



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM

FOR LEASE

COLDWELL BANKER KENNON, PARKER,
DUNCAN & DAVIS

PRIME LOCATION

**1207 BROADWAY, A
COLUMBUS, GA 31901**



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**Excellent retail or business location
available in the heart of uptown
Columbus, located right on Broadway.**

1,295 SF



Columbus
Ft Moore
Phenix City

MARKET

LEASE RATE
\$19.50 / SF
PLUS CAM



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FEATURES

- Prime location in Uptown Columbus
- Existing Offices Throughout
- Exposed Brick Walls & Basement Access
- Private Parking, Reserved Spaces
- Great Opportunity for Professional Office Space

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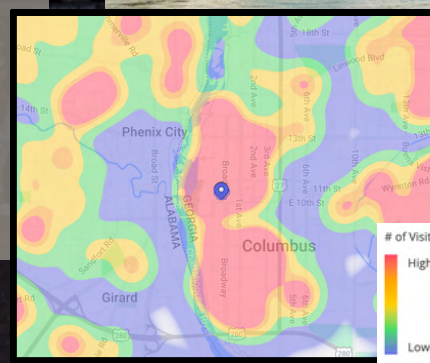
MARKET OVERVIEW

UPTOWN COLUMBUS

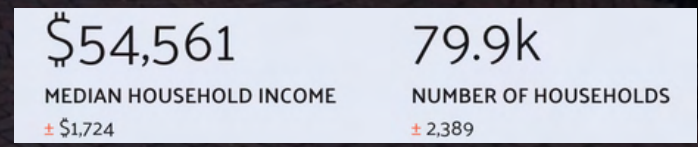
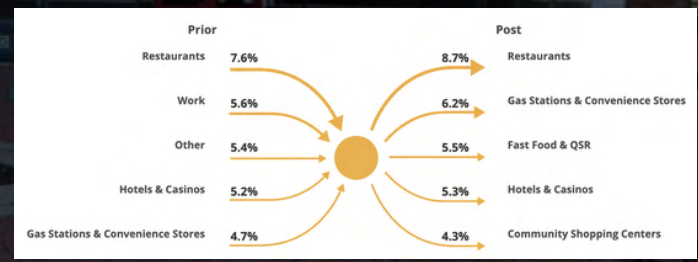
Uptown Columbus, Inc. has been instrumental in revitalizing the area over the past 35 years. Key objectives have included renewing the urban core, attracting businesses and residents, promoting a vibrant community, and maintaining a clean, safe, and appealing environment.

The organization supports quality development and oversees revitalization efforts, guided by a 30-member Board of Directors. Notable projects include the renovation of the Springer Opera House, the RiverCenter for the Performing Arts, RushSouth Whitewater Park, enhanced streetscapes, new art installations, and pocket parks.

Today, Uptown is a hub for shopping, dining, and walkable living, offering diverse housing options and abundant recreational activities for families and individuals alike.



VISITOR JOURNEY





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NEARBY RETAILERS



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AERIAL OVERVIEW

 **ALABAMA**

 **Piedmont**
HEALTHCARE

 **Arby's**
 **Waffle House**
 **KFC**

 **BURGER KING**

 **Moe's Original**
EST | BBQ | **

 **TSYS**
 **WELLS FARGO**

17,003 VPD

18,726 VPD

4,743 VPD

49,694 VPD

22,463 VPD

6,435 VPD

 **CANNON**
 **SMOKE**
 **Momma Goldberg's Deli**
 **Fried Chicken**
 **The Black Cow**
 **MALTITUDE**
 **Veri Best**
 **FREEZE FRAME**
 **UNITED STATES POSTAL SERVICE**
 **THE LOFT**
 **WHITewater EXPRESS**
 **RANKIN**
 **Springer OPERA HOUSE**
 **saltcellar**
 **IRON BANK COFFEE CO.**
 **BARBERITOS**
 **RiverCenter**
 **MIX MARKET**
 **Ledger-Enquirer**
 **BANKS FOOD HALL**
 **COLUMBUS STATE UNIVERSITY**
 **Bay**
 **FOUNTAIN CITY COFFEE CO.**
 **DOWNTOWN**

