



Trailside Shoppes

3709 Gentian Boulevard
Columbus, Georgia 31907

Property Highlights

- All leases are NNN
- Spacious and accommodating layouts
- Close to Manchester Expressway, Columbus State University, and Peachtree Mall

Property Overview

3709 Gentian Boulevard is a prime commercial property with spaces available for lease in Columbus, GA. This modern space boasts a spacious layout accommodating a range of business needs, from retail to office use. With ample parking and high visibility, it offers an ideal location for attracting traffic and customers.

Offering Summary

| | |
|-----------------------|------------------------------|
| Lease Rate: | \$12.00 - 244.56 SF/yr (NNN) |
| Building Size: | +/- 20,363 SF |
| Available SF: | +/- 2,500 - 3,000 SF |
| Lot Size: | +/- 1.74 Acres |

Demographics 0.3 Miles 0.5 Miles 1 Mile

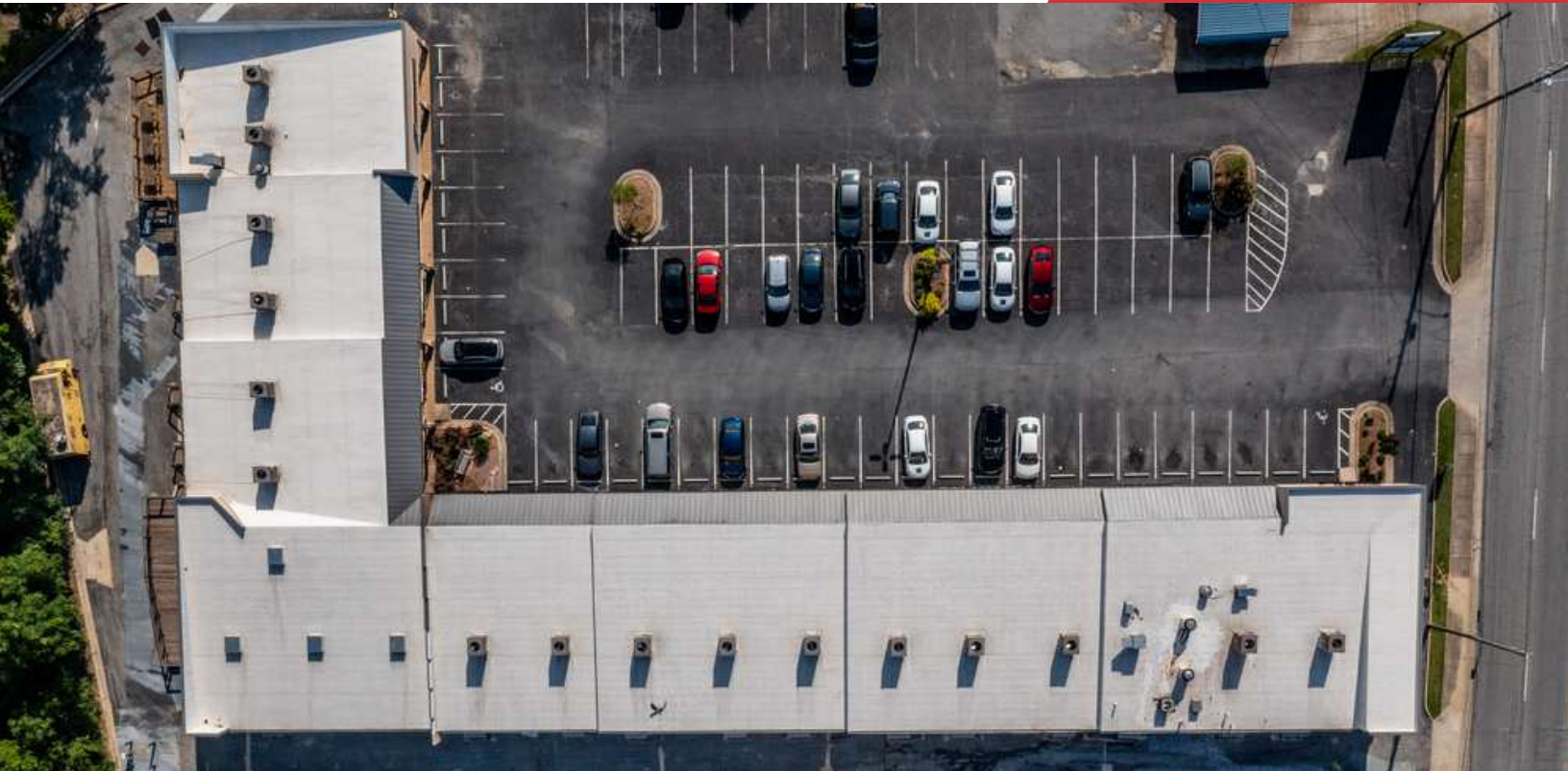
| | 0.3 Miles | 0.5 Miles | 1 Mile |
|--------------------------|-----------|-----------|----------|
| Total Households | 267 | 663 | 2,597 |
| Total Population | 532 | 1,452 | 6,462 |
| Average HH Income | \$63,202 | \$69,766 | \$78,746 |

