



6131 Gateway Rd

Columbus, Georgia 31909

Property Highlights

- +/- 979 SF office suite with functional, professional layout
- Ideal for small businesses and professional service firms
- Move-in ready and well-suited for a variety of office users
- ALL or part—individual private offices available, all inclusive.

Property Overview

This ±979 square foot office suite offers a functional layout ideal for a small business or professional services firm. The space includes four private offices, a reception area with waiting room, and a dedicated meeting room, providing both privacy and flexibility for daily operations. This space is move-in ready and well-suited for a variety of office users. ALL or part—individual private offices available, all inclusive.

Offering Summary

Lease Rate:	\$2,700/mo (FS)
Available SF:	+/- 979 SF
Lot Size:	+/- 1.14 Acres

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	261	816	4,064
Total Population	562	1,783	8,948
Average HH Income	\$88,934	\$87,951	\$82,169

For More Information

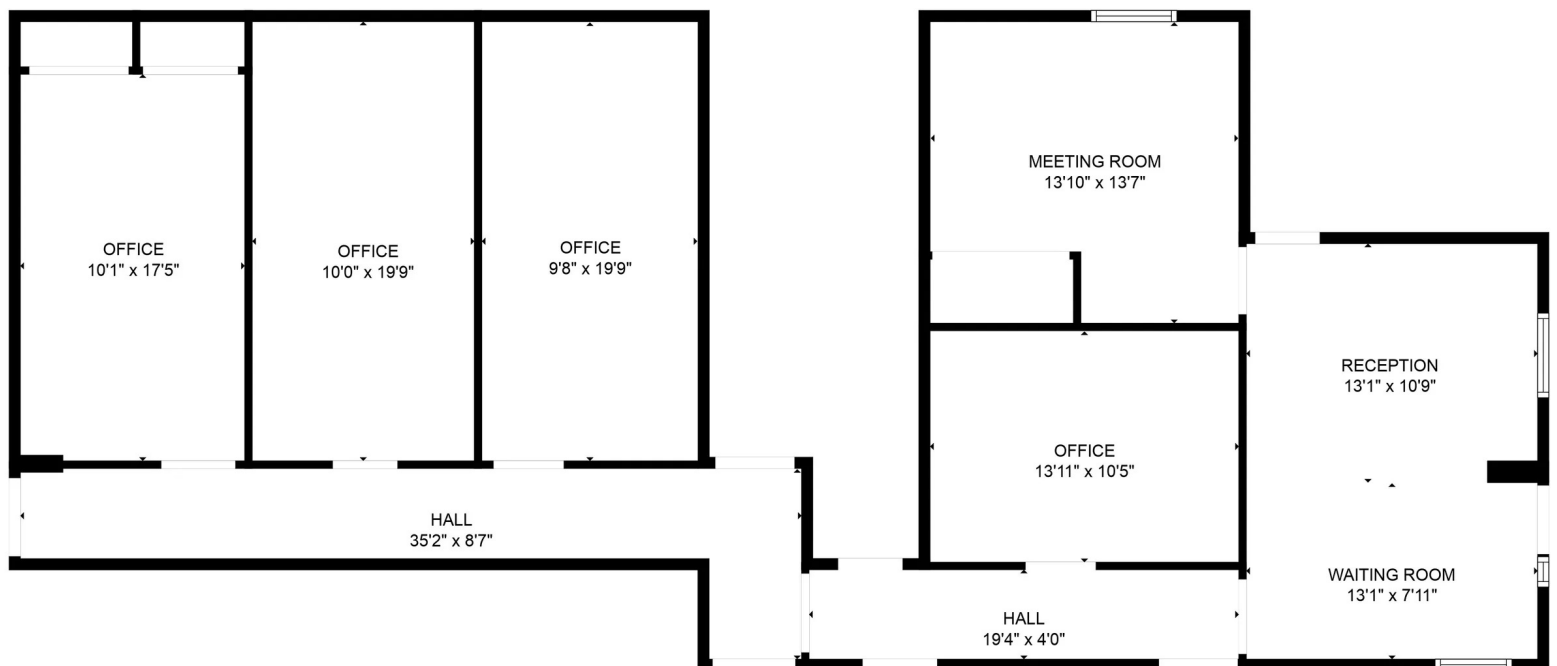
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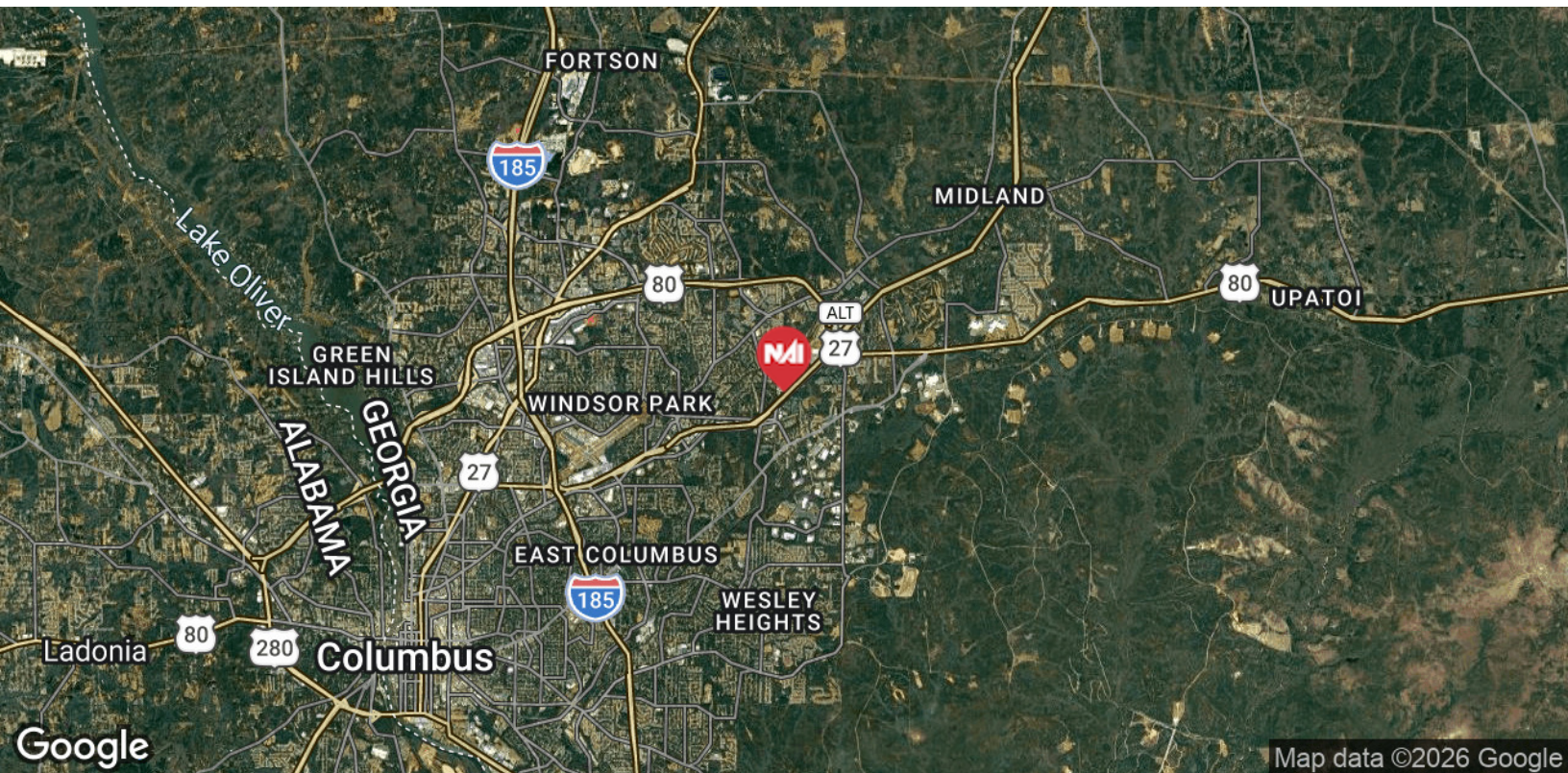
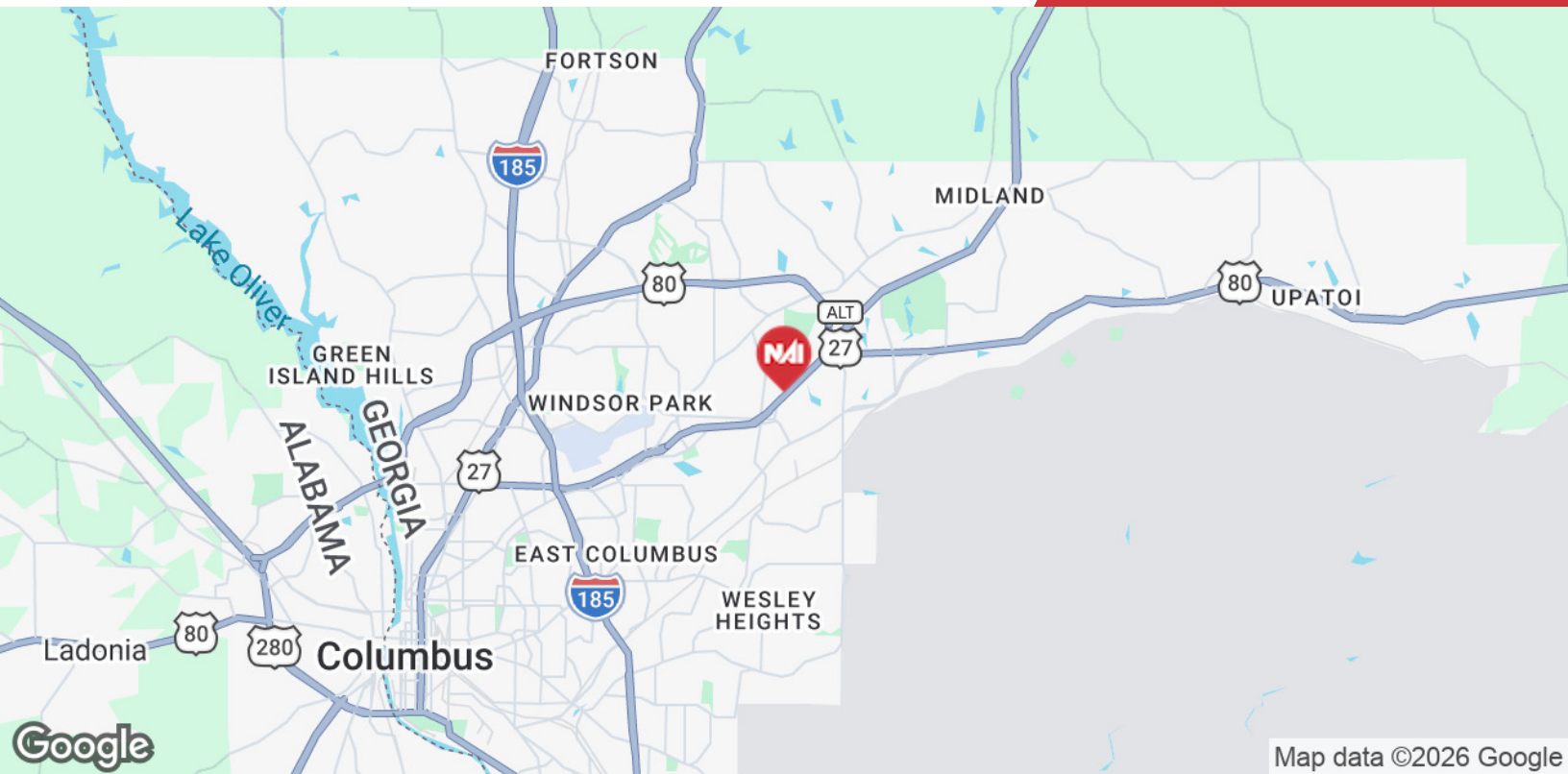


