



The Arbor

5651 Whitesville Road
Columbus, Georgia 31904

Property Overview

5651 Whitesville Road presents the opportunity to acquire an +/- 8,640 SF multi-tenant office building situated on +/- 0.95 acres in Columbus, Georgia. The property is divided into eight office suites, with seven currently occupied, providing immediate rental income and upside potential through lease-up of the remaining suite. Existing leases include rent escalations, offering built-in income growth over time.

Located in an established commercial area, the property offers convenient access to nearby retail, restaurants, and professional services. The diversified tenant mix, strong occupancy, and contractual rent increases make this an attractive investment opportunity for buyers seeking stable cash flow with additional growth potential.

Please do not disturb tenants. Contact the listing agent for additional information or to schedule a tour.

Offering Summary

Sale Price:	\$1,500,000
Building Size:	+/- 8,640 SF
Lot Size:	+/- 0.95 Acres

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	74	389	2,123
Total Population	134	820	4,929
Average HH Income	\$69,010	\$67,840	\$76,549

For More Information

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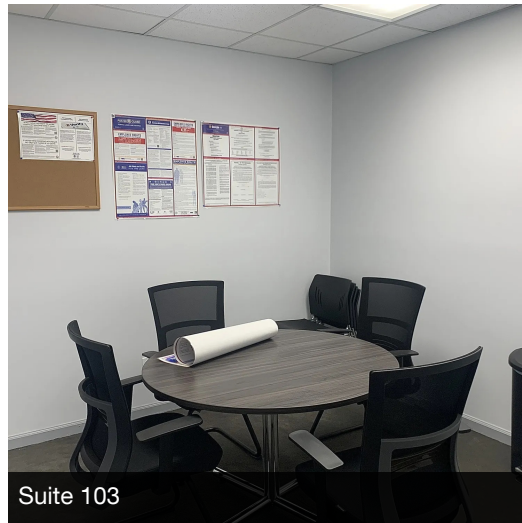
Suite 104



