



1005 Talbotton Rd, Suite B

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Columbus, Georgia 31904

Property Highlights

- 3,128 SF medical office space
- Located near Piedmont Columbus Regional Midtown Campus
- Turnkey layout for medical or office users

Property Overview

This +/- 3,128 SF medical office space is ideally located near the Piedmont Columbus Regional Midtown Medical Campus, making it a prime choice for healthcare providers. Most recently used as an infusion clinic, this space is well-suited for a variety of medical or professional office uses. The layout includes a reception and waiting area, multiple private offices, two restrooms, an administration area, and a staff breakroom. With its proximity to a major hospital and built-in functionality for patient care, this property offers a turnkey solution for your practice or business.

Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	3,128 SF
Lot Size:	0.92 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	484	1,105	4,315
Total Population	1,045	2,471	9,522
Average HH Income	\$35,624	\$37,574	\$46,255

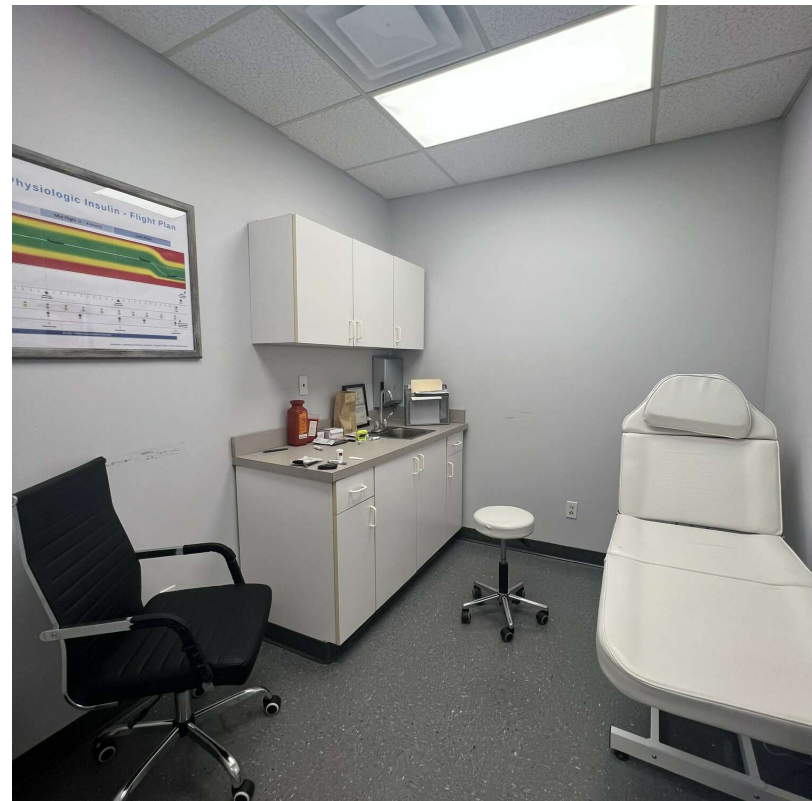
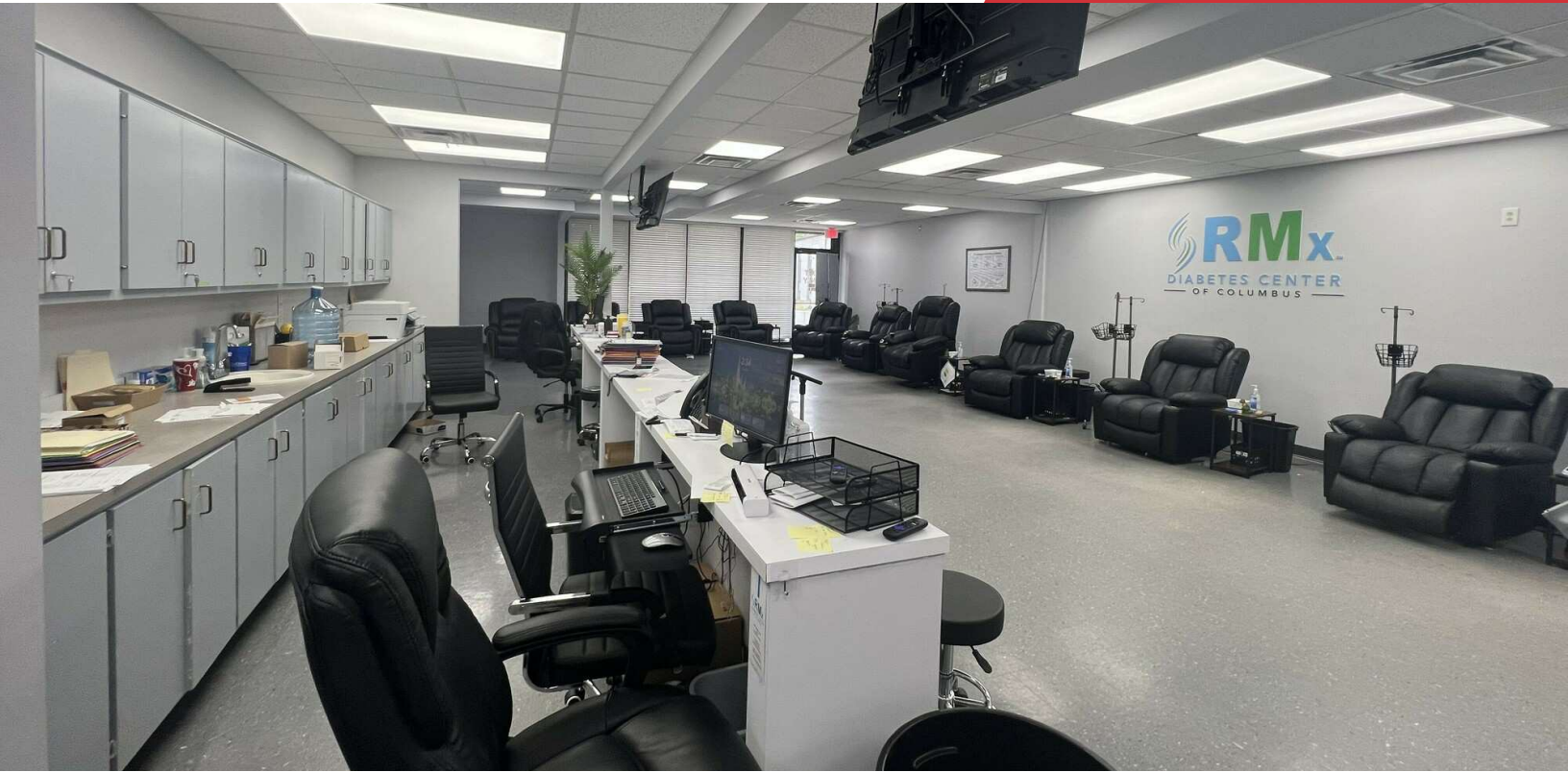
For More Information

Jack Hayes, SIOR, CCIM, MICP

O: 706 660 5418 x1002
jhayes@g2cre.com | GA #336627

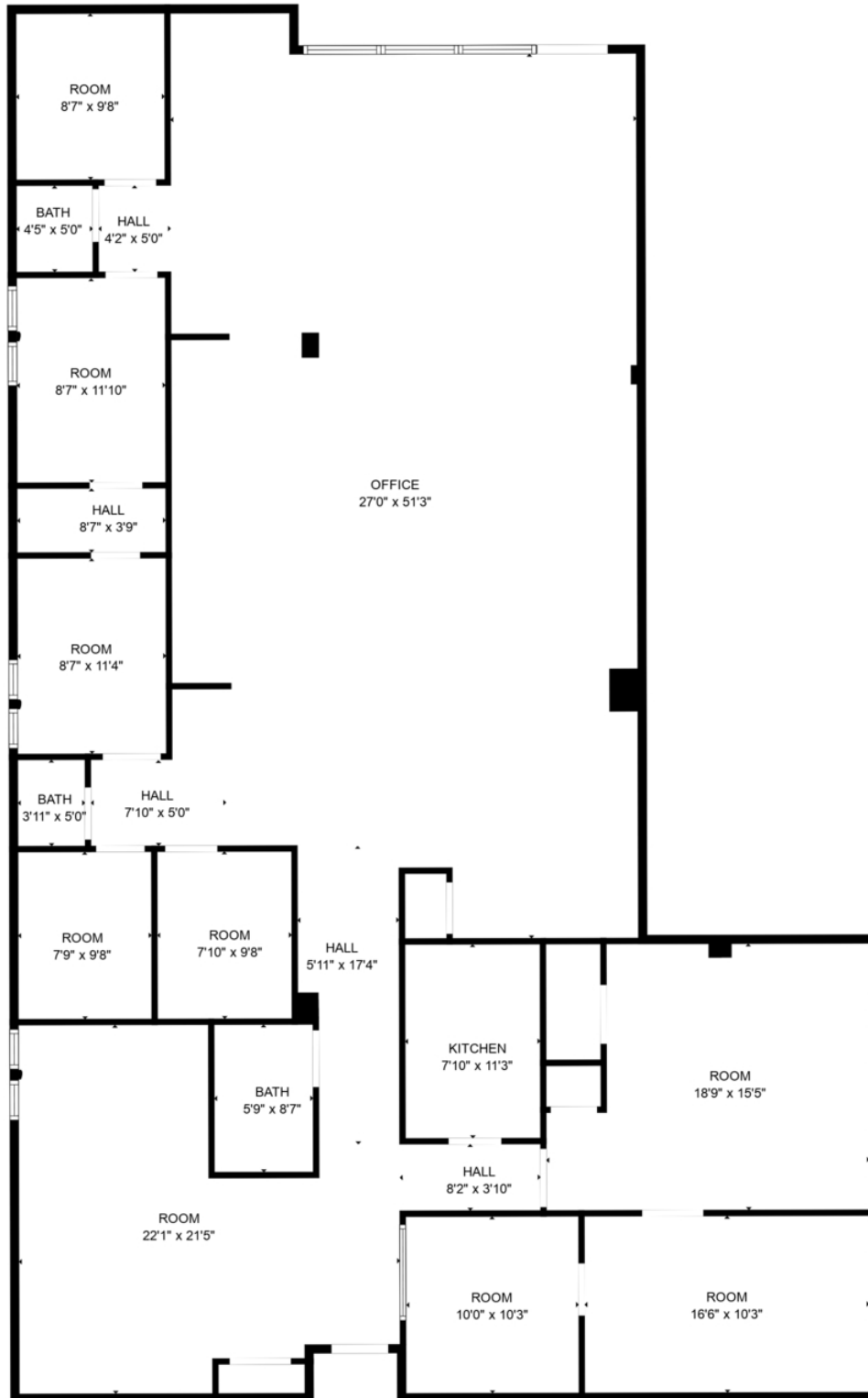
Amy D. Gill, MICP, MRP

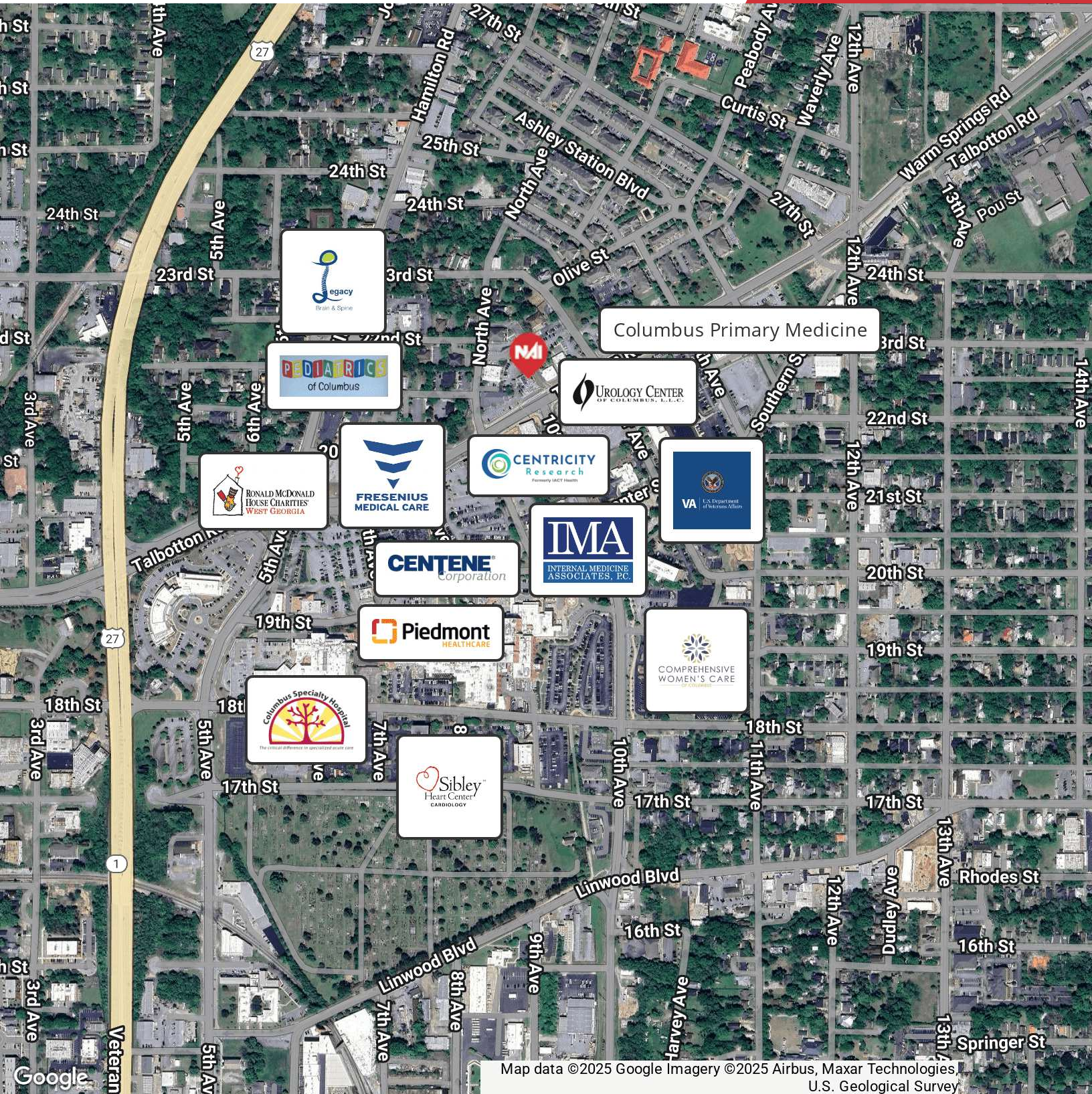
O: 706 660 5418 x1009
agill@g2cre.com | GA #381793



