

For Lease

Warehouse

Up to 8,520 SF



North Columbus Retail

4491 River Road
Columbus, GA 31904

Property Highlights

- Corner of Manchester Expy./River Rd., excellent access to major roads
- High traffic and visibility
- Up to 15,100 SF available for lease, all or part

Property Description

Formerly occupied by Capella's Dance and located at the corner of Manchester Expressway and River Road with high traffic and visibility, this property features a +/-6,580 SF corner suite with 5 large studio spaces, 2 reception/retail areas, 2 restroom/dressing rooms, a shower, break room, 2 separate entries, and an administrative office. Buildout includes custom flooring, doors, finishes, lighting/electrical, HVAC, and plumbing systems.

40 parking spaces and 3 curb cuts provide very good vehicular access. The +/-8,520 SF warehouse includes paved/fenced outside storage. Well-suited for retail, office/retail, showroom, or similar uses needing high traffic and visibility. Excellent access to J.R. Allen Parkway, Veterans Parkway, I-185, and other major roads.

OFFERING SUMMARY

| | |
|----------------------|------------------|
| Available SF | 6,580 - 8,520 SF |
| Lease Rate | \$6.75 SF NNN |
| Lot Size | 1.28 Acres |
| Building Size | 15,100 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|----------------|-------------------|-----------------------|
| 1 Mile | 7,253 | \$35,348 |
| 3 Miles | 56,677 | \$52,858 |
| 5 Miles | 125,145 | \$51,571 |

VIEW PROPERTY VIDEO

For more information

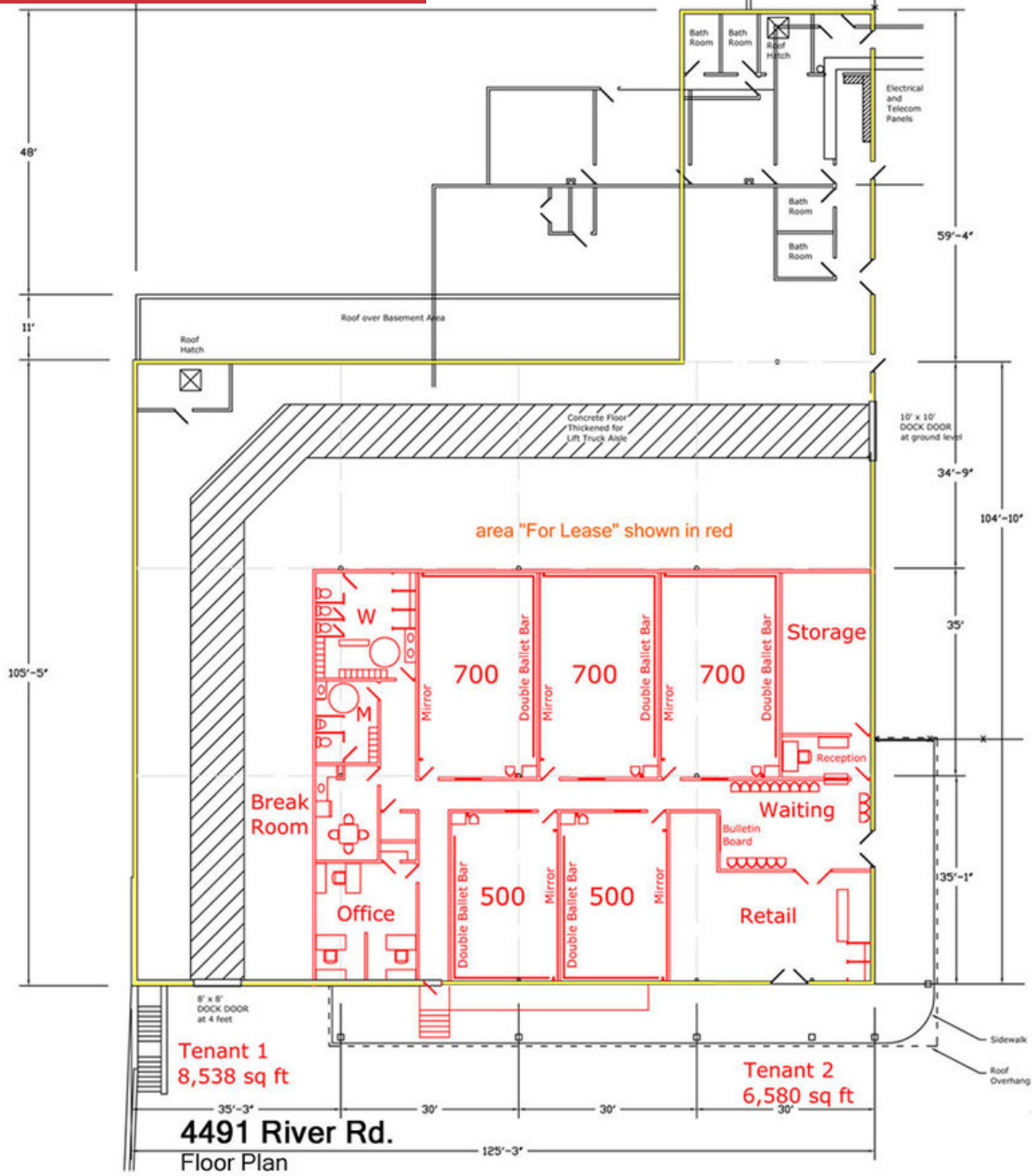
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Floor Plan & Photos



4491 River Rd. Floor Plan



4491 River Rd. Warehouse Interior