Suite 104



Suite 103



Suite 103



Suite 103



Suite 108

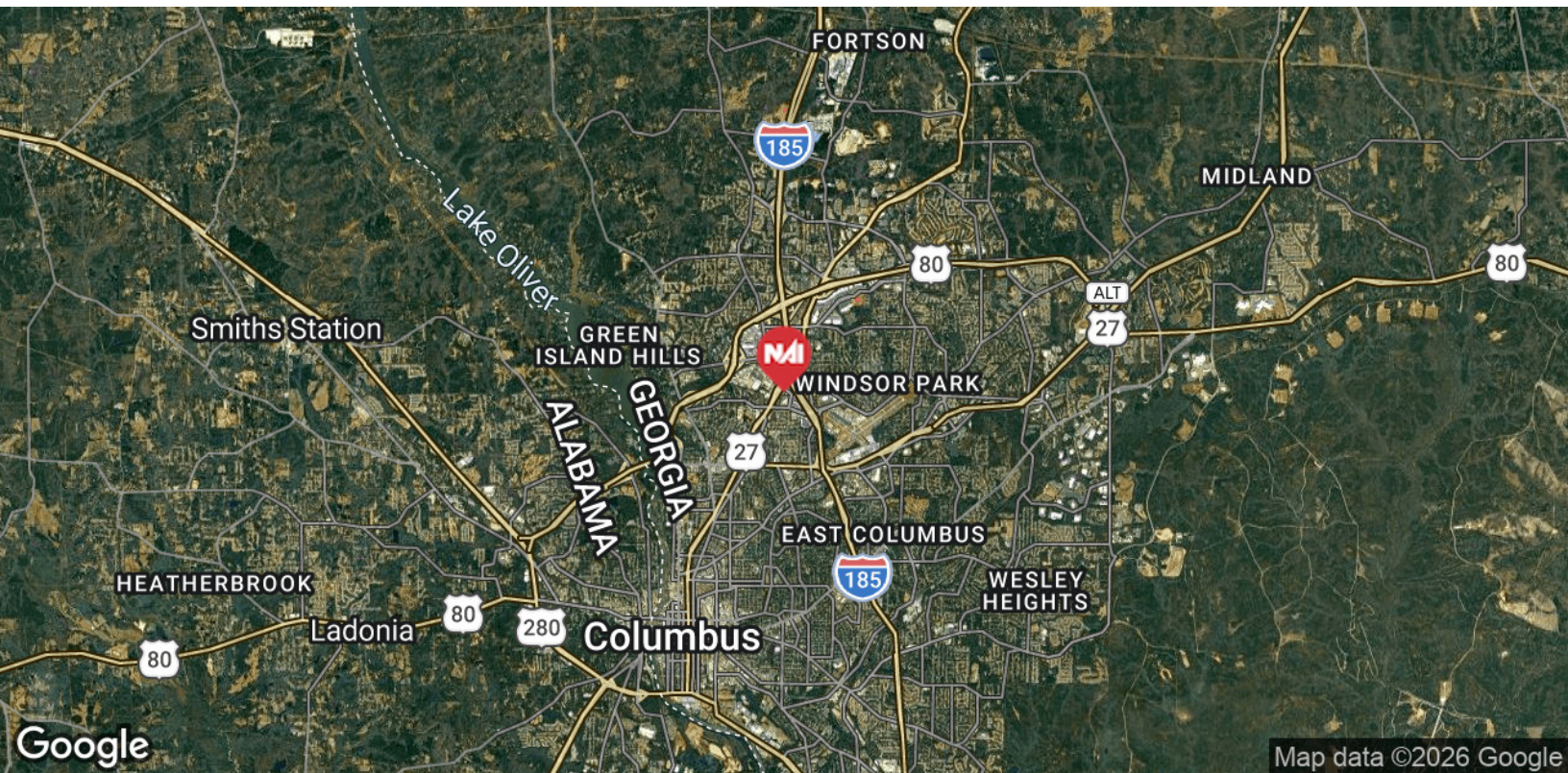
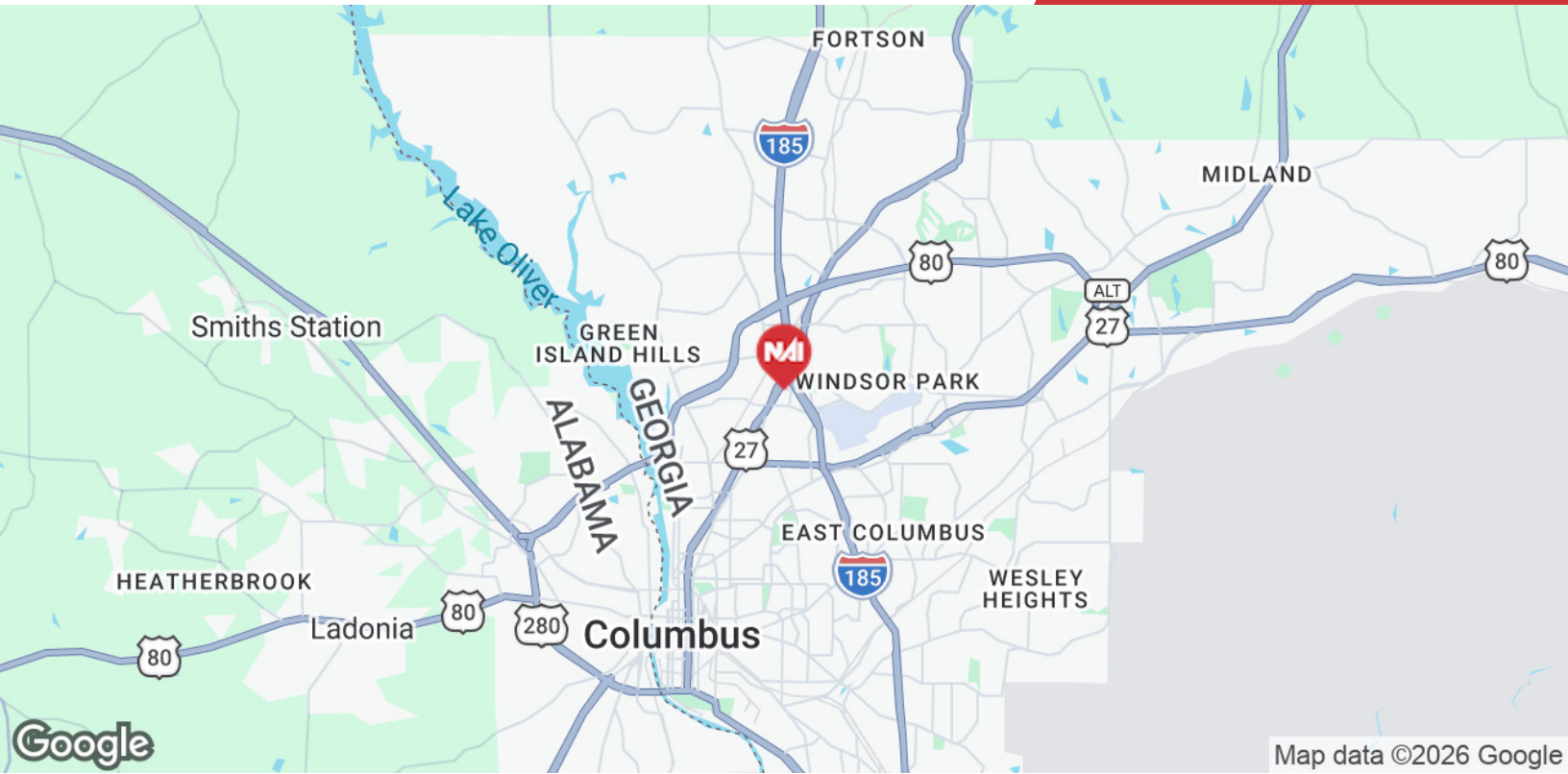


