



## 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

<b>Lease Rate:</b>	\$12.50 - 15 SF/yr (NNN)
<b>Building Size:</b>	+/- 20,363 SF
<b>Available SF:</b>	+/- 2,000 - 3,000 SF
<b>Lot Size:</b>	+/- 1.74 Acres

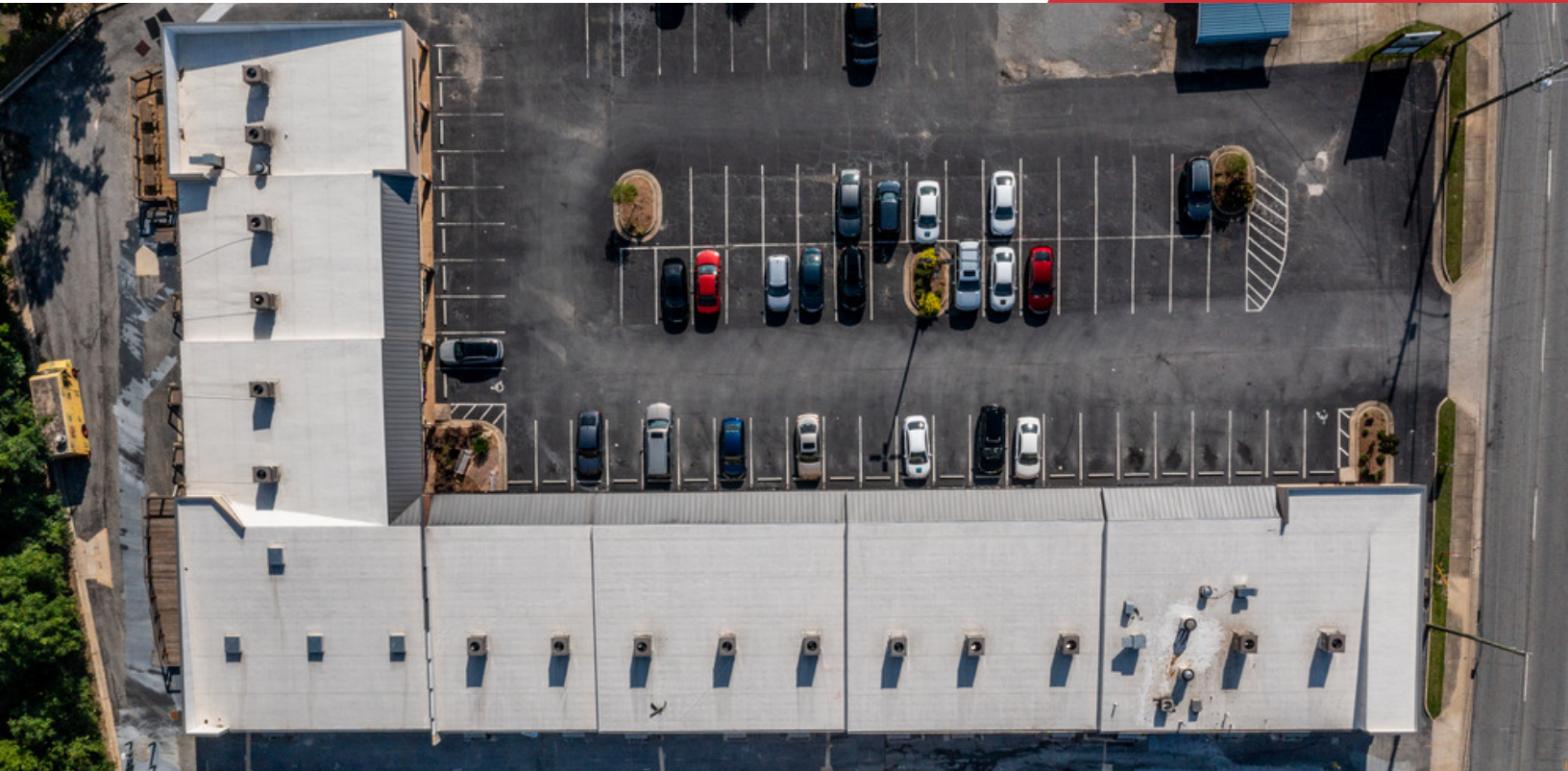
### Demographics 0.3 Miles 0.5 Miles 1 Mile

