



## 5734 Windsor Drive, Unit 6

Columbus, Georgia 31909

### Property Highlights

- +/- 1,441 SF office suite
- Professional office park setting
- Newly renovated
- Convenient Columbus location

### Property Overview

Newly renovated professional +/- 1,441 SF office suite featuring multiple private offices, a break area, restroom, and additional upstairs flex space ideal for a conference room, executive office, or storage. Conveniently located on Windsor Drive within an established office park, this functional two-story layout is well suited for a variety of professional or service-based businesses.

### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	+/- 1,441 SF
<b>Lot Size:</b>	+/- 0.133 Acres

### Demographics 0.25 Miles 0.5 Miles 1 Mile

<b>Total Households</b>	215	916	3,841
<b>Total Population</b>	502	2,145	9,143
<b>Average HH Income</b>	\$68,135	\$76,217	\$81,201

### For More Information

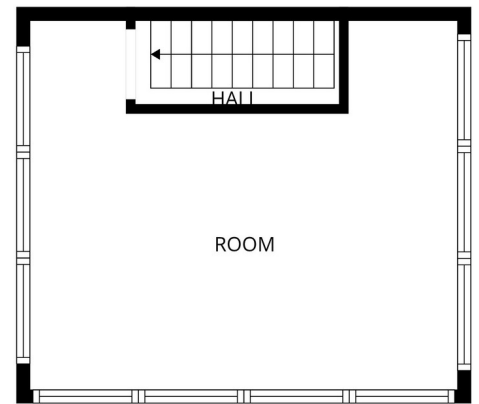
**Amy D. Gill, MICP, MRP**

O: 706 660 5418 x1009

agill@g2cre.com | GA #381793



1st floor



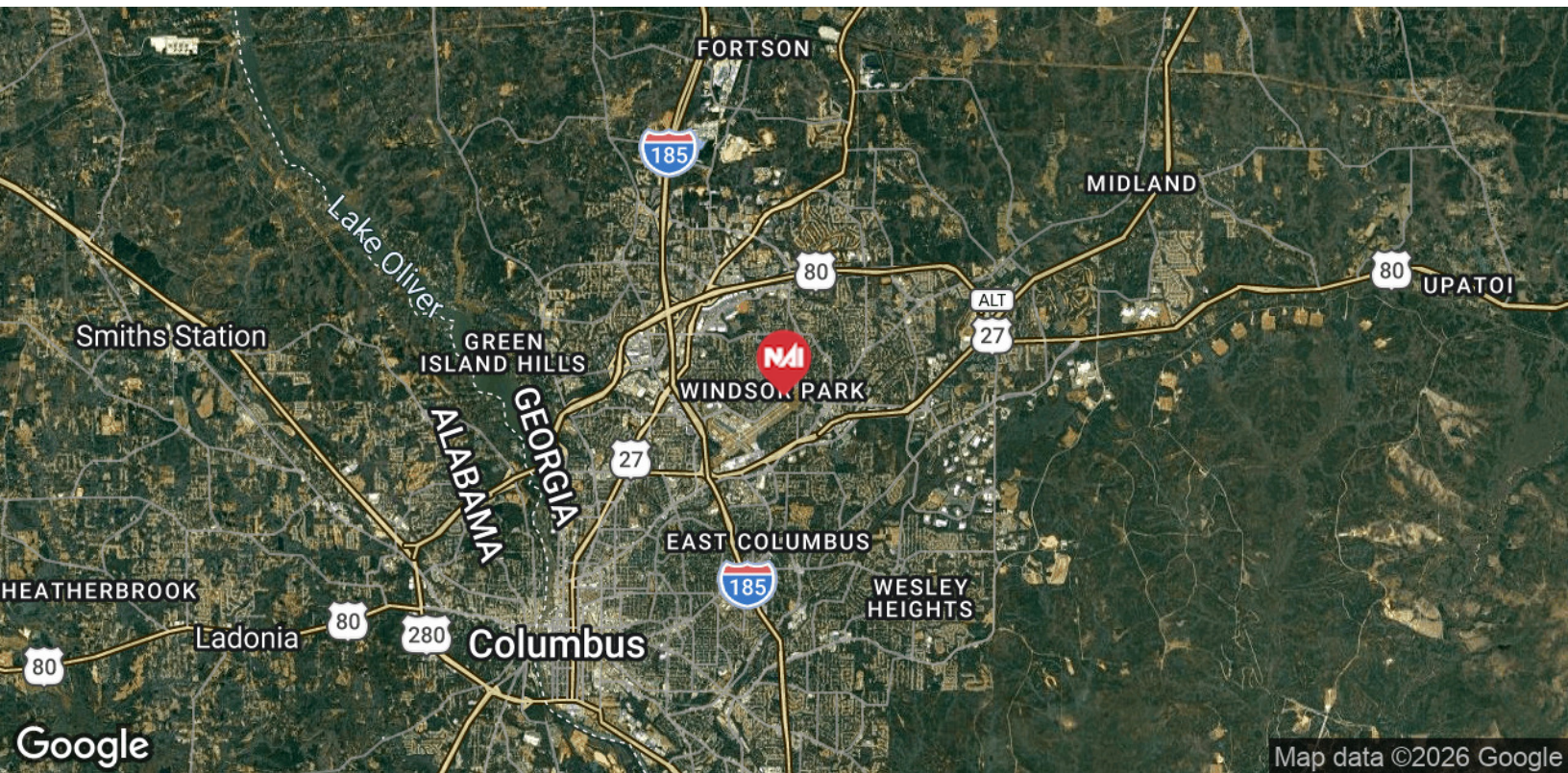
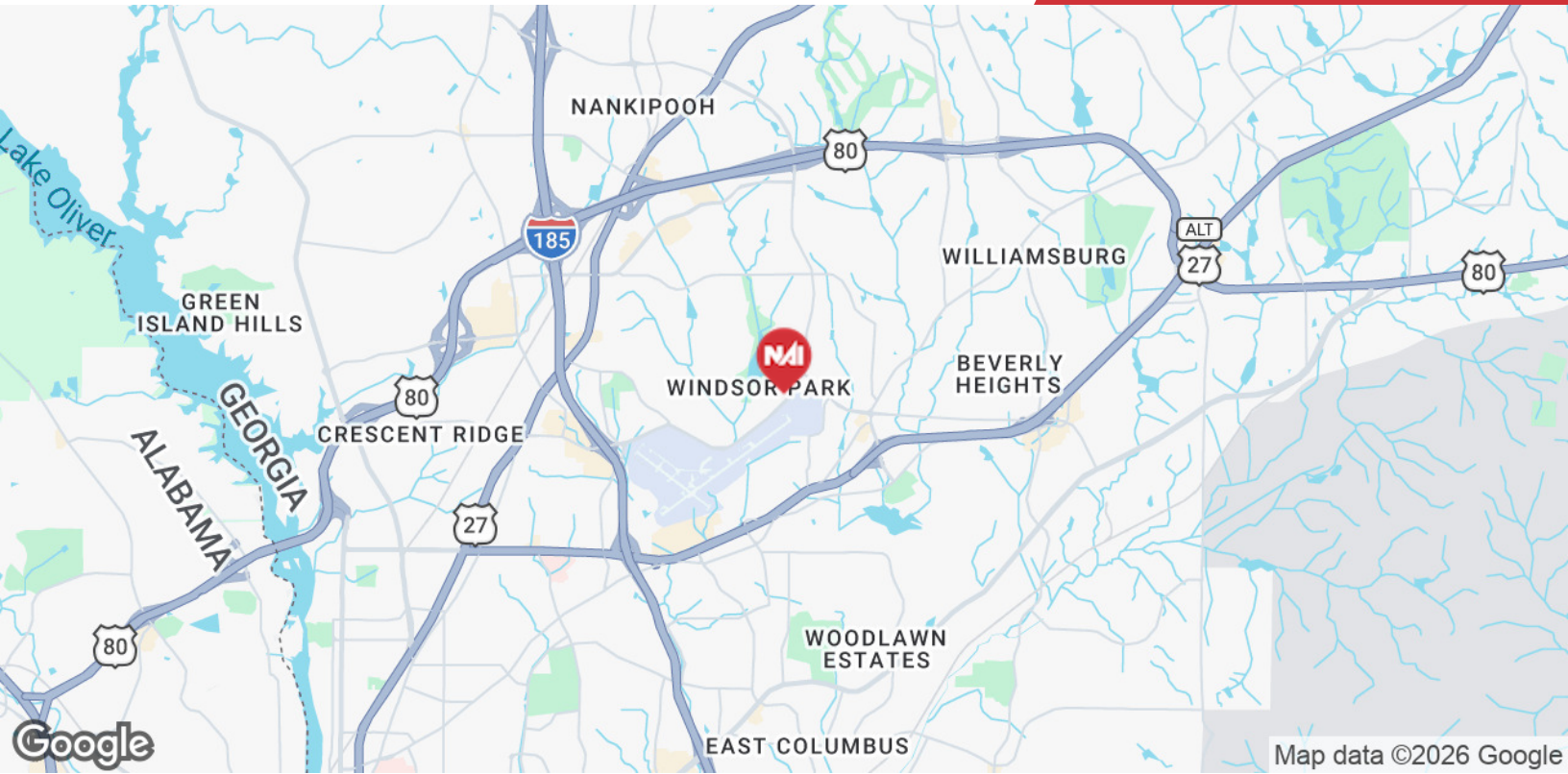
2nd floor