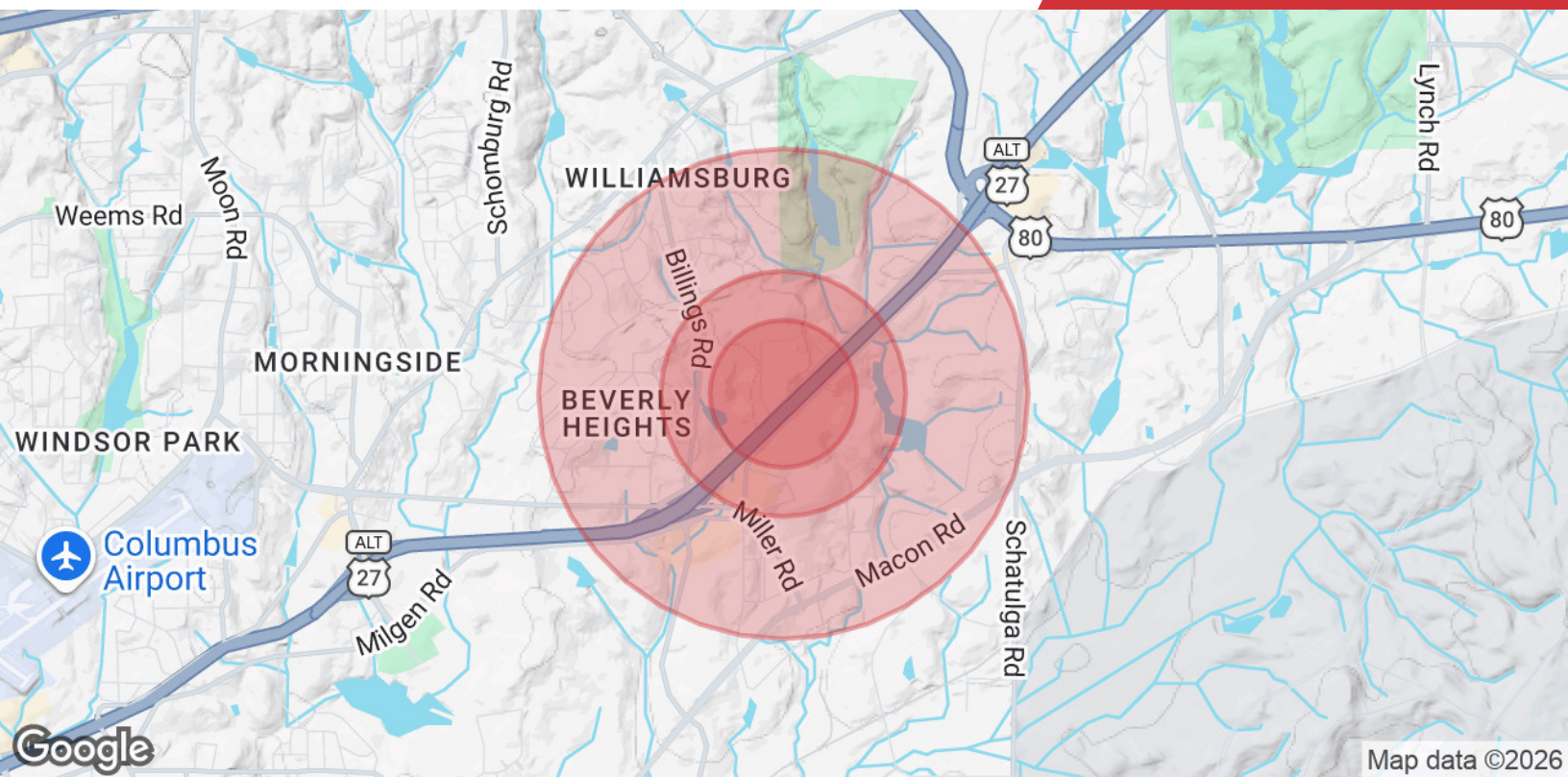


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	562	1,783	8,948
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	37	38	38

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	261	816	4,064
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$88,934	\$87,951	\$82,169
Average House Value	\$176,084	\$188,140	\$248,306

2020 American Community Survey (ACS)