

3813 MACON ROAD, COLUMBUS, GA 31907

SOUTHERN EQUITY
COMMERCIAL

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FOR SALE AND LEASE

PROPERTY DETAILS

Freestanding former Regions Bank with a 3-lane drive-thru. The Building includes a traditional teller counter with multiple offices located around the perimeter of the lobby.

Includes two restrooms, a break room, a large vault, an ATM room, and a drive-thru counter area. The building is 3065 SF with a 1140 SF canopy and drive-thru.

Located on the north side of heavily traveled Macon Rd. (Hwy 22) in close proximity to Interstate I-185, Columbus State University, Peachtree Mall, and the Columbus Airport.

EXECUTIVE SUMMARY

Building Size:	3,065 SF
Available SF:	3,065 SF
Lot Size:	0.65 Acres
Purchase Price:	unpriced

CONTACT:



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2 Mile Radius - For Lease

Property Name	Property Address	City	State	Year Built	Building SF	Land (Acres)	Rent /SF/ Yr
Marketplace	3604 Macon Rd	Columbus	GA	1986	46,544	9	\$14.95
Governor's Place	3575 Macon Rd	Columbus	GA	1984	32,206	3.39	\$12
Mission Square	2901 University Ave	Columbus	GA	1987	25,200	.40	\$16
Bentwood Office Park	3228 University Ave	Columbus	GA	1979	10,750	.92	\$12.92
Cross Country Plaza	3201 Macon Rd	Columbus	GA	1969	137,043	9.83	Withheld
Averages				1981	50,348	4.71	\$38

3 Mile Radius - For Sale

Property Name	Property Address	City	State	Asking Price	Year Built	Building SF	Land (Acres)	Market Time (Days)
2040 10th Ave	2040 10th Ave	Columbus	GA	\$2,650,000	1987	11,180	1.45	53
Peachtree Dr	1015 Peachtree Dr	Columbus	GA	\$525,000	1989	4,500	0.53	358
Wynnton Rd	2121 Wynnton Rd	Columbus	GA	\$495,000	1934	3,555	0.08	214
13th Ave	1721 13th Ave	Columbus	GA	\$230,000	1959	3,118	0.16	298
Warm Springs	1924 Warm Springs Rd	Columbus	GA	\$175,000	1952	1,500	0.48	307
Armour Rd	5213 Armour Rd	Columbus	GA	\$225,000	1953	1,293	0.30	271
Averages				\$3,383,286	1962	4,191	.50	250

Property Description

- This former bank building is located on Macon Road, a major roadway in Columbus.
- It is in close proximity to I-185, Columbus State University, shopping areas, restaurants and government agencies.
- This property is an excellent re-development opportunity.

