



Blackmon Retail Center

7466 Blackmon Road
Columbus, Georgia 31909

Property Highlights

- +/- 7,718 SF neighborhood retail strip center
- Value-add opportunity with lease-up upside
- Strong visibility on Blackmon Rd
- Ample on-site parking
- Ideal for retail, restaurant, or service users
- Zoned GC (General Commercial)

Offering Summary

Sale Price:	\$2,400,000
Lease Rate:	\$21 - 25.56 SF/yr (NNN)
Building Size:	+/- 7,718 SF
Available SF:	+/- 3,052 - 6,384 SF
Lot Size:	1.27 Acres

For More Information

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Offering Summary

Sale Price:	\$2,400,000
Lease Rate:	\$21 - 25.56 SF/yr (NNN)
Building Size:	7,718 SF
Available SF:	3,052 - 6,374 SF
Lot Size:	1.27 Acres
Price / SF:	\$310.96
Cap Rate:	Contact Broker For Details
NOI:	Contact Broker For Details
Year Built:	2017
Zoning:	GC

Property Overview

Blackmon Retail Center is well-positioned along Blackmon Road in a well-trafficked retail corridor. This 7,718 SF strip center presents an excellent value-add investment opportunity with immediate income and upside potential.

The property is currently configured as three suites but can be separated into up to five spaces, allowing an investor to maximize tenancy and increase revenue. One suite is leased to a nationally recognized tenant through 2029, providing stable in-place income.

The remaining two suites, totaling 3,052 SF and 3,322 SF, offer strong repositioning potential. One space was previously operated as a lounge, while the other is a former restaurant space that includes an extensive equipment package – ideal for a new food service user or concept looking to minimize startup costs.

With a mix of stable cash flow and vacancy for lease-up or redevelopment, Blackmon Retail Center is well-suited for investors seeking both income and upside in the growing Columbus retail market.

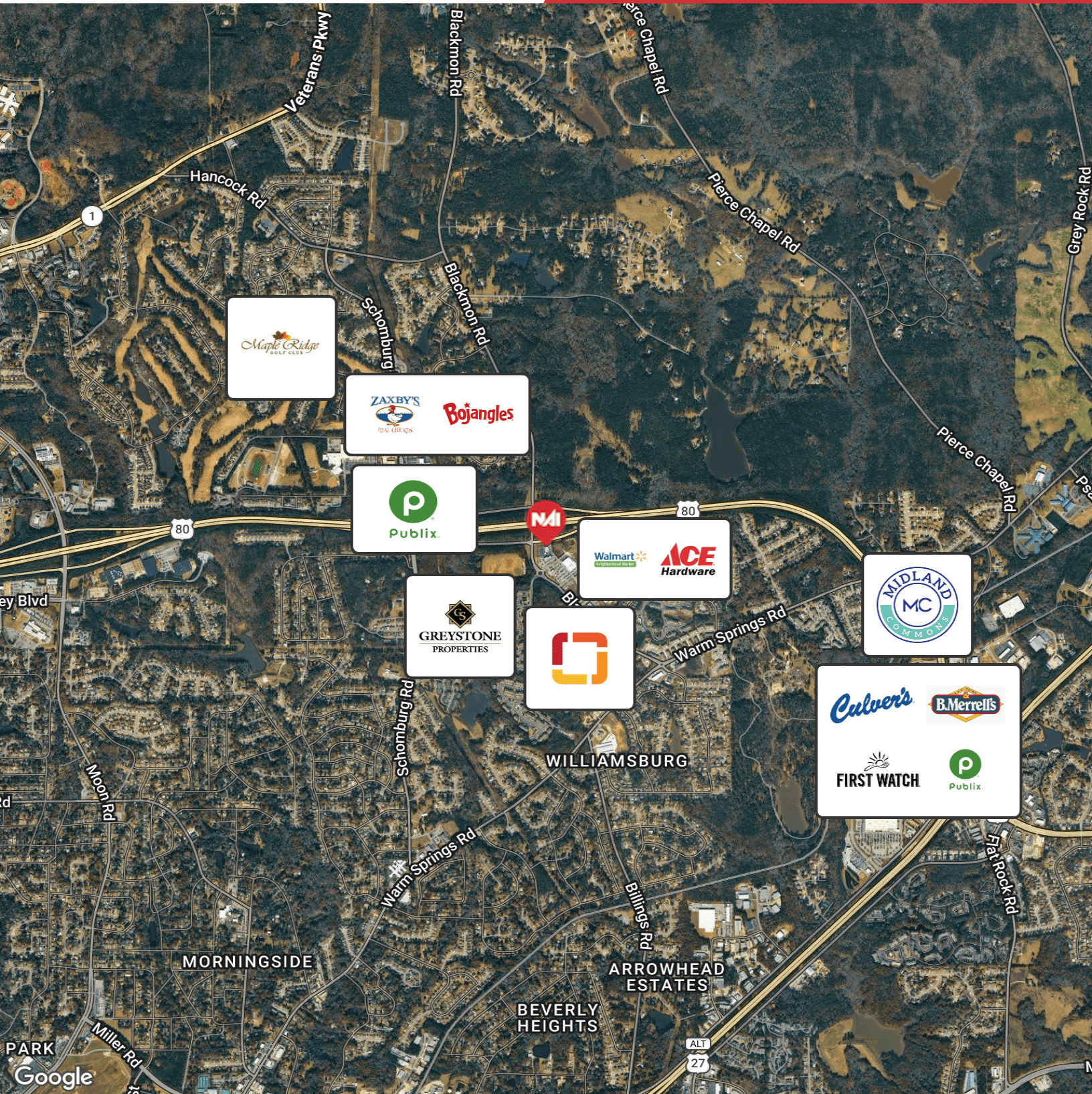
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Lease Information