 **SYNOVUS**

 **ZELMO'S ZIP IN**

 **HIGHSIDE**

 **Whonic**

 **FAMILY DOLLAR**



NEARBY TRAFFIC COUNTS



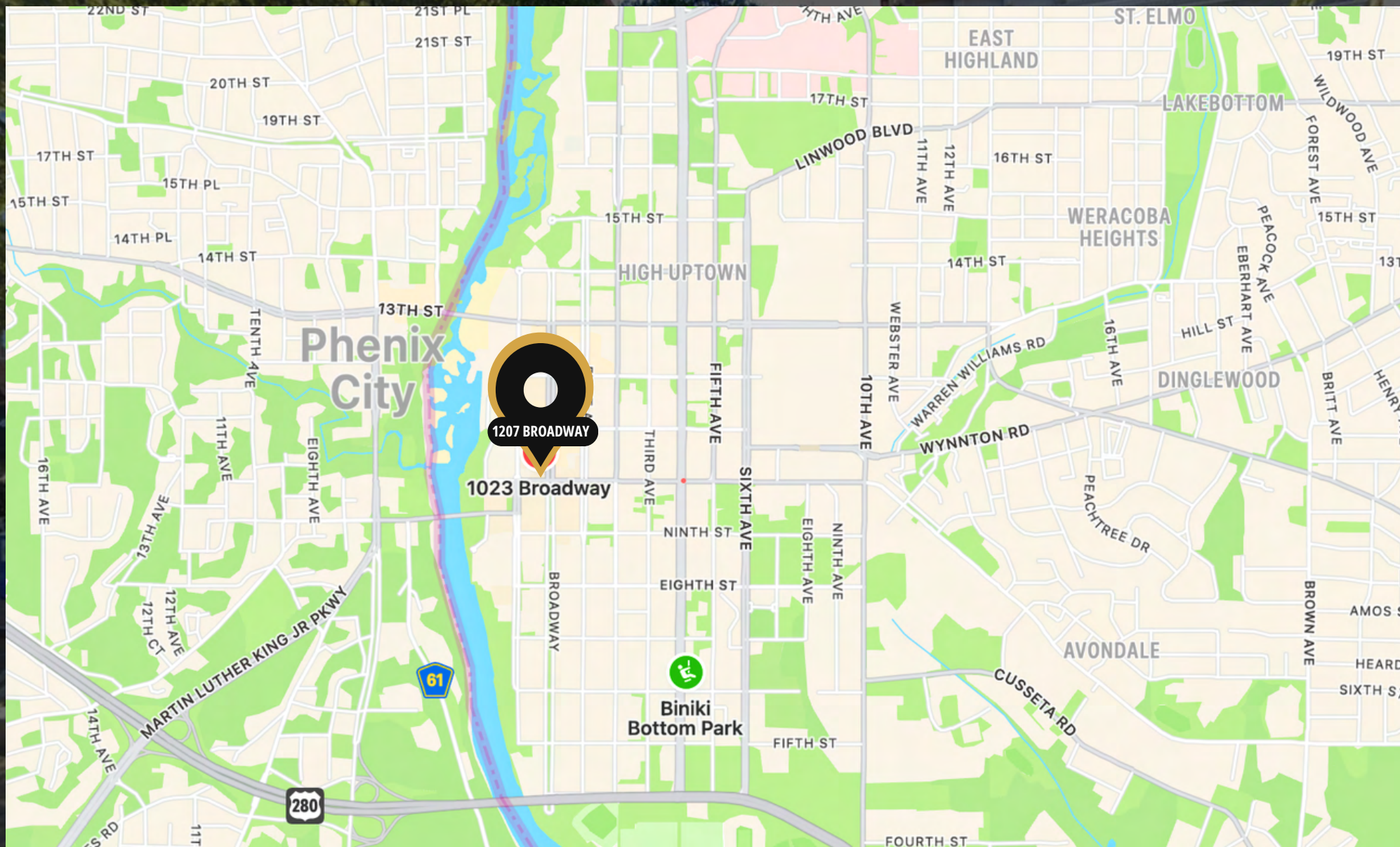
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LOCATION MAP



