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# FOR LEASE

**3845 SAINT MARYS RD**

Columbus, GA 31906




Property Description: Newly developed in 2020 this 6,889 +/- SF, free-standing building is Zoned General Commercial (GC) providing multiple use options with 29 dedicated parking spaces, cross access parking, easements and full access to St. Mary's Road, 4 parcels west of the entrance to Interstate 185 and 3.86 miles north of the main entrance to Fort Benning military Base which supports 130,000 +/- active-duty military, family members, reserve component soldiers, retirees and civilian employees on a daily basis, we believe this is an excellent opportunity in a community known for being a family-friendly, peaceful neighborhood with a strong sense of community. 65% of the residents are homeowners with a mixture of older well-maintained homes, newer construction homes, local parks and schools nearby. Columbus, GA is the 2<sup>nd</sup> largest city in the state of Georgia and is home to AFLAC, Synovus, Pratt & Whitney, Fort Benning, TSYS now Global Payments, Anthem Blue Cross and Blue Shield, Piedmont Columbus Regional Hospital, St. Francis-Emory Hospital, Jack Hughston Memorial Hospital, Columbus Technical College, Columbus State University (a division of the University of Georgia), Mercer Medical School, JS Link, and J.M. Smucker Co. among many other employers.

Demographics: Population 1 mile 9,510; 3 miles 65,564; 5-mile radius – 123,300 from this location.

2022 Trade Area Demographic Highlights in Columbus, GA is 573,322 Population; 571,721 Total Daytime Pop.; \$80,474 Average Household Income and 227,055 Total Households in the trade area according to ESRI.

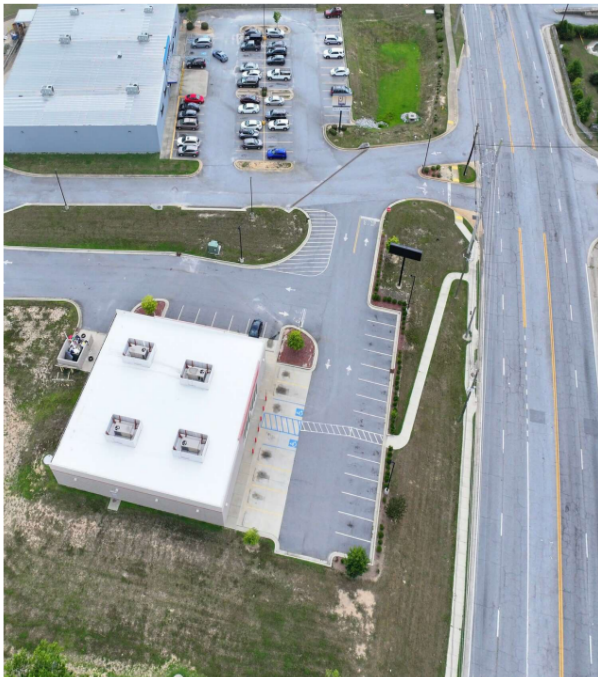
Now Available for sub-lease, and/or direct lease with the right user, financials, and deal structure.

Subject to errors, omissions, change, prior sale and/or lease.


Contact: Wes Lewis, Owner & Commercial Real Estate Broker in GA, FL & AL in conjunction with   
407-383-9674 [WesLewisRPS@gmail.com](mailto:WesLewisRPS@gmail.com) GA Firm License #H-75809; GA Qualifying Broker #294001; FL Qualifying Broker #BK699718; AL Qualifying Broker #126200; Certified Retail Real Estate Professional (CRRP) & Certified Retail Executive (CRX)