Lease Type:	NNN	Lease Term:	60 months
Total Space:	3,052 - 6,374 SF	Lease Rate:	\$21 - \$25.56 SF/yr

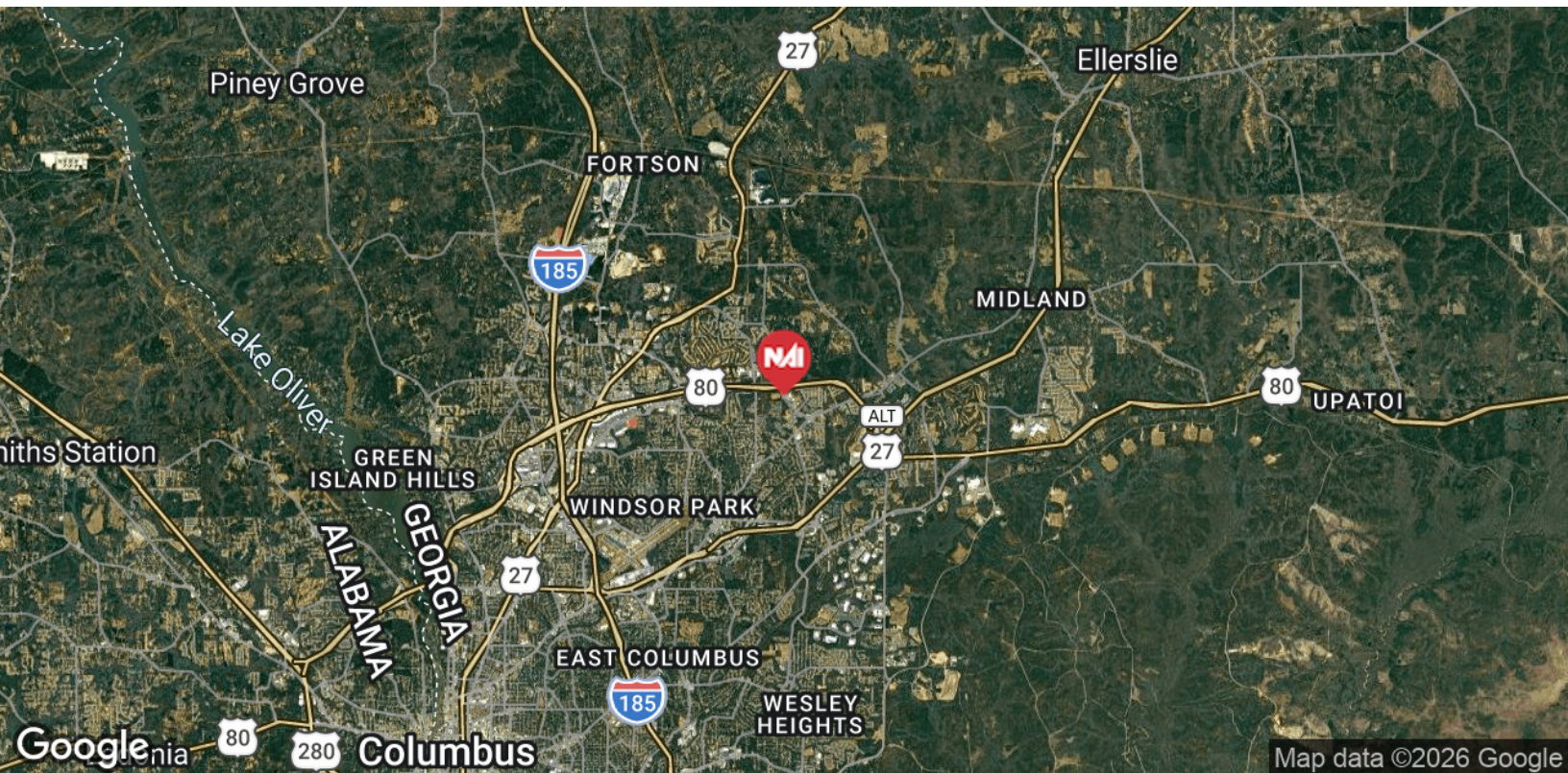
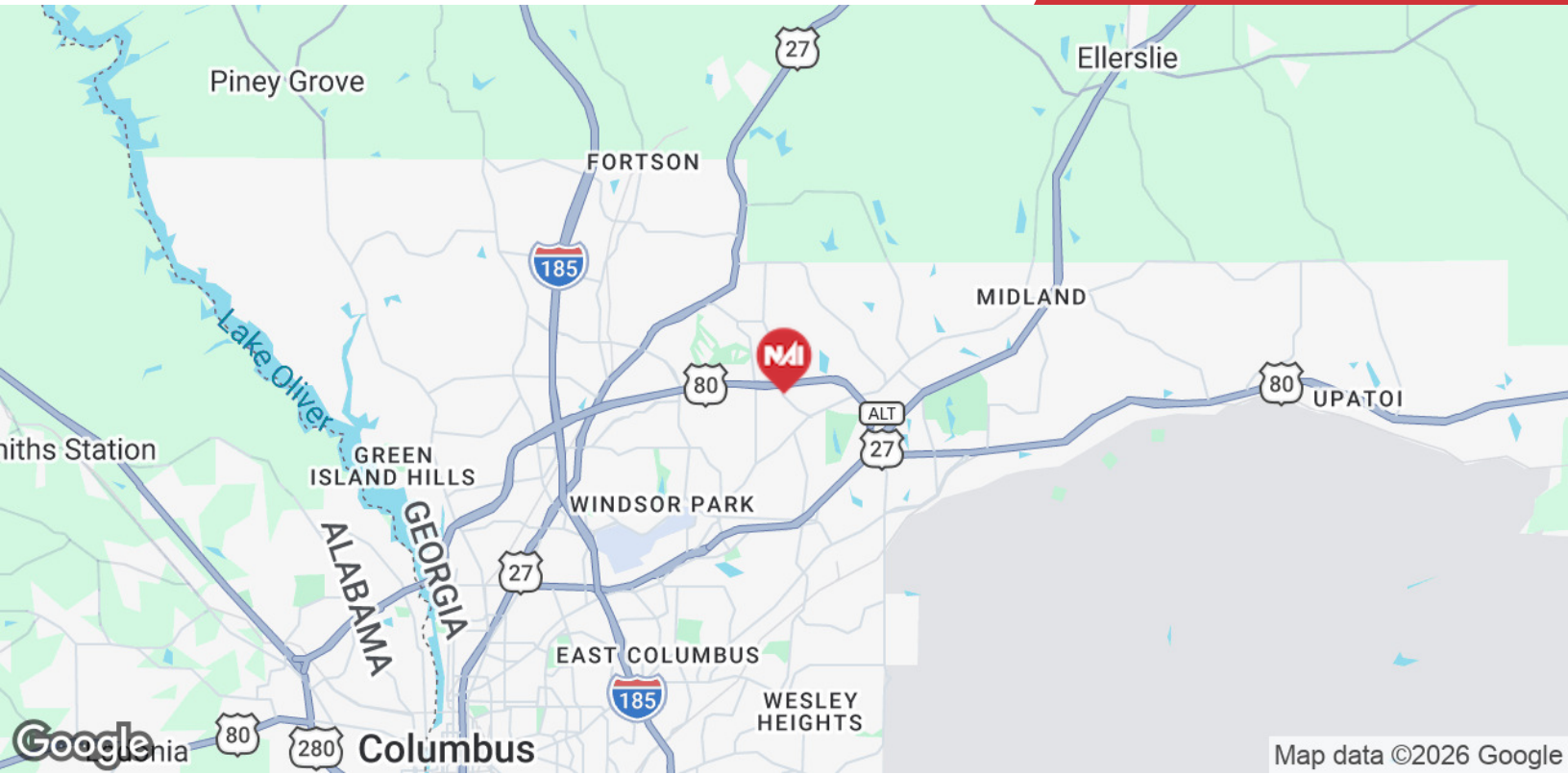
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Retail - Inline Space	3,322 - 6,374 SF	NNN	\$21.00 SF/yr	Suites B & C offer 3,322 SF of open, flexible space that was previously operated as a lounge, making it well-suited for entertainment, nightlife, or a variety of retail and service-oriented uses. The layout allows for an open floor plan and the potential to be reconfigured to meet a new tenant's needs.
Restaurant Space - End Cap	3,052 - 6,374 SF	NNN	\$6,500 per month	Suite D & E offers 3,052 SF of second-generation restaurant space, fully equipped with an extensive existing equipment package, providing a turnkey opportunity for food service users looking to minimize startup time and costs. The layout is designed to support efficient kitchen operations along with a comfortable dining area. With 125 seats inside, the space also features an additional covered patio that seats another 40 for an ideal outdoor dining experience.