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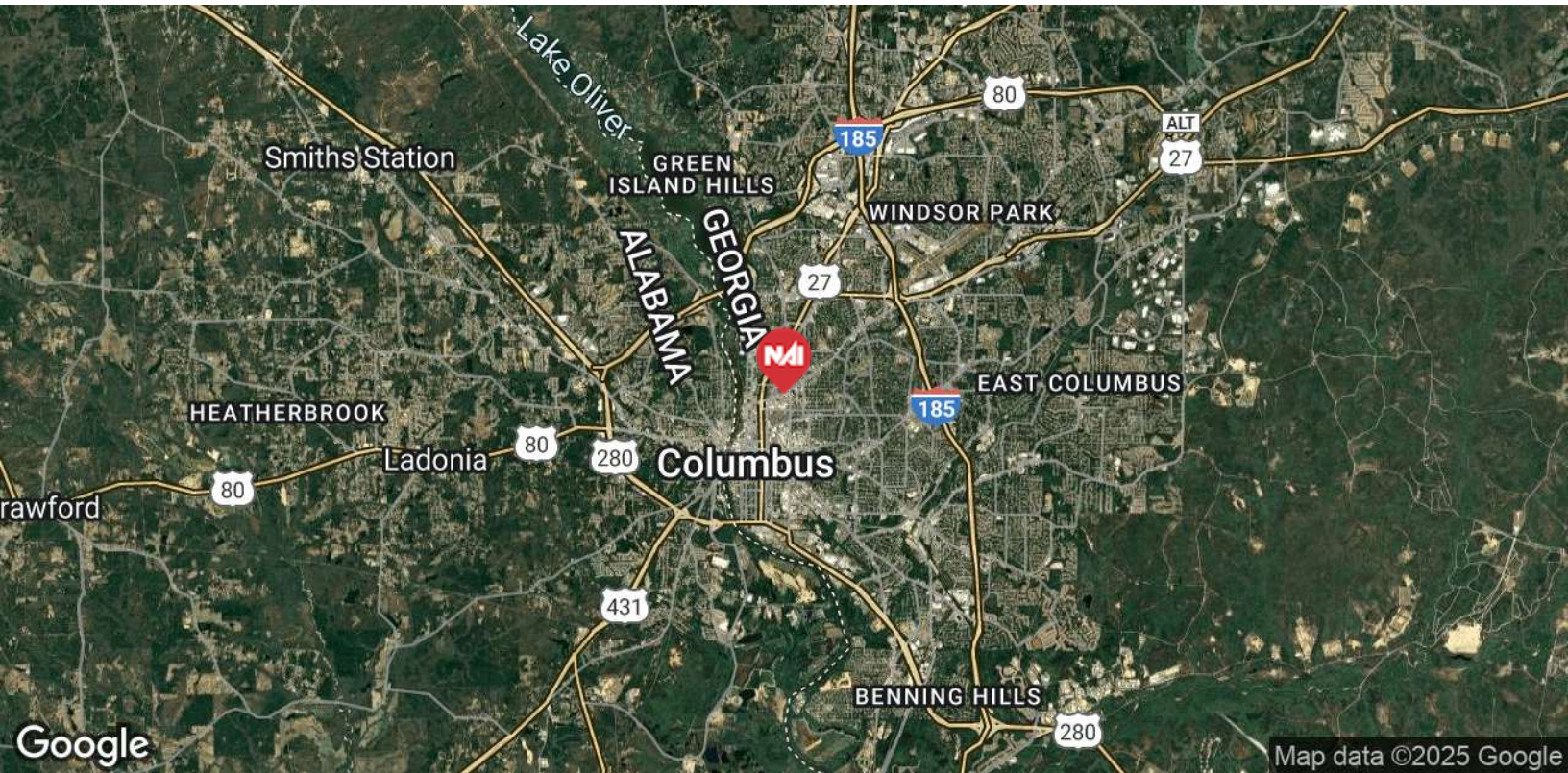