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

### For More Information

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### Available Spaces

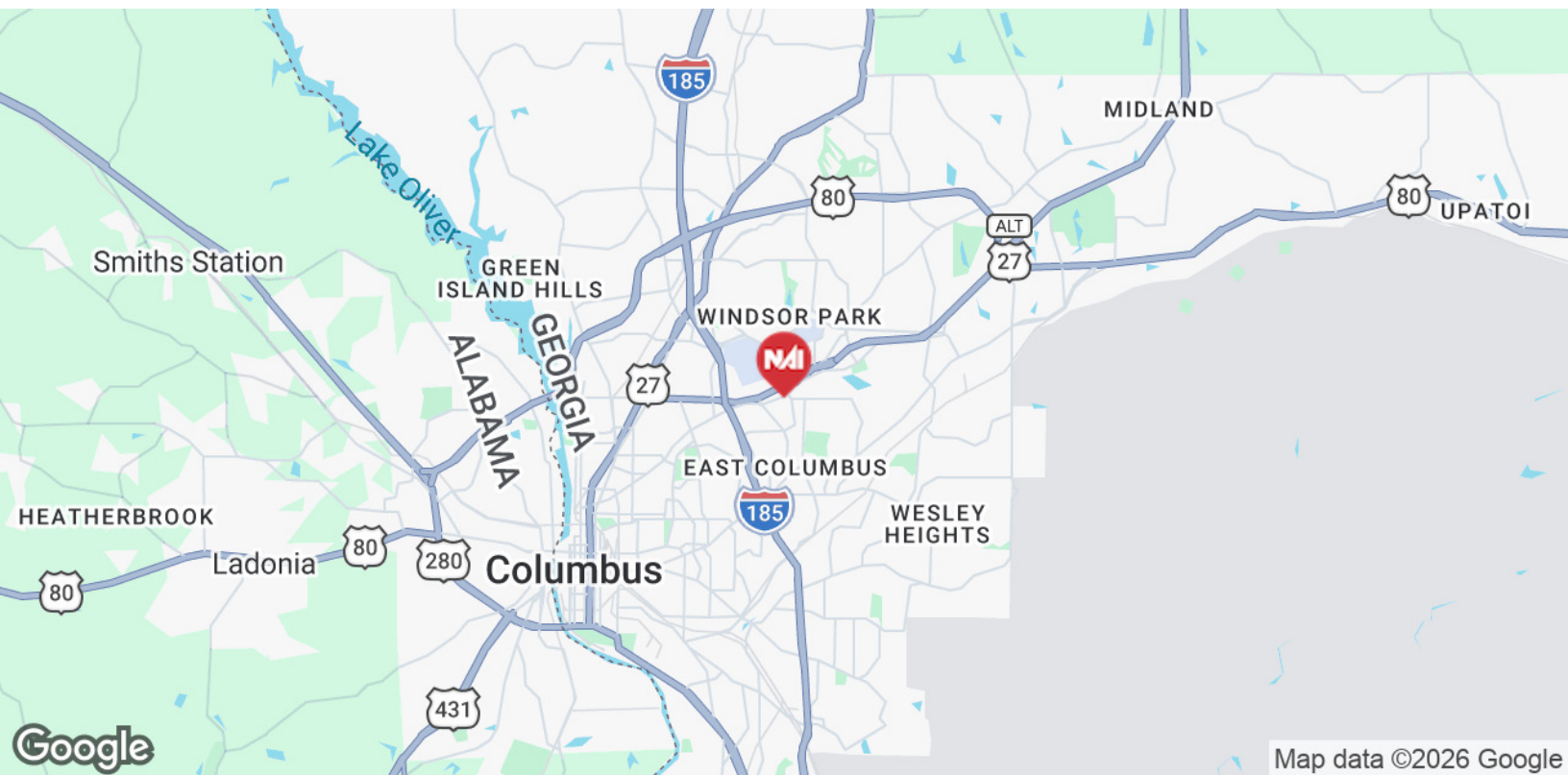
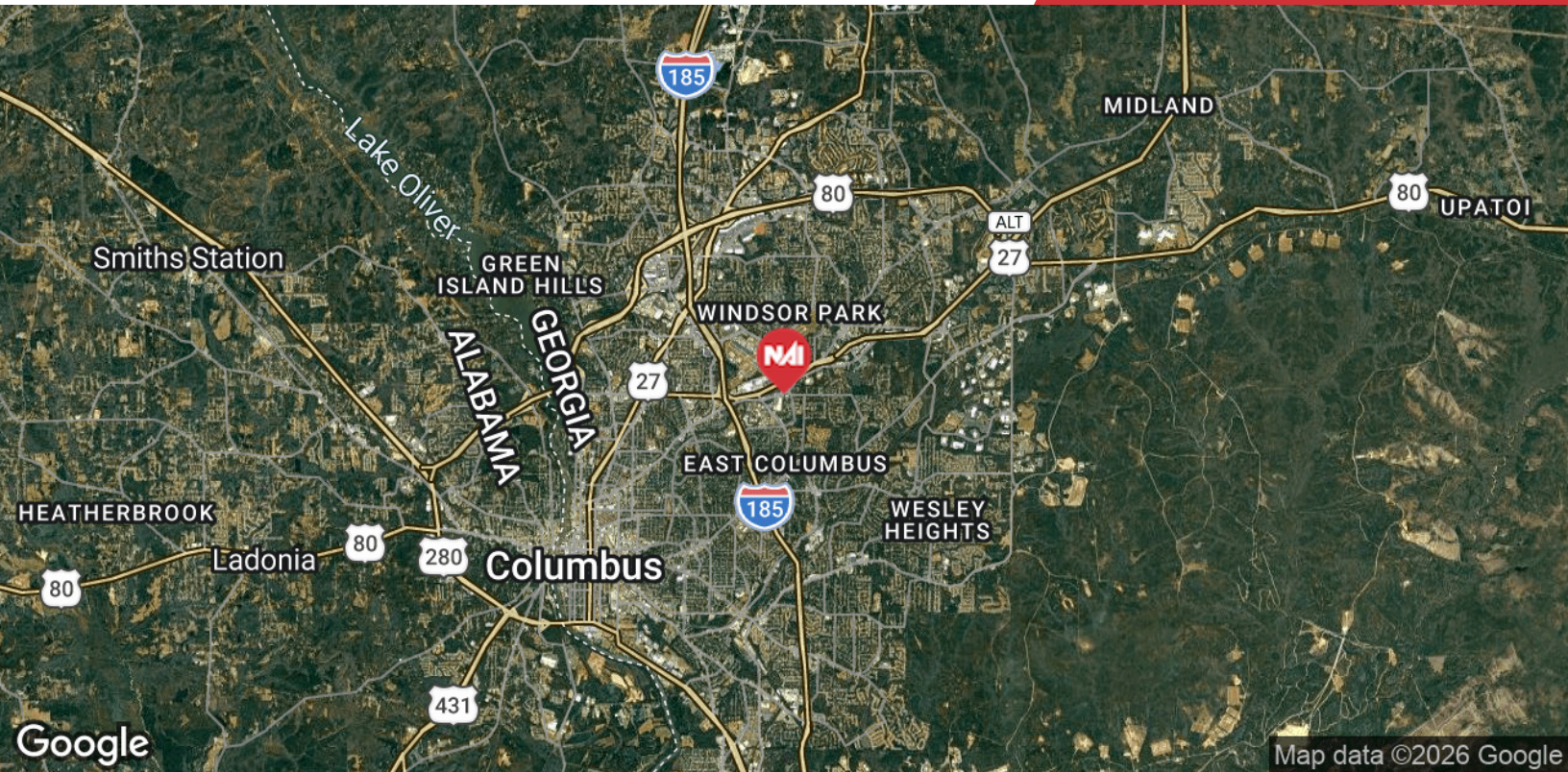
Suite	Size (SF)	Lease Type	Lease Rate	Description
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Suite 5	3,000 SF	NNN	\$15.00 SF/yr	Suite 5 features a reception area, three classrooms, two private offices, and restrooms. This +/- 3,000 SF space is well-maintained and has LVP flooring throughout. Space leases for \$15/SF/year plus CAM charges with a NNN lease. Space will be available March 1, 2025.
Suite 7/8	2,000 SF	NNN	\$15.00 SF/yr	2,000 SF retail space available 11/1/25. \$15/SF/yr + CAM charges.
Suite 12	3,089 SF	NNN	\$15.00 SF/yr	Adaptable space that is perfectly suited for a wide range of professional needs. Previously used as a physical therapy office, this space features a waiting and reception area, private office, exam room, kitchen, and a spacious great room. The property features convenient parking facilities, easy accessibility, and close proximity to various conveniences. With a NNN lease, this space offers an ideal opportunity to elevate your business.
Suite 14	1,000 SF	NNN	\$12.50 SF/yr	+/- 1,000 SF retail space with restroom. \$12.50/SF/year + CAM charges.



