

BUILDING
SPACES
FOR LEASE

THE RANKIN

1000 BROADWAY COLUMBUS, GA 31901



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WOODRUFF **W** BROKERAGE
COMPANY

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PROPERTY SUMMARY



VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Introducing 1006 & 1008 Broadway in Columbus, GA – an exceptional lease opportunity for your business. This space, ideally suited for 10-30 people, boasts a listed lease rate plus proportional share of utilities. The premises are in excellent condition, offering a seamless transition for your operations. This property provides a desirable blend of modern functionality and prime location, ensuring that your business is poised for success. Don't miss the chance to secure this outstanding commercial space for lease and elevate your business to new heights at 1006 Broadway.

DEMOGRAPHICS	1 MILE	5 MILES	15 MILES
Total Households	2,171	53,130	120,240
Total Population	4,742	126,931	311,292
Average HH Income	\$45,368	\$61,798	\$80,468

PROPERTY HIGHLIGHTS

- Listed lease rate plus proportional share of utilities.
- Space is in excellent condition
- Beautiful hardwood floors, tall ceilings
- Great visibility on Broadway
- Contains two wide open spaces perfect for retail or could be built out for office use.
- On-street parking is available
- 2 city garages are located within a block of the space.

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (MG; NNN)
Number of Units:	3
Available SF:	1504 - 4583 SF
Lot Size:	1.15 Acres
Building Size:	49,784 SF

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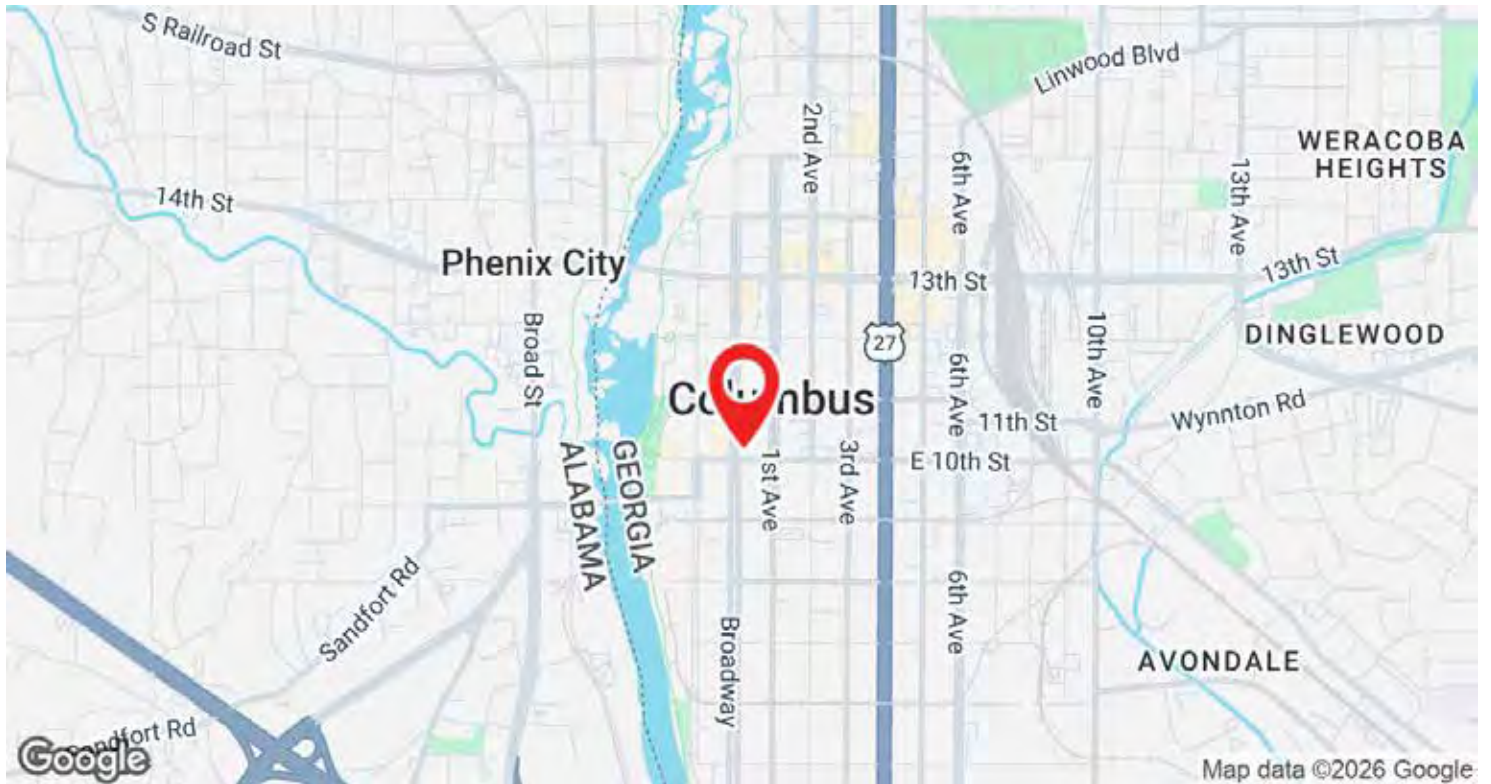
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	15 MILES
Total Population	4,742	126,931	311,292
Average Age	32.9	36.6	36.6
Average Age (Male)	33.0	34.4	35.3
Average Age (Female)	35.9	39.5	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	2,171	53,130	120,240
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$45,368	\$61,798	\$80,468
Average House Value	\$136,010	\$162,057	\$214,114

2023 American Community Survey (ACS)

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LOCATION DESCRIPTION



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Discover the prime location of our property in the heart of Columbus, GA, where historic charm meets modern convenience. Situated in the vibrant downtown, the area is surrounded by a diverse mix of restaurants, cafes, and local shops, perfect for a quick break or casual lunch meeting. Just a short walk away, professionals can find themselves immersed in the rich cultural scene at the RiverCenter for the Performing Arts or exploring the stunning Chattahoochee RiverWalk. With convenient access to major thoroughfares and public transportation, this dynamic location offers an ideal blend of work and play for discerning Office/Office Building tenants.

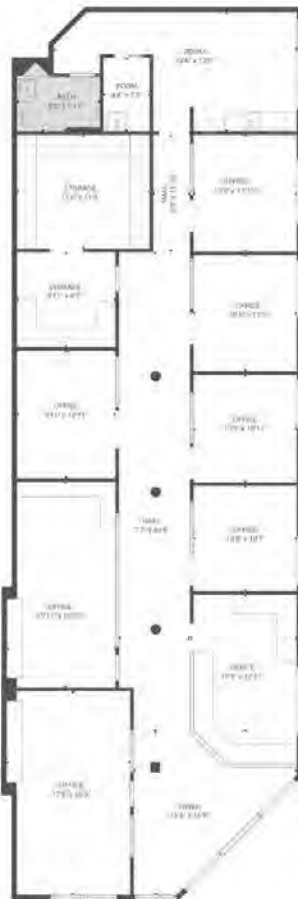
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FLOOR PLAN - 1000 BROADWAY



TOTAL: 2037 sq. ft
FLOOR 1: 2037 sq. ft
EXCLUDED AREAS: STORAGE: 253 sq. ft, OFFICE: 148 sq. ft
WALLS: 114 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,504 - 4583 SF	Lease Rate:	\$15.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1000 Broadway- Corner of Raymond James	2,446 SF	Modified Gross	\$15.50 SF/yr

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SUITE 1000 BROADWAY COLUMBUS, GA 31901, COLUMBUS, GA 31901



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RETAILER MAP



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MEET SCOTT & MARY



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