Suite 108



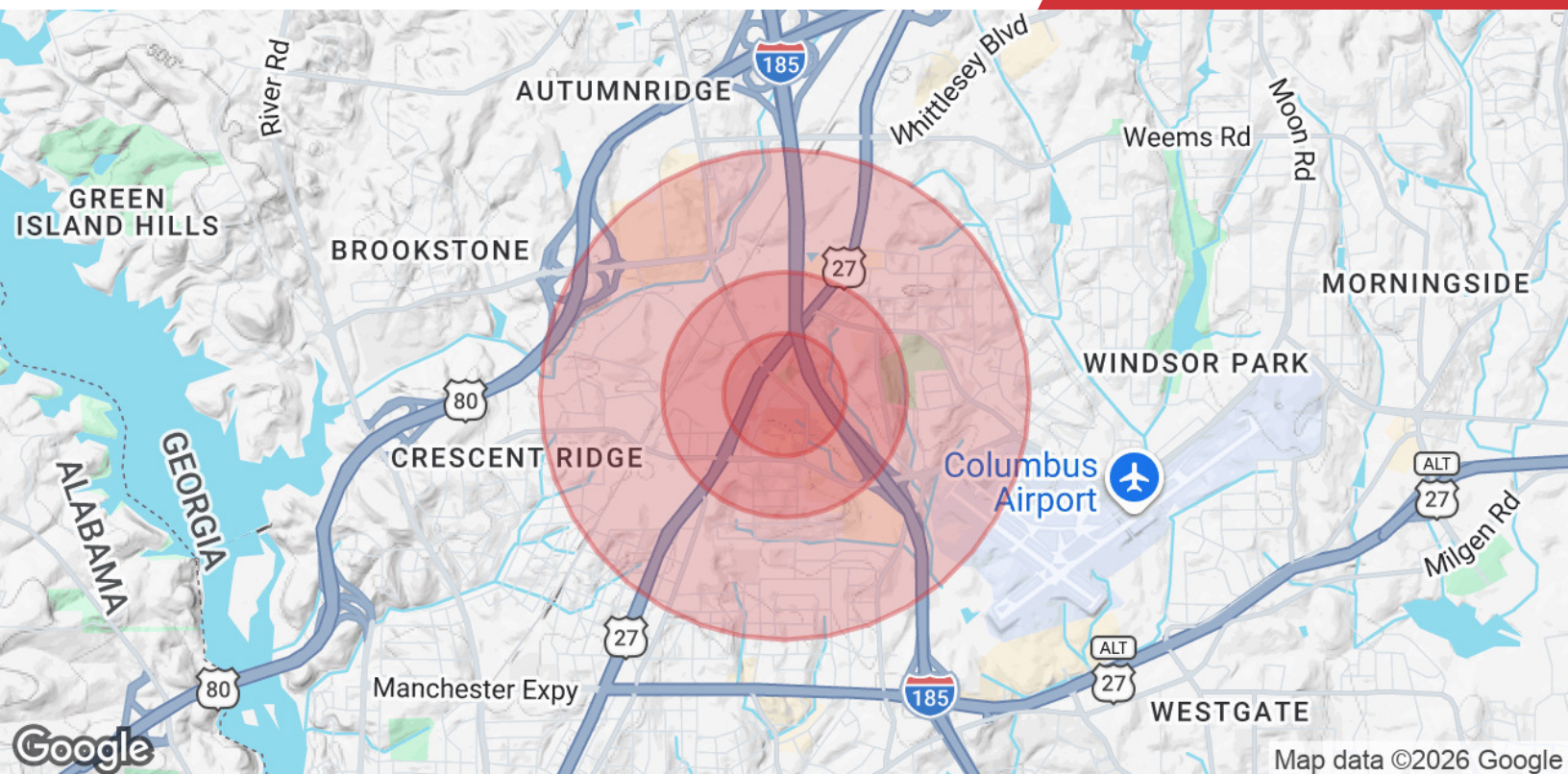
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	134	820	4,929
Average Age	34.8	34.6	35.9
Average Age (Male)	33.4	35.7	36.1
Average Age (Female)	34.2	31.8	35.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	74	389	2,123
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$69,010	\$67,840	\$76,549
Average House Value	\$137,364	\$166,921	\$171,032

2023 American Community Survey (ACS)