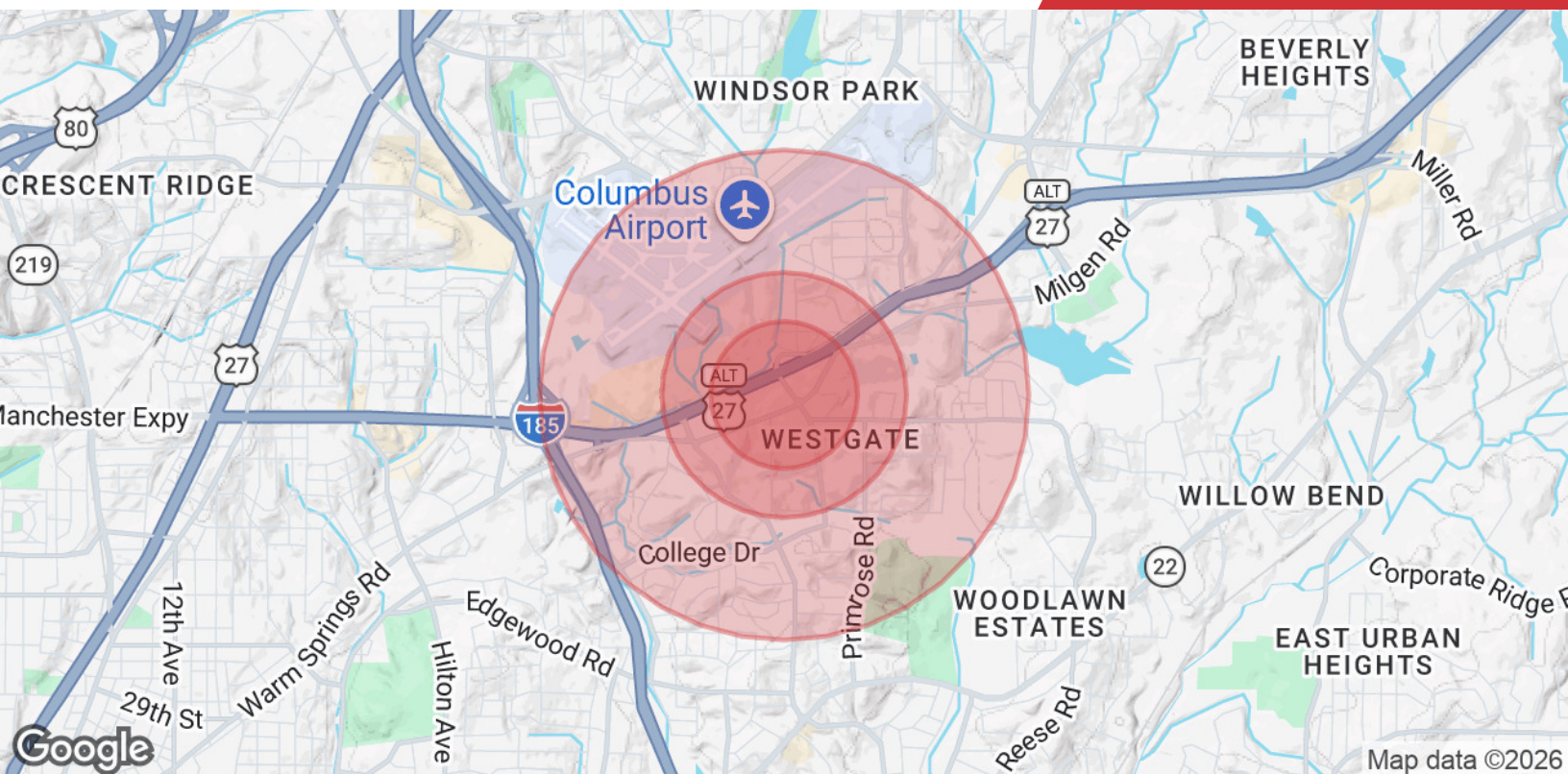
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<b>Total Population</b>	532	1,452	6,462
<b>Average Age</b>	39	37	36
<b>Average Age (Male)</b>	38	36	35
<b>Average Age (Female)</b>	41	39	37
Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	267	663	2,597
<b># of Persons per HH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

Demographics data derived from AlphaMap