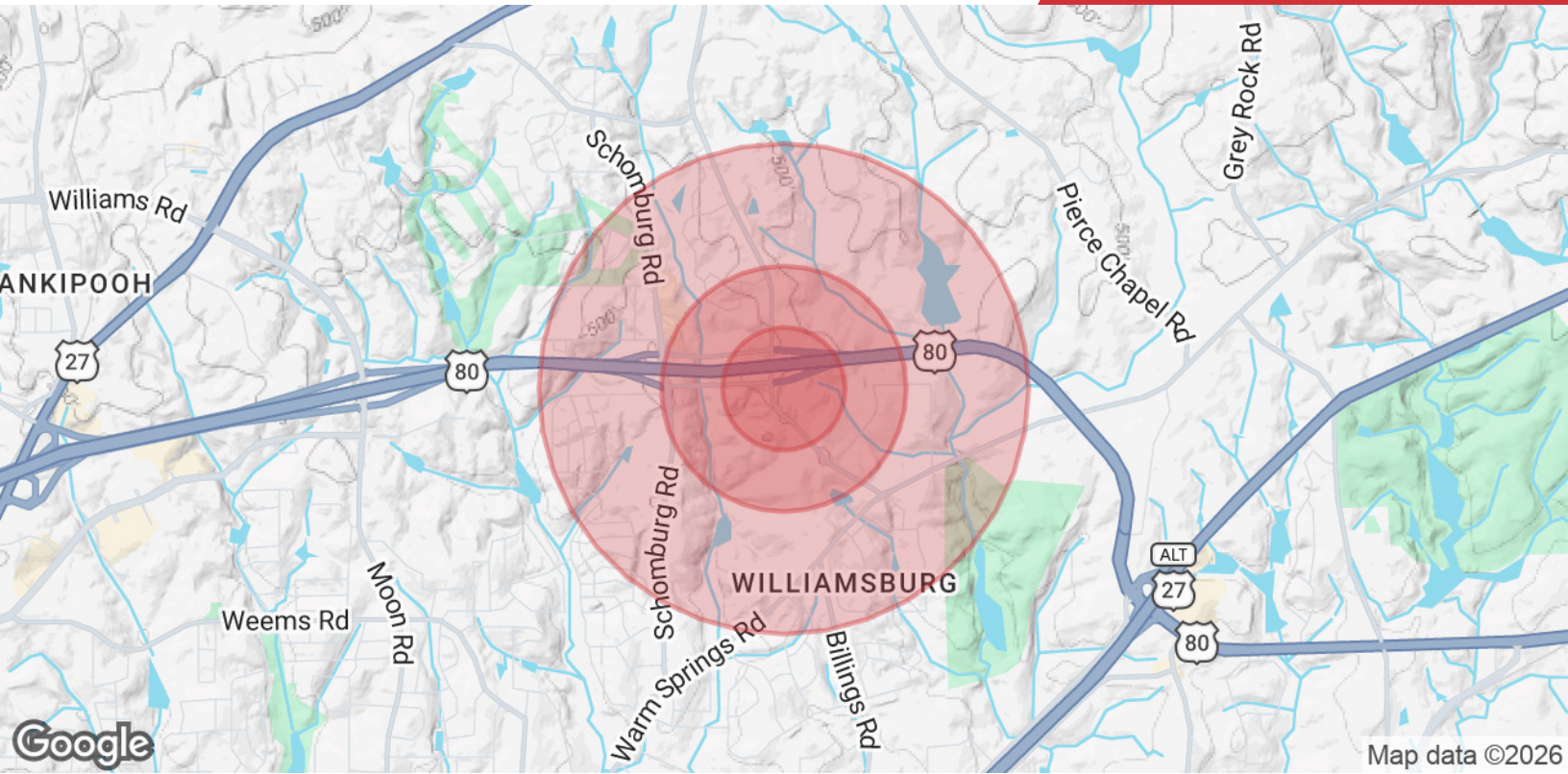
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	300	1,325	5,119
Average Age	32.8	32.4	36.2
Average Age (Male)	27.9	28.0	34.0
Average Age (Female)	38.0	37.1	38.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	136	586	2,099
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$92,465	\$94,976	\$92,678
Average House Value	\$252,524	\$256,335	\$247,704

2023 American Community Survey (ACS)