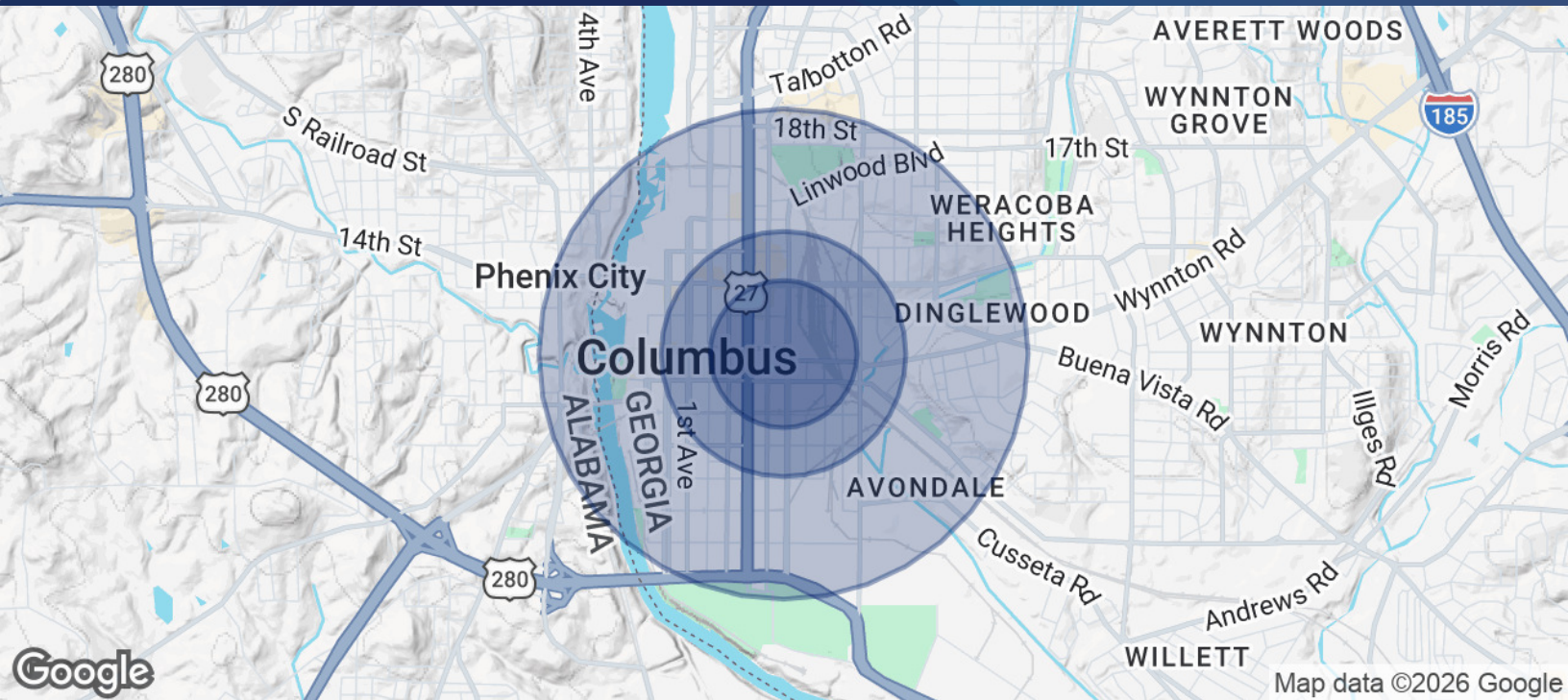


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

ROTHSCHILD BUILDING

500 11th Street Columbus, GA 31901



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	190	1,552	5,578
Average Age	39	37	38
Average Age (Male)	39	37	38
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	73	715	2,659
# of Persons per HH	2.6	2.2	2.1
Average HH Income	\$31,351	\$47,121	\$49,087
Average House Value	\$466,338	\$295,768	\$294,739

2020 American Community Survey (ACS)

Carson Cummings

(706) 289-2468

carson@cummingscre.com

Ed Adams

(706) 256-1500

ed@edadamscre.com

Tripp Crawford

(706) 984-1251

tripp@cbckpdd.com



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER