

FOR LEASE

24 12TH STREET - 1ST FLOOR

24 12th St Columbus, GA 31901



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Building Size:	3,389 SF
Number of Units:	1
Available Space	1st Floor
Year Built:	1968
Zoning:	CRD

PROPERTY OVERVIEW

Thoughtfully designed office space located in the heart of Uptown Columbus, offering a premier setting for a variety of professional users. Situated adjacent to City Hall and within walking distance of restaurants, retail, and professional services, this location provides exceptional convenience for both clients and employees.

The efficient floor plan features private offices, a large conference room, a smaller meeting room, and open collaborative workspace designed to support productivity and team interaction. Warm and inviting throughout, this well-appointed office space combines functionality, accessibility, and professional appeal in one of Columbus' most desirable business districts.

Carson Cummings
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PROPERTY HIGHLIGHTS

- Prime office space located in the heart of Uptown Columbus adjacent to City Hall
- Walking distance to restaurants, retail, and professional services
- Efficient floor plan designed for productivity and collaboration
- Private offices for focused work environments
- Large conference room and additional small meeting room
- Well-suited for a variety of office and professional business users



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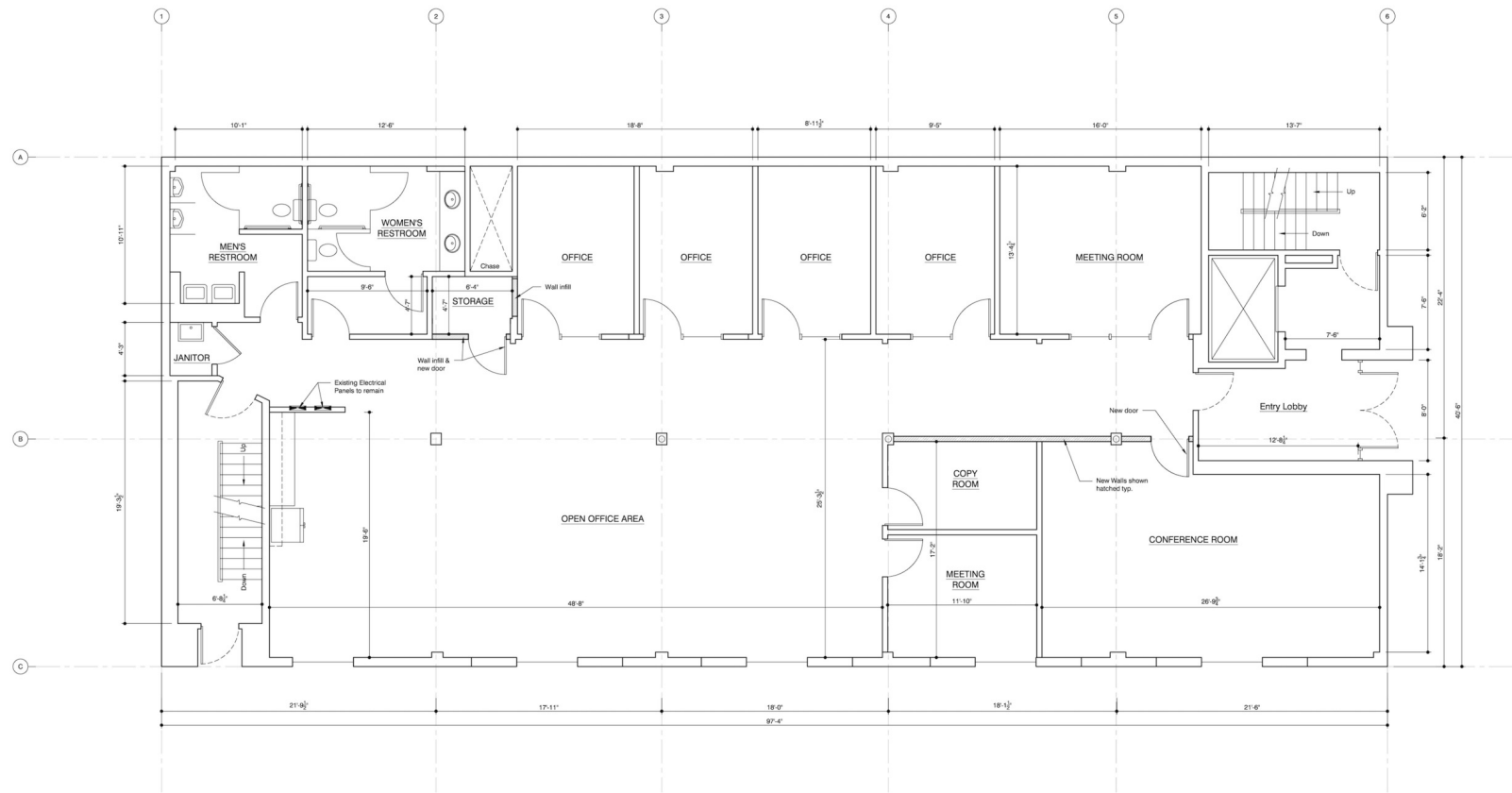