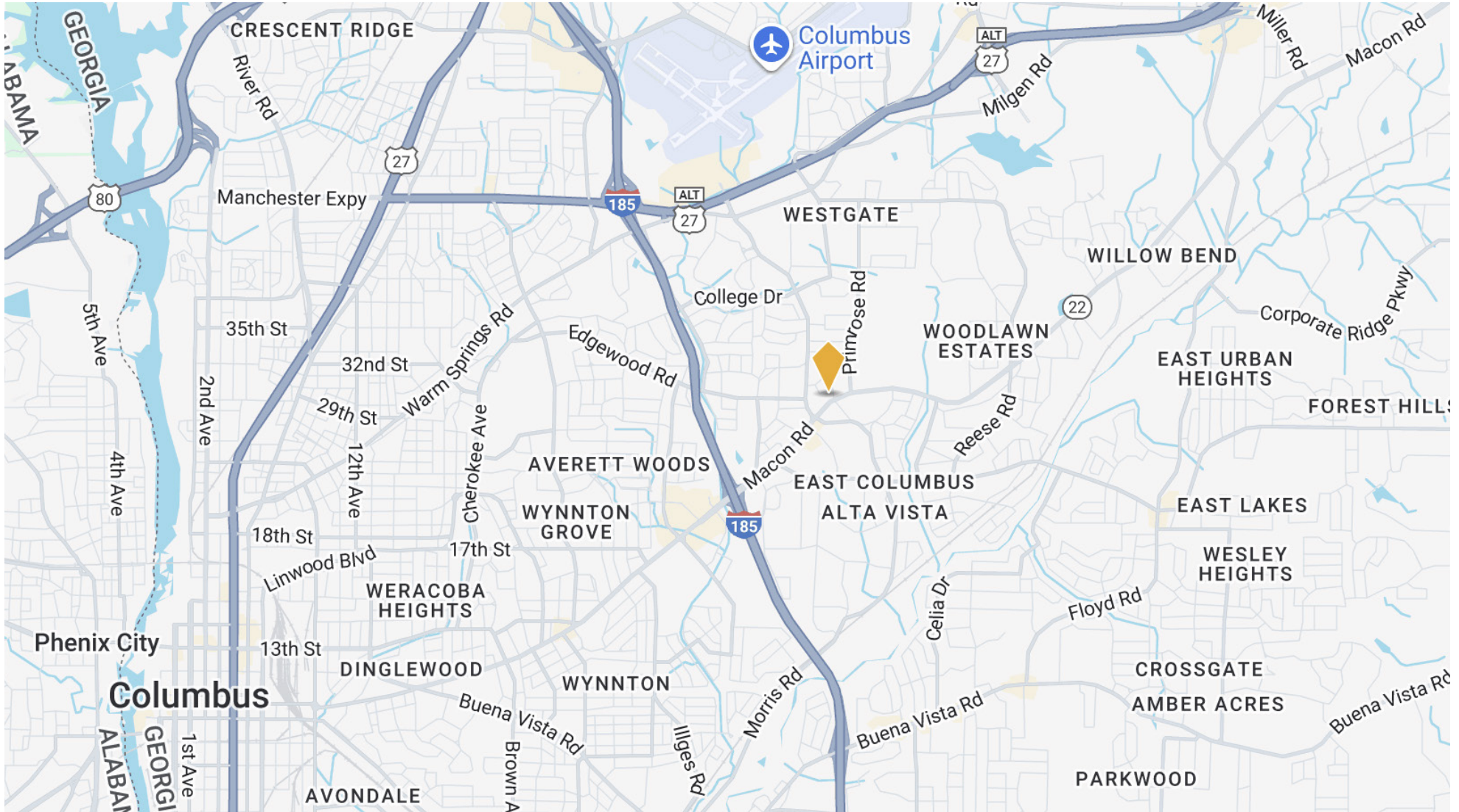
Property Overview

- Located in Muscogee County
- 21 Parking Spots
- Zoning RO
- .65 AC
- Built 1971
- 3065 Sqft
- 085 008 002 parcel id

Property Highlights

- Great location
- High traffic area
- Excellent visibility
- Four drive-thru lanes

LOCATION MAP



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	8,170	80,370	165,945
2029 Projected Population	7,297	76,505	161,094
Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.4%
Median Age	33	36.8	36.2
Households & Growth			
2024 Households	2,769	31,345	66,720
2029 Projected Households	2,674	30,608	65,492
Projected Annual Growth 2024 to 2029	-0.7%	-0.5%	-0.4%
Race & Ethnicity			
2024 White	3,910	26,589	56,121
2024 Black	2,543	40,468	83,862
2024 Asian	120	920	2,921
2024 American Indian or Native Alaskan	14	154	375
2024 Two or More Races	933	8,373	17,807
2024 Hispanic	611	5,460	11,892
Income			
2024 Average Household Income	\$74,154	\$62,222	\$63,672
2024 Median Household Income	\$59,324	\$45,726	\$45,339
Businesses & Employees			
2024 Estimated Total Businesses	372	3,889	9,195
2024 Estimated Total Employees	2,605	39,814	91,677

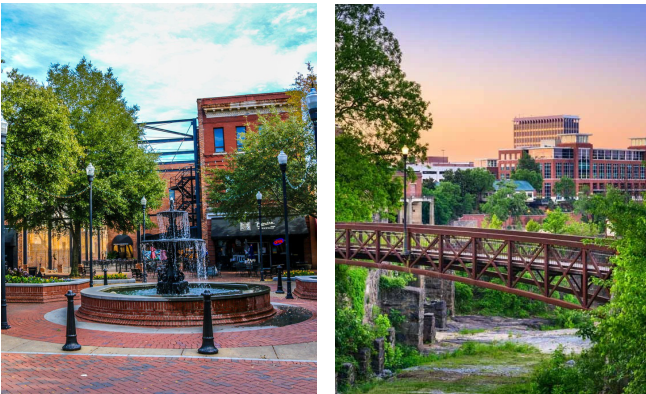




COLUMBUS GEORGIA

Columbus, Georgia, is a consolidated city-county in west-central Georgia, along the Chattahoochee River directly across from Phenix City, Alabama. It is the county seat of Muscogee County, with which the city officially merged in 1970. Columbus is the second most populous city in Georgia.

As of 2023, Columbus had a population of approximately 204,383 people. The median household income was \$56,622. The population's median age is about 35.1.



The economy of Columbus employs about 83,500 people. The largest employment sectors are Health Care & Social Assistance ($\approx 12,369$ people), Retail Trade ($\approx 8,251$ people), and Finance & Insurance ($\approx 8,039$ people). Among the highest paying industries are Management of Companies & Enterprises, Professional, Scientific & Technical Services, and Wholesale Trade.

Columbus is home to several major employers and institutions. Fort Benning, a large U.S. Army base located just south of the city, is one of the top employers in the area. Other headquarters in Columbus include Aflac, Synovus, TSYS, Realtree, and W. C. Bradley Co.

Nearby and local attractions include the National Infantry Museum, which honors the history of the U.S. Army's Infantry Branch. Columbus has an urban whitewater rafting course on the Chattahoochee River — after the removal of the Eagle & Phenix Dam and the City Mills Dam, a restored natural river flow enabled development of the longest urban whitewater rafting and kayaking course in the world. There are also walking and biking amenities: the Chattahoochee RiverWalk (≈ 15 miles) and the Columbus Fall Line Trace (≈ 11 miles).

Columbus can be accessed via several major highways: Interstate 185 runs north-south through the city. U.S. Routes 27 and 280 and Georgia State Route 520 (South Georgia Parkway) meet in or near Columbus. U.S. Route 80 runs through the northern part of the city.





Sarah Byrd

Sarah is an experienced real estate professional who focuses exclusively on working with business owners and investors across the metro Atlanta area.

Her and her team successfully completed over \$40M in projects last year and they have the experience in both leasing and sales. Their background is office, investment, multifamily, and retail.

Beyond simply helping investors and business owners find the right property, Sarah is fully invested in helping them from the very beginning to the end. This includes site selection, zoning, due diligence, construction, renovation, and post sales support. She stays involved in the process from beginning to end.

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