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1 MILE



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PROPERTY



0.5

MILES

TO
VETERANS
PKWY

1.7

MILES

TO
MIDTOWN
COLUMBUS

10

MILES

TO
FT MOORE

1.0

MILES

TO
PHENIX
CITY

39

MILES

TO
WEST
POINT



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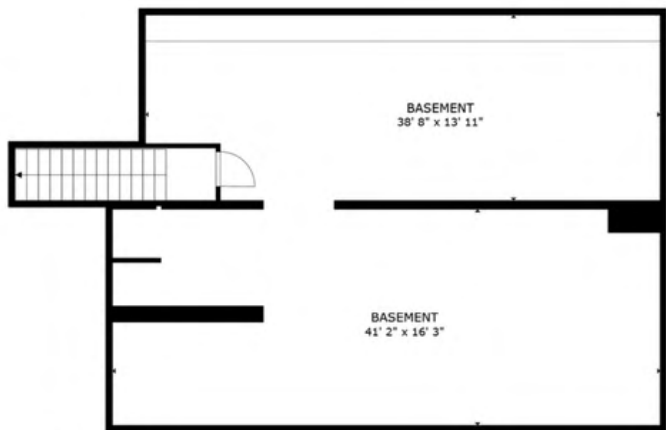
SUITE A PHOTOS



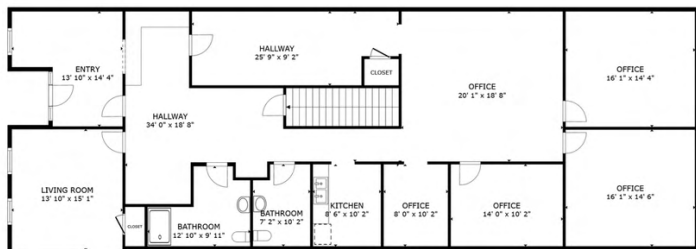


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VIRTUAL WALK THROUGH



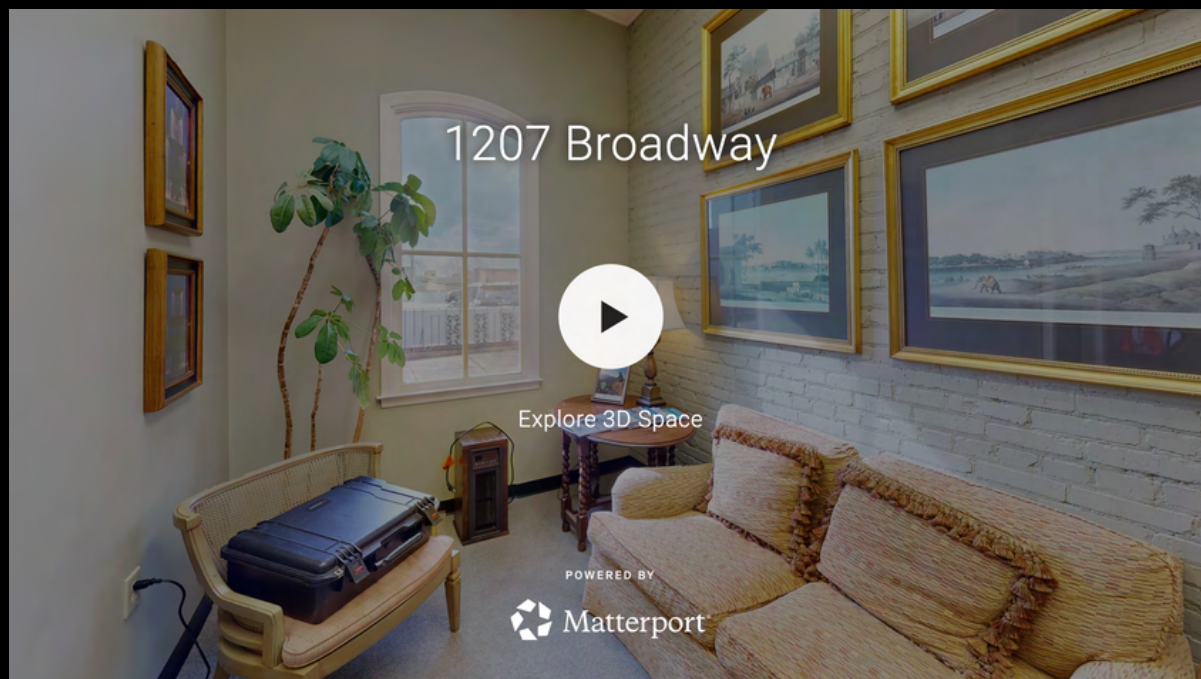
FLOOR 1



FLOOR 2



CLICK TO TAKE A
VIRTUAL TOUR



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CONTACT

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<https://www.erniesmallman.com/>



Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). He received a Master's in Real Estate Development at Auburn University(2025), demonstrating that Ernie's commitment to growth is evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.



FOR MORE INFORMATION