



3025 University Avenue

Columbus, Georgia 31907

Property Overview

This property is undergoing a series of exciting upgrades designed to enhance both functionality and tenant experience. Planned improvements throughout the year include a fresh exterior paint update and a refinished parking lot, giving the property a clean, modern appearance that reflects the quality within. Interior renovations will feature remodeled restrooms with updated finishes, fixtures, and improved comfort.

Security is also being elevated with the installation of an upgraded system, providing greater peace of mind for tenants and visitors alike. The addition of key fob access will offer controlled, convenient entry to the building, improving both safety and accessibility.

To support today's connected work environment, tenant Wi-Fi will be implemented, delivering reliable internet access throughout the property. These enhancements are part of a broader commitment to maintaining a professional, well-appointed office setting that meets the evolving needs of businesses.

Offering Summary

Lease Type:	Modified Gross
Building Size:	+/- 12,652 SF

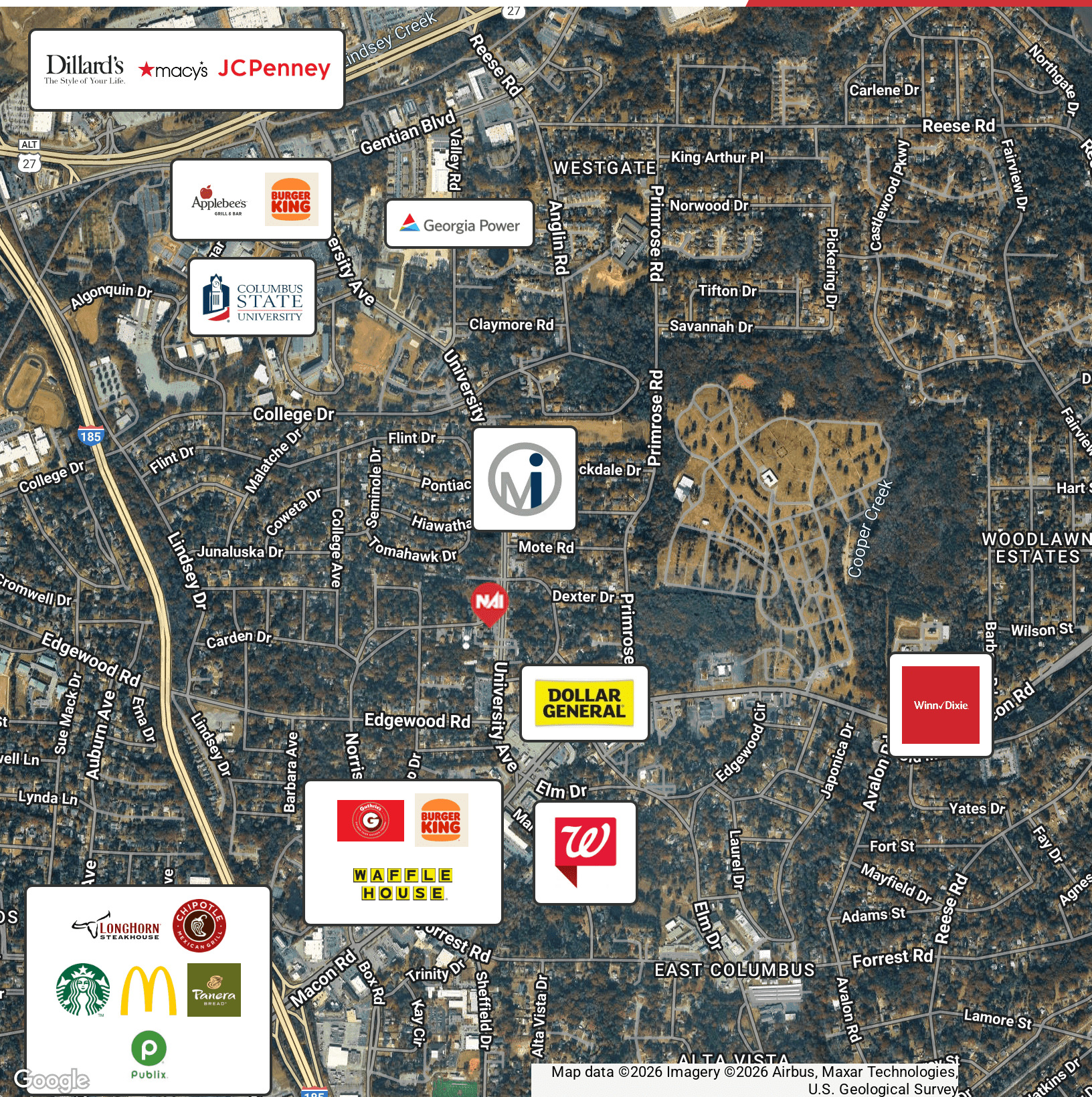
For More Information

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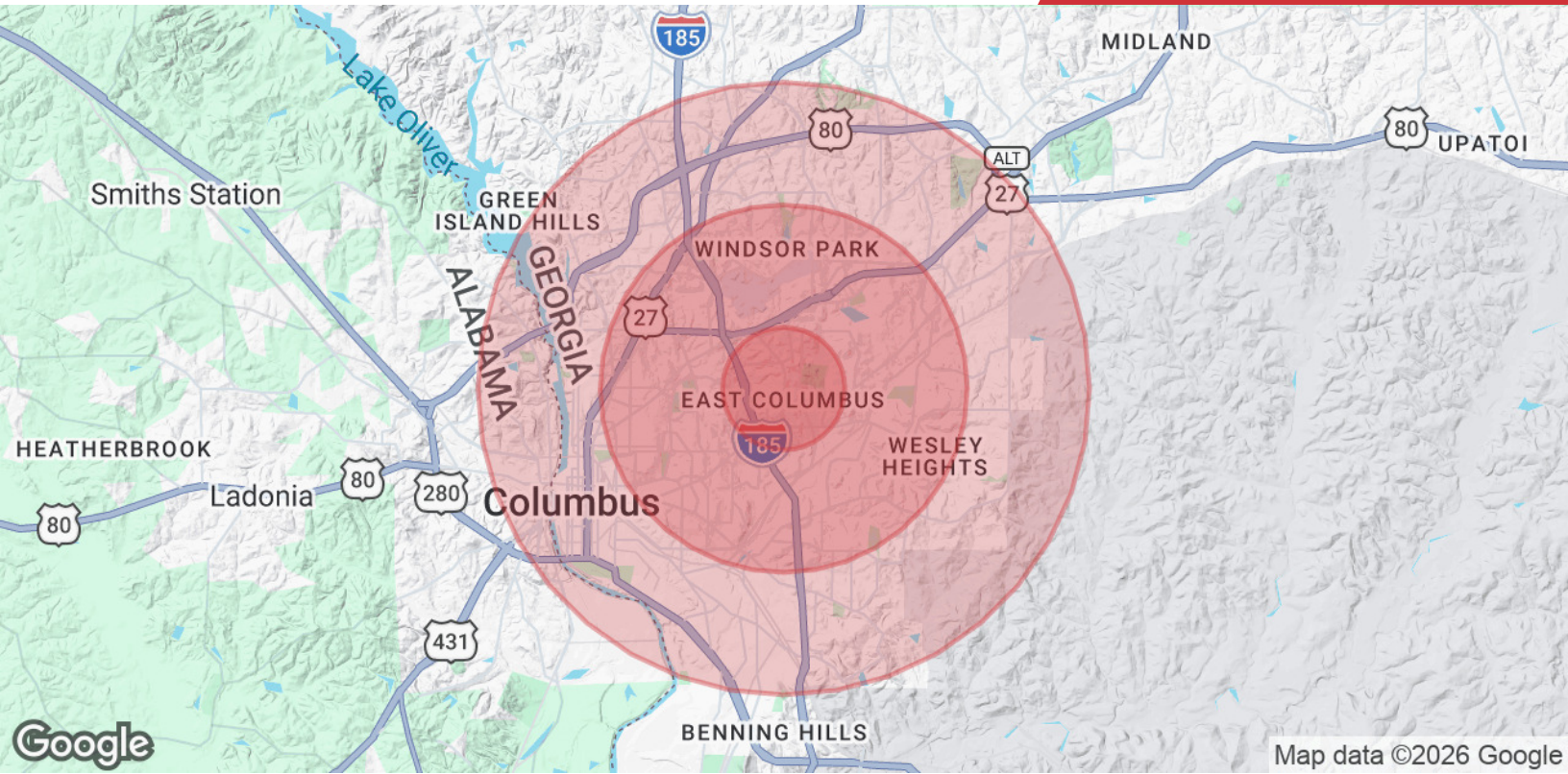
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,203	68,010	167,872
Average Age	28.9	36.3	35.8
Average Age (Male)	30.6	34.3	33.9
Average Age (Female)	28.4	37.9	37.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,708	29,151	68,587
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$59,607	\$54,389	\$50,291
Average House Value	\$173,975	\$156,412	\$142,865

* Demographic data derived from 2020 ACS - US Census