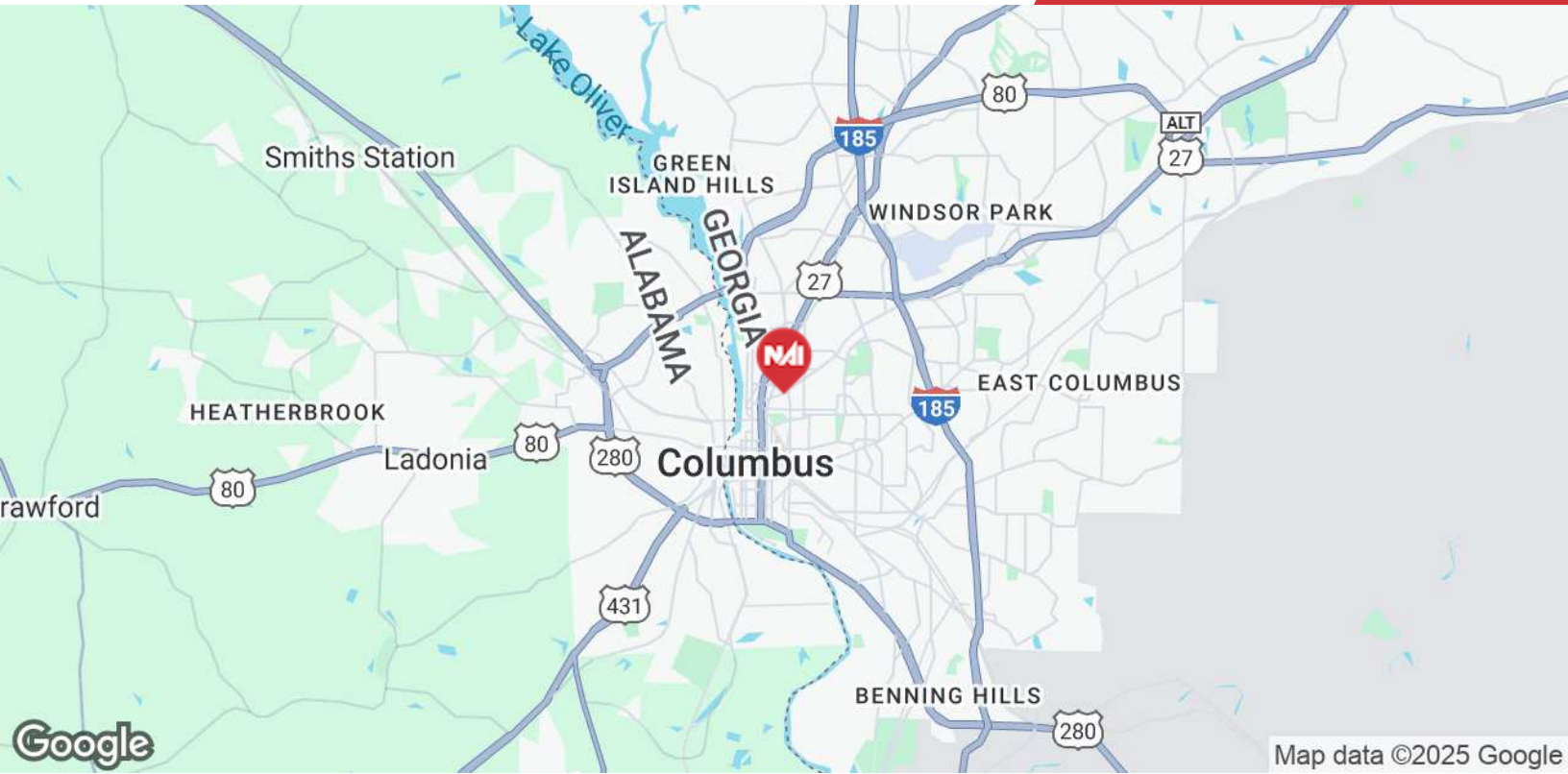
Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com