3845 St. Mary's Rd., Columbus, GA 31906

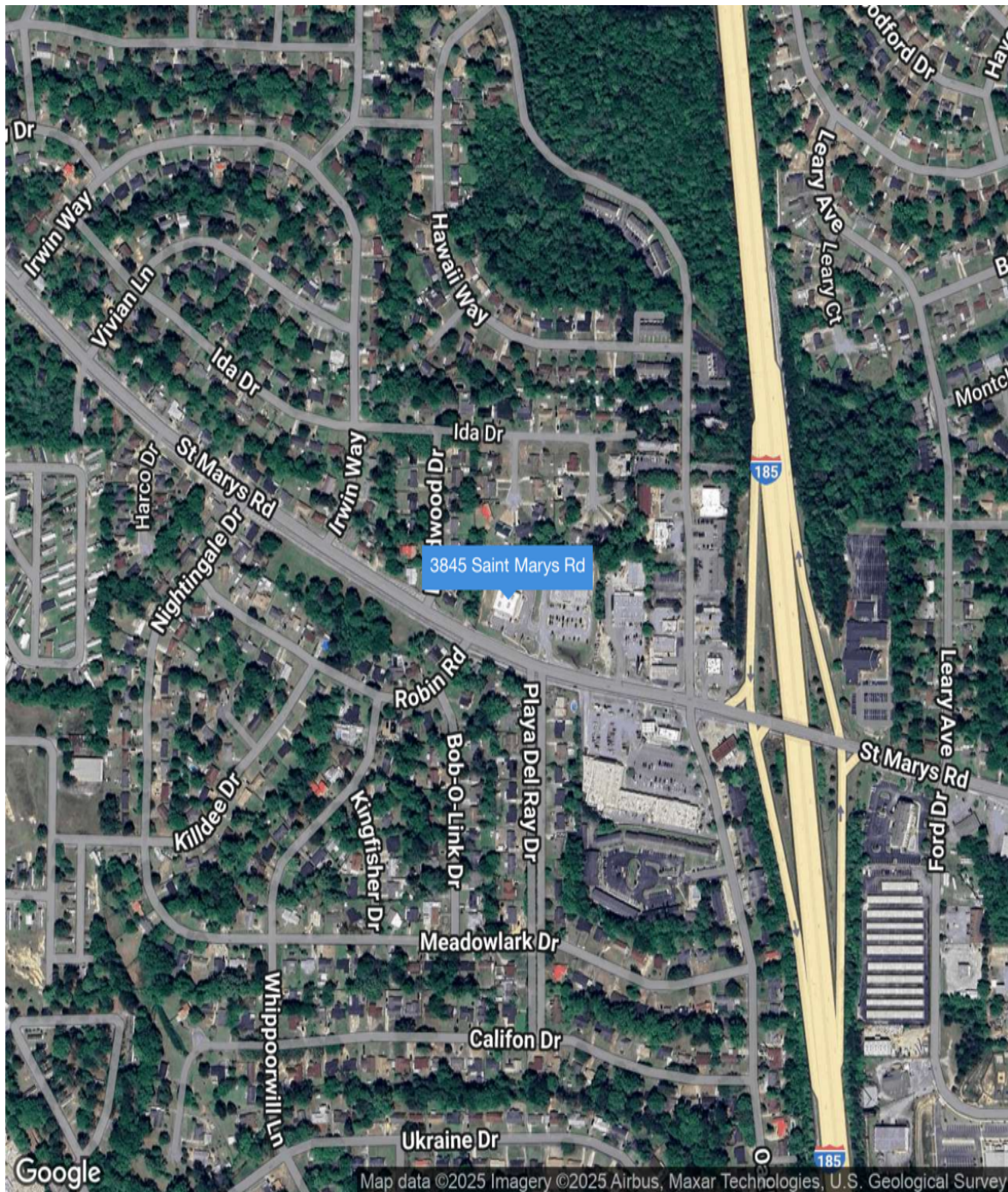
Close up aerials showing building, parking, retention, access, pylon signage, and next door anchor.




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Contact: [Wes Lewis](#), Owner & Commercial Real Estate Broker in GA, FL & AL in conjunction with  **Gordon Brothers**  
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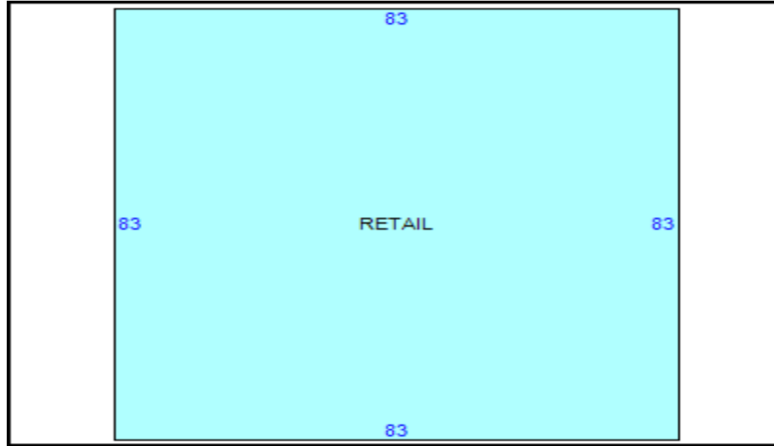
Aerial of 3845 St. Mary's Rd., Columbus, GA 31906



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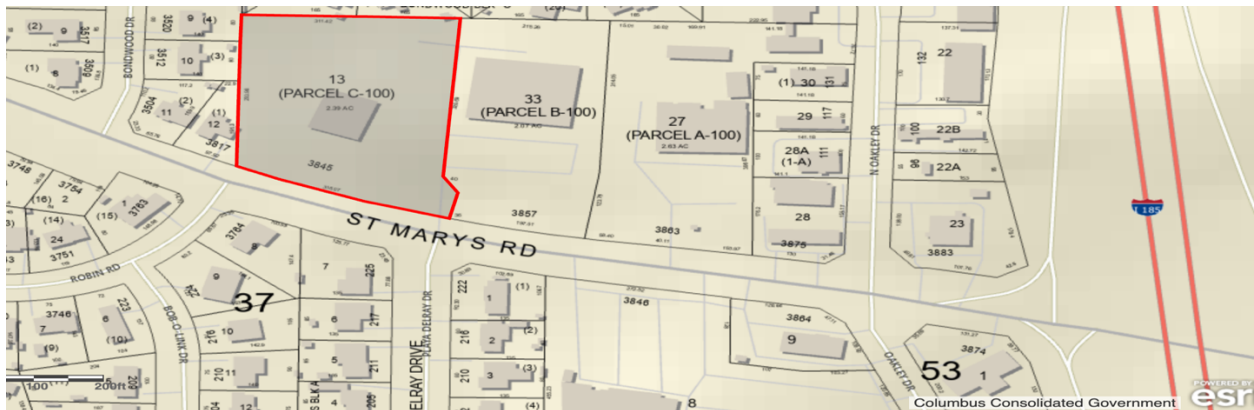
Building Sketch 83 x 83 = 6,889 SF +/-




Property in red located in a high density residential and commercial area of Columbus, GA.



Situated on 2.39 +/- acres



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