For More Information

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Lease Information

| | | | |
|---------------------|----------------------|--------------------|--------------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | +/- 2,500 - 3,000 SF | Lease Rate: | \$12.00 - \$244.56 SF/yr |

Available Spaces

Suite Tenant Size (SF) Lease Type Lease Rate Description

| Suite | Tenant Size (SF) | Lease Type | Lease Rate | Description |
|----------|--------------------|------------|------------------|--|
| Suite 5 | Available 3,000 SF | NNN | \$12.00 SF/yr | Suite 5 features a reception area, three classrooms, two private offices, and restrooms. This +/- 3,000 SF space is well-maintained and has LVP flooring throughout. Space leases for \$12/SF/year plus CAM charges with a NNN lease. Space will be available March 1, 2025. |
| Suite 15 | Available 2,000 SF | NNN | \$20.38 SF/month | This +/- 2,000 SF retail space is available for lease for \$20.38/SF/yr with a triple net lease. |

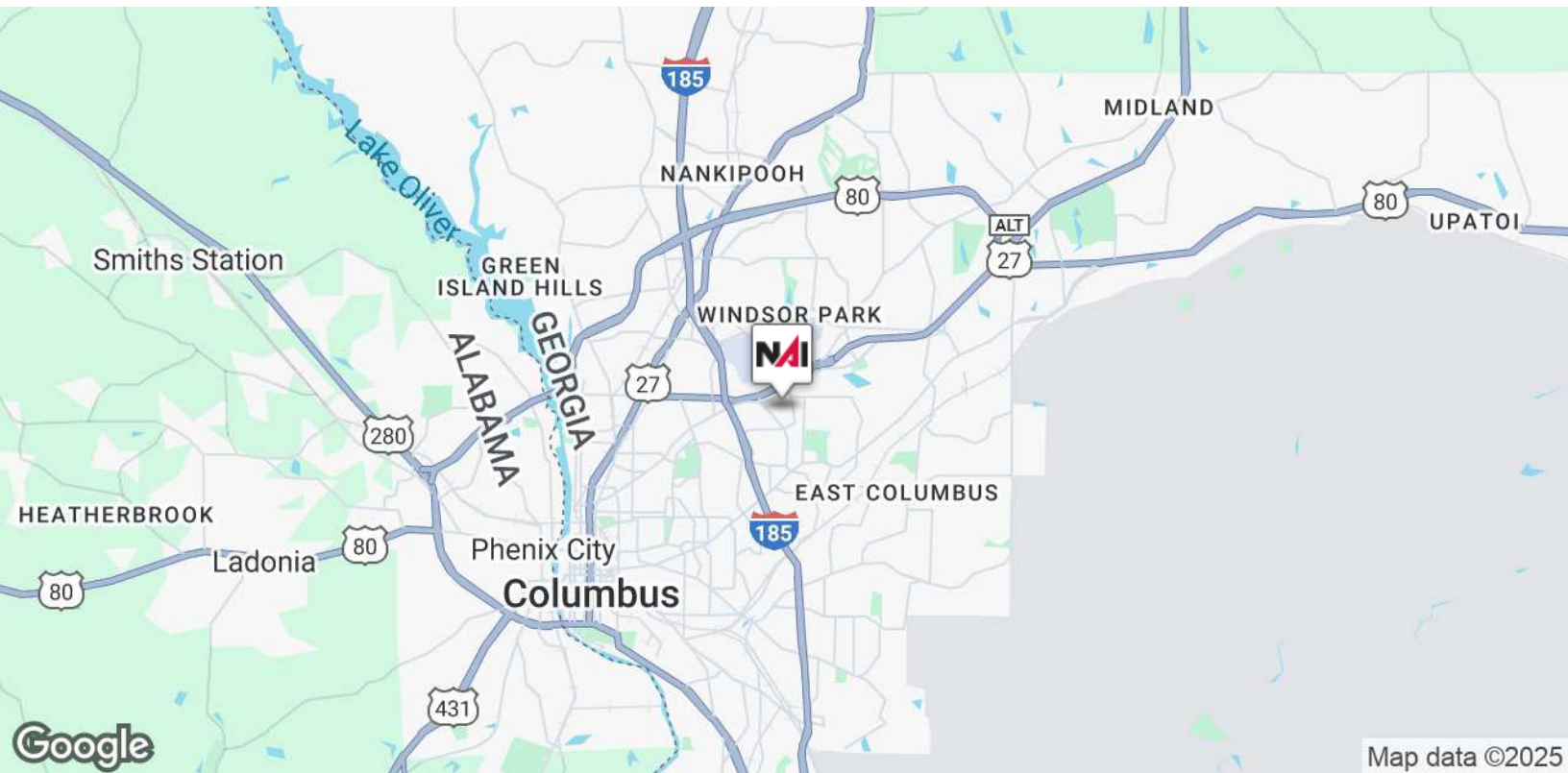
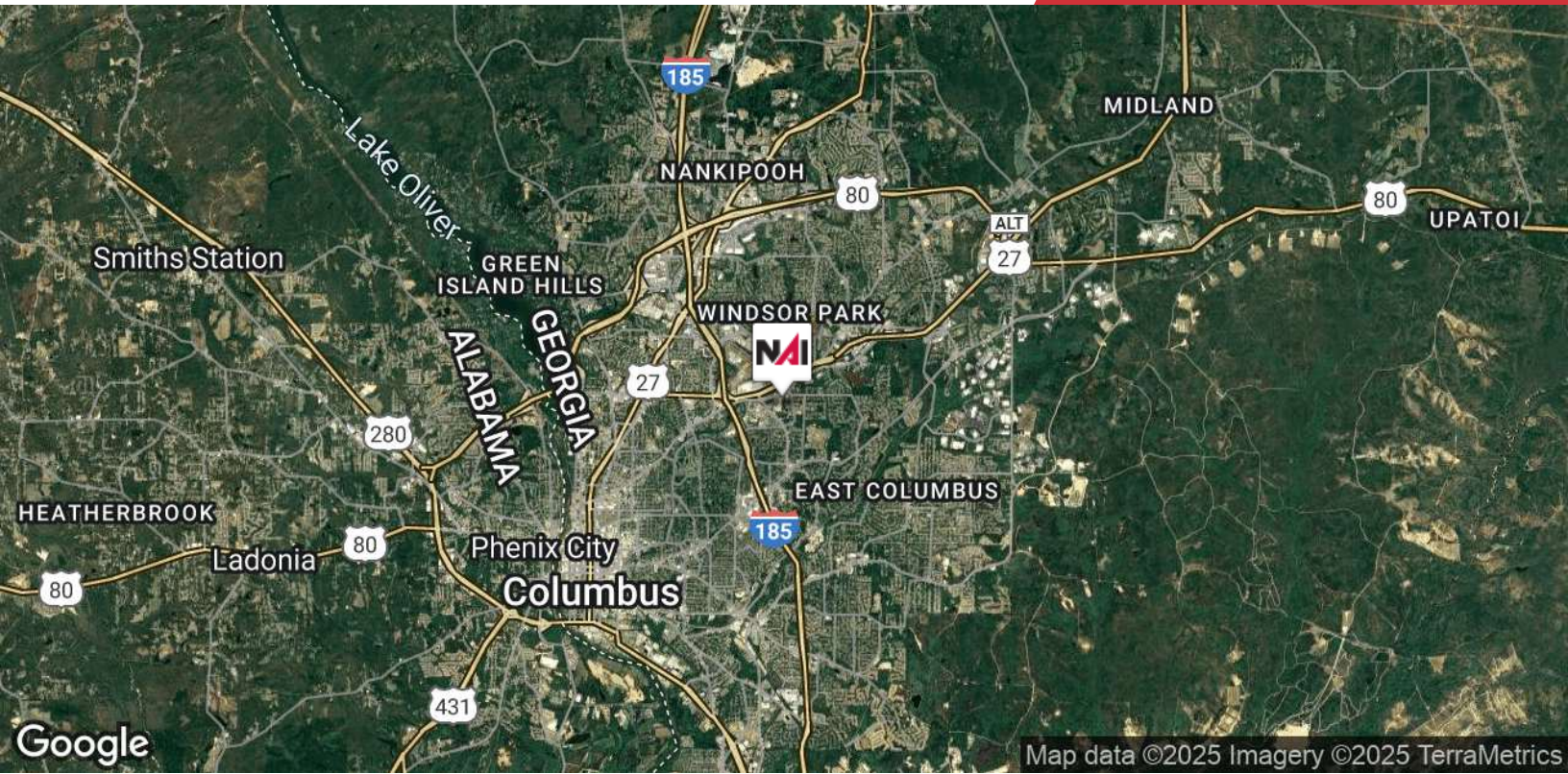
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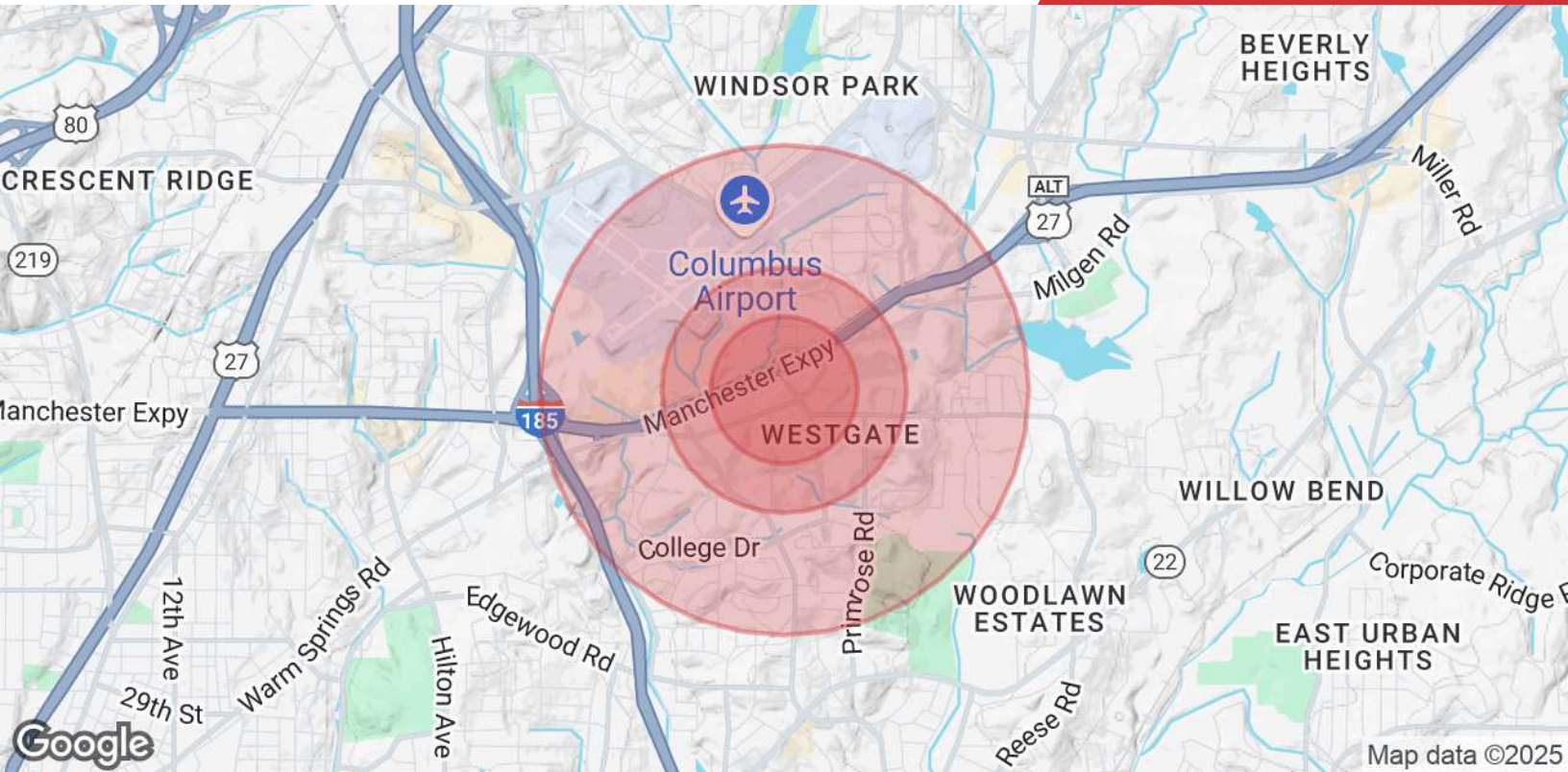
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| | 0.3 Miles | 0.5 Miles | 1 Mile |
|--------------------------------|-----------|-----------|-----------|
| Population | | | |
| Total Population | 532 | 1,452 | 6,462 |
| Average Age | 39 | 37 | 36 |
| Average Age (Male) | 38 | 36 | 35 |
| Average Age (Female) | 41 | 39 | 37 |
| Households & Income | | | |
| Total Households | 267 | 663 | 2,597 |
| # of Persons per HH | 2 | 2.2 | 2.5 |
| Average HH Income | \$63,202 | \$69,766 | \$78,746 |
| Average House Value | \$290,361 | \$266,473 | \$238,240 |

Demographics data derived from AlphaMap