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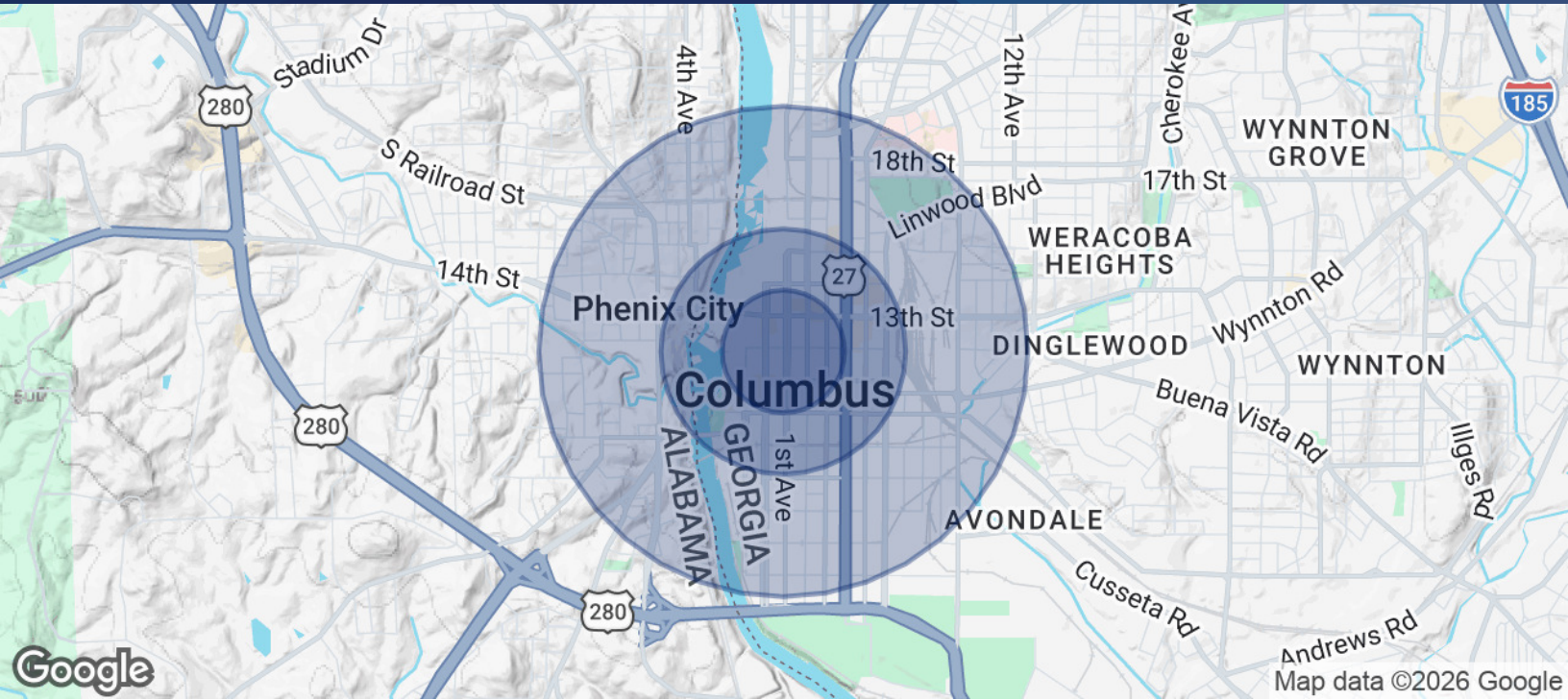


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	366	1,209	5,178
Average Age	27.8	29.2	34.6
Average Age (Male)	28.5	28.1	34.1
Average Age (Female)	25.5	31.4	38.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	200	610	2,454
# of Persons per HH	1.8	2	2.1
Average HH Income	\$65,766	\$54,557	\$44,674
Average House Value	\$397,092	\$299,644	\$136,007

2023 American Community Survey (ACS)

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