

# FOR LEASE

**3945 BUENA VISTA RD**

3945 Buena Vista Rd Columbus, GA 31907



**LEASE RATE**

**\$22.00 SF/yr**

**Tripp Crawford**

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## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	2,319 SF
Available SF:	2,319 SF
Lot Size:	44,397 SF
Number of Units:	1
Year Built:	1966
Zoning:	NC

## PROPERTY OVERVIEW

Standalone retail building located just off the Buena Vista Rd exit on I-185, offering excellent visibility and easy access to the interstate. Situated near a mix of local and national retailers, this property presents a great opportunity for a restaurant, retail store, or convenience store.

## PROPERTY HIGHLIGHTS

- Standalone retail building located just off the Buena Vista Rd exit on I-185
- Excellent visibility and easy access to the interstate
- Situated near a mix of local and national retailers
- Ideal for a restaurant, retail store, or convenience store

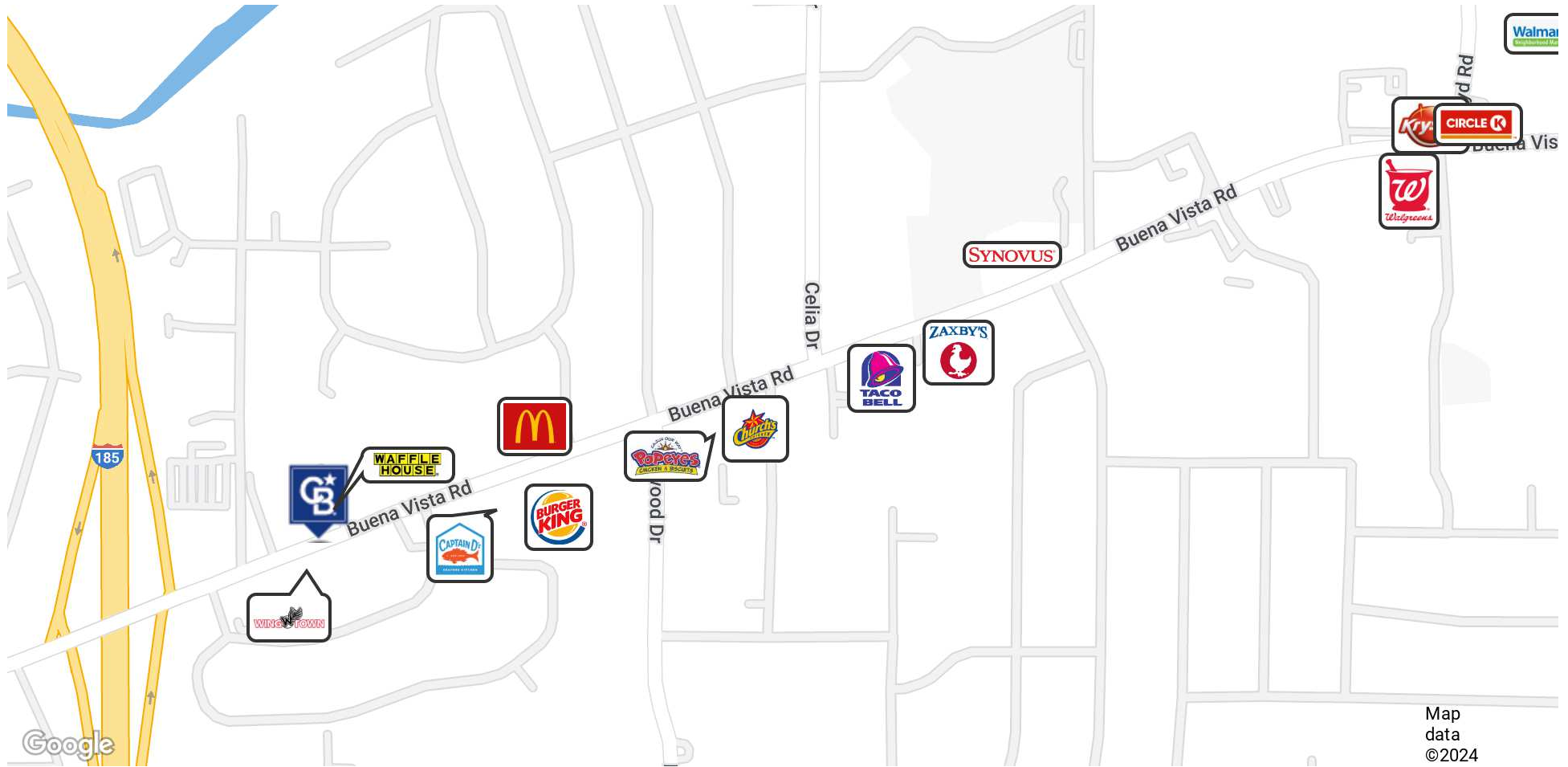
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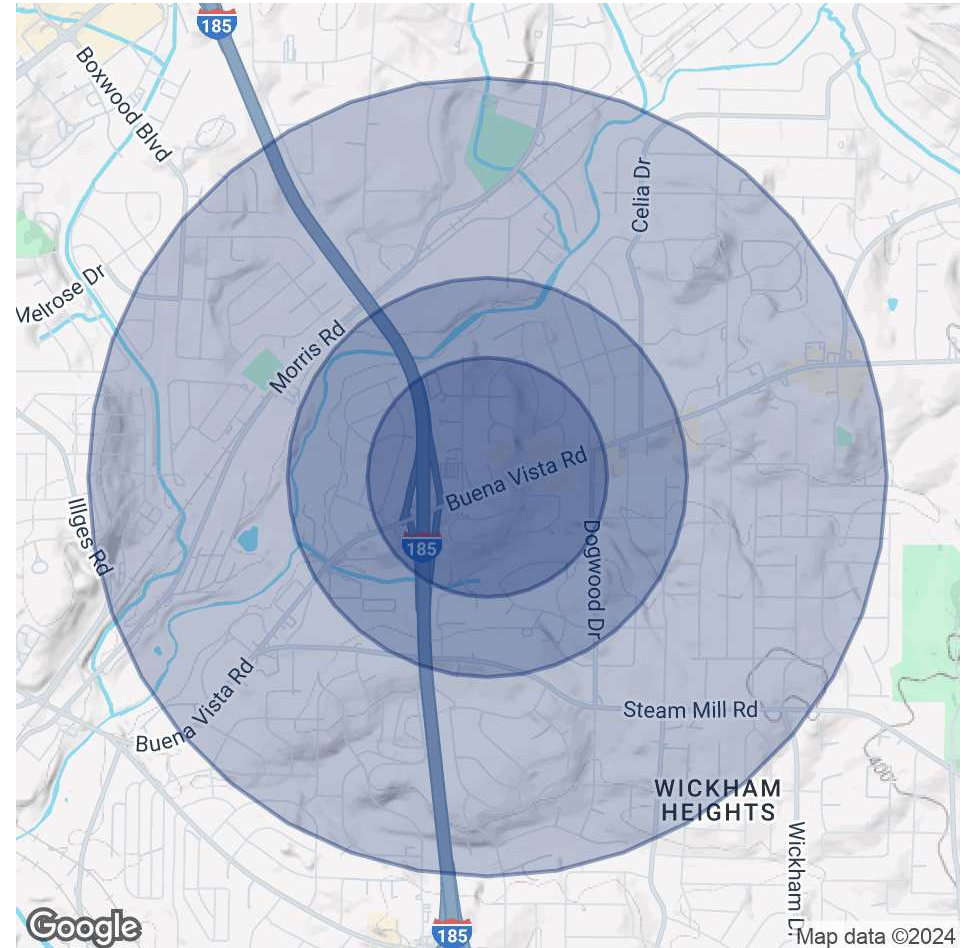
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	927	2,291	9,962
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	40	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	367	913	4,065
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$65,276	\$62,448	\$58,352
Average House Value	\$162,259	\$158,319	\$163,734

Demographics data derived from AlphaMap



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