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



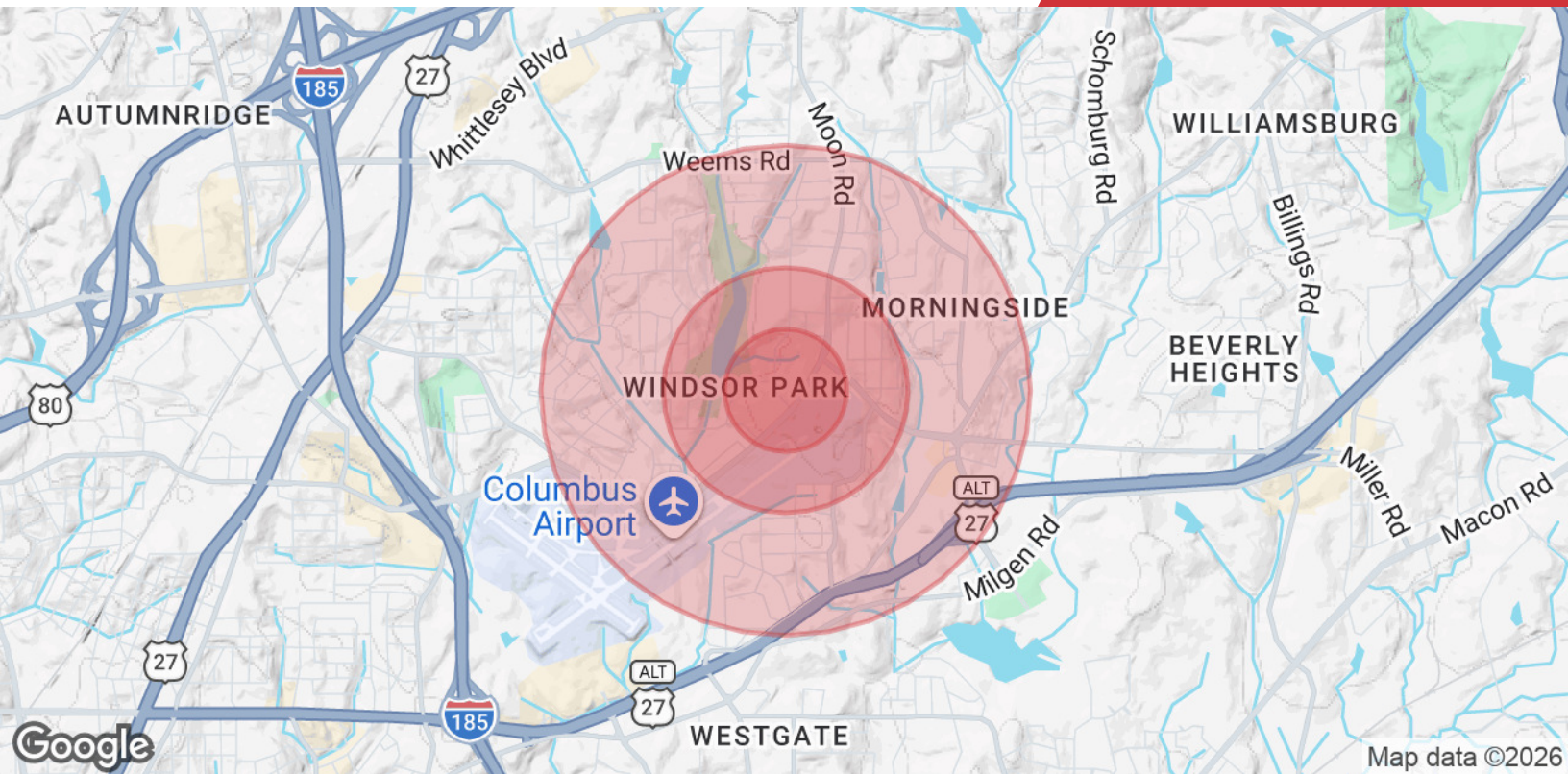
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



Population	0.25 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	502	2,145	9,143
<b>Average Age</b>	27.6	31.9	34.2
<b>Average Age (Male)</b>	35.9	34.1	34.0
<b>Average Age (Female)</b>	28.1	33.8	36.3
Households & Income	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	215	916	3,841
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$68,135	\$76,217	\$81,201
<b>Average House Value</b>	\$191,704	\$194,639	\$195,270

2023 American Community Survey (ACS)