



## 3025 University Avenue

Columbus, Georgia 31907

### Property Overview

This property has recently undergone an extensive series of upgrades designed to enhance functionality, security, and the overall tenant experience. The exterior has been freshly painted, and the parking lot has been completely refinished and restriped, giving the property a clean, modern, and professional appearance. Interior improvements include remodeled restrooms featuring updated finishes, fixtures, and improved comfort.

Several office suites have also been renovated with new flooring, fresh paint, and energy-efficient LED lighting, creating bright, clean, and modern workspaces for today's businesses. These improvements provide tenants with attractive, move-in-ready office spaces that are both functional and professional. Office rental rates range from \$450 to \$1,200 per month, offering options for businesses of various sizes and budgets.

Security has also been enhanced with an upgraded security system and key fob access, providing tenants and visitors with convenient, controlled entry to the building. These features offer added peace of mind while creating a more secure and accessible work environment.

To support today's connected business environment, tenant Wi-Fi is available throughout the property, providing reliable internet access for businesses and their employees. With its completed renovations, updated amenities, and professional appearance, the property offers a well-maintained office setting designed to meet the needs of today's businesses.

### Offering Summary

**Lease Type:** Modified Gross

**Building Size:** +/- 12,652 SF

### Demographics 1 Mile 3 Miles 5 Miles

**Total Households** 2,708 29,151 68,587

**Total Population** 7,203 68,010 167,872

**Average HH Income** \$59,607 \$54,389 \$50,291

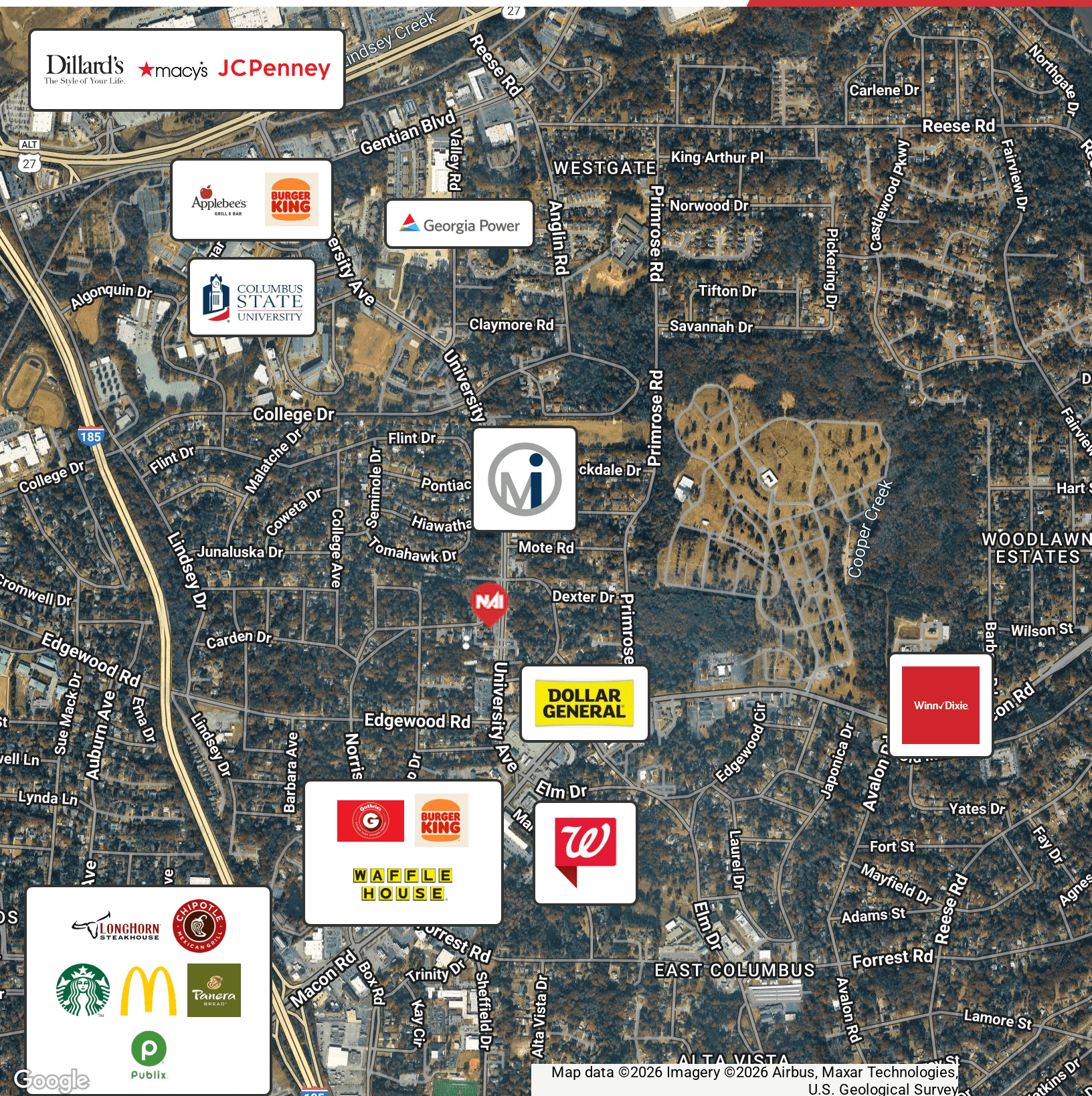
### For More Information

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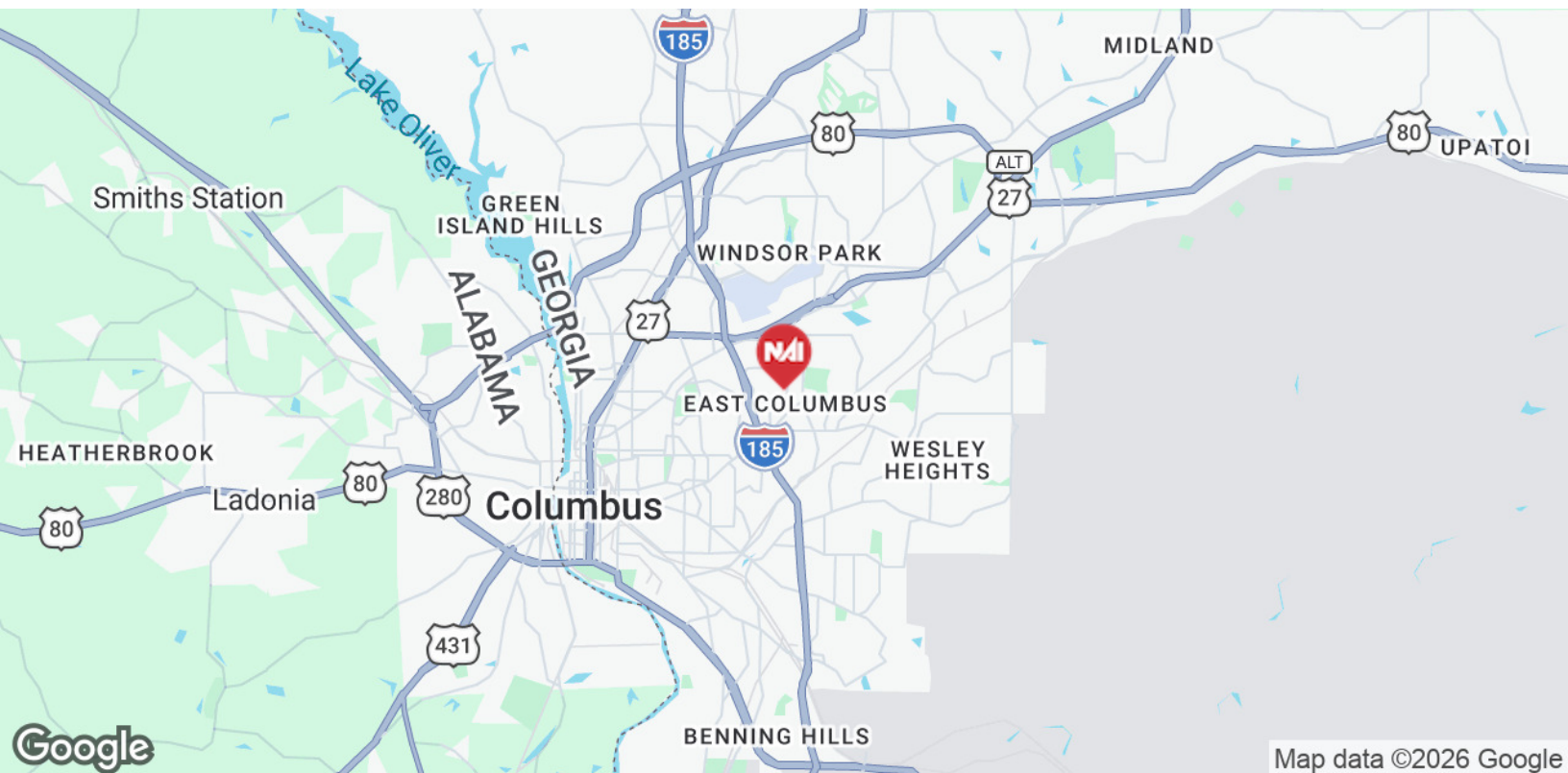
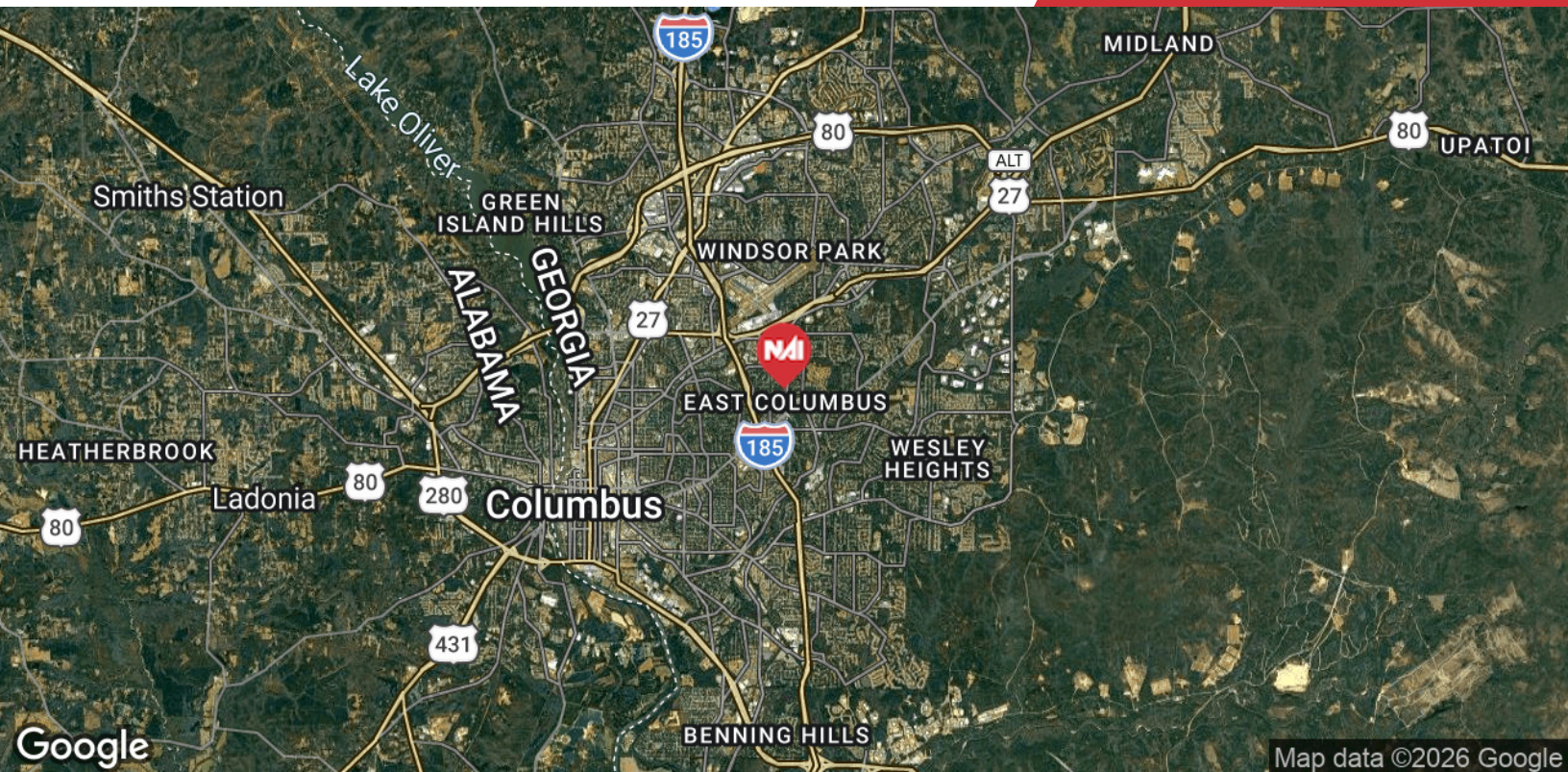