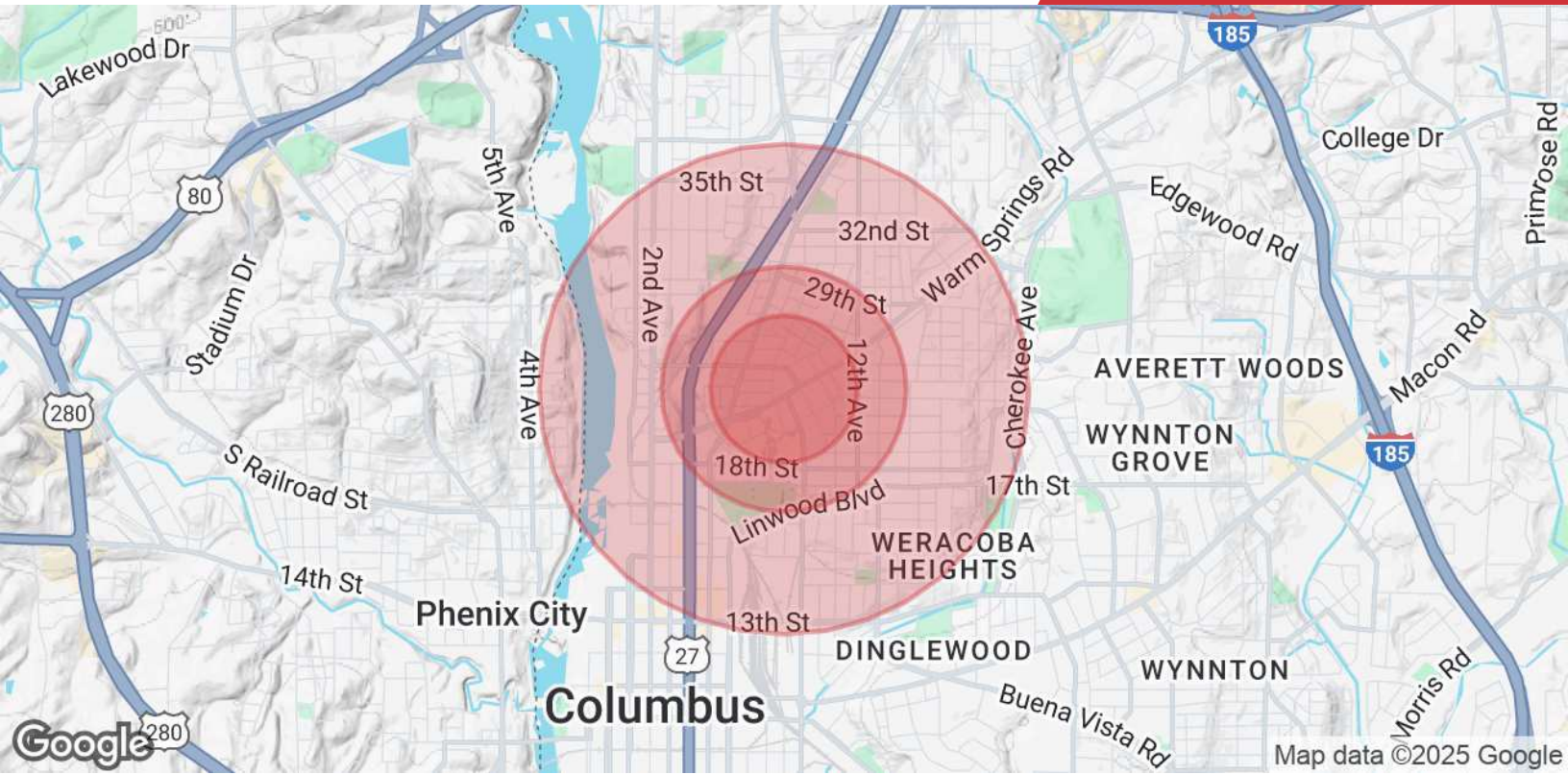
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,045	2,471	9,522
Average Age	39	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	484	1,105	4,315
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$35,624	\$37,574	\$46,255
Average House Value	\$80,990	\$93,648	\$131,757

Demographics data derived from AlphaMap