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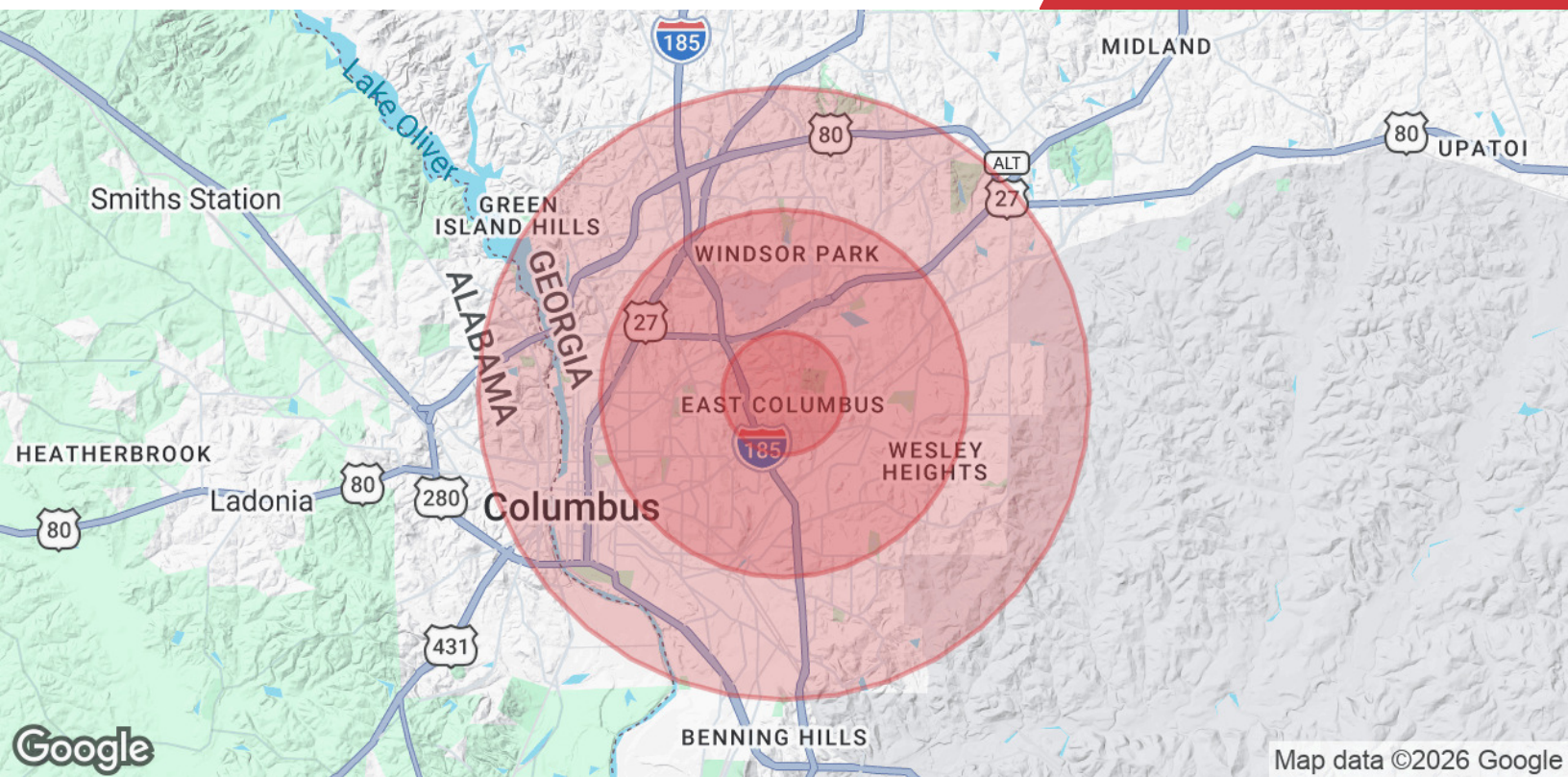
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### Population

|                             | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 7,203  | 68,010  | 167,872 |
| <b>Average Age</b>          | 28.9   | 36.3    | 35.8    |
| <b>Average Age (Male)</b>   | 30.6   | 34.3    | 33.9    |
| <b>Average Age (Female)</b> | 28.4   | 37.9    | 37.9    |

### Households & Income

|                            | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 2,708     | 29,151    | 68,587    |
| <b># of Persons per HH</b> | 2.7       | 2.3       | 2.4       |
| <b>Average HH Income</b>   | \$59,607  | \$54,389  | \$50,291  |
| <b>Average House Value</b> | \$173,975 | \$156,412 | \$142,865 |

\* Demographic data derived from 2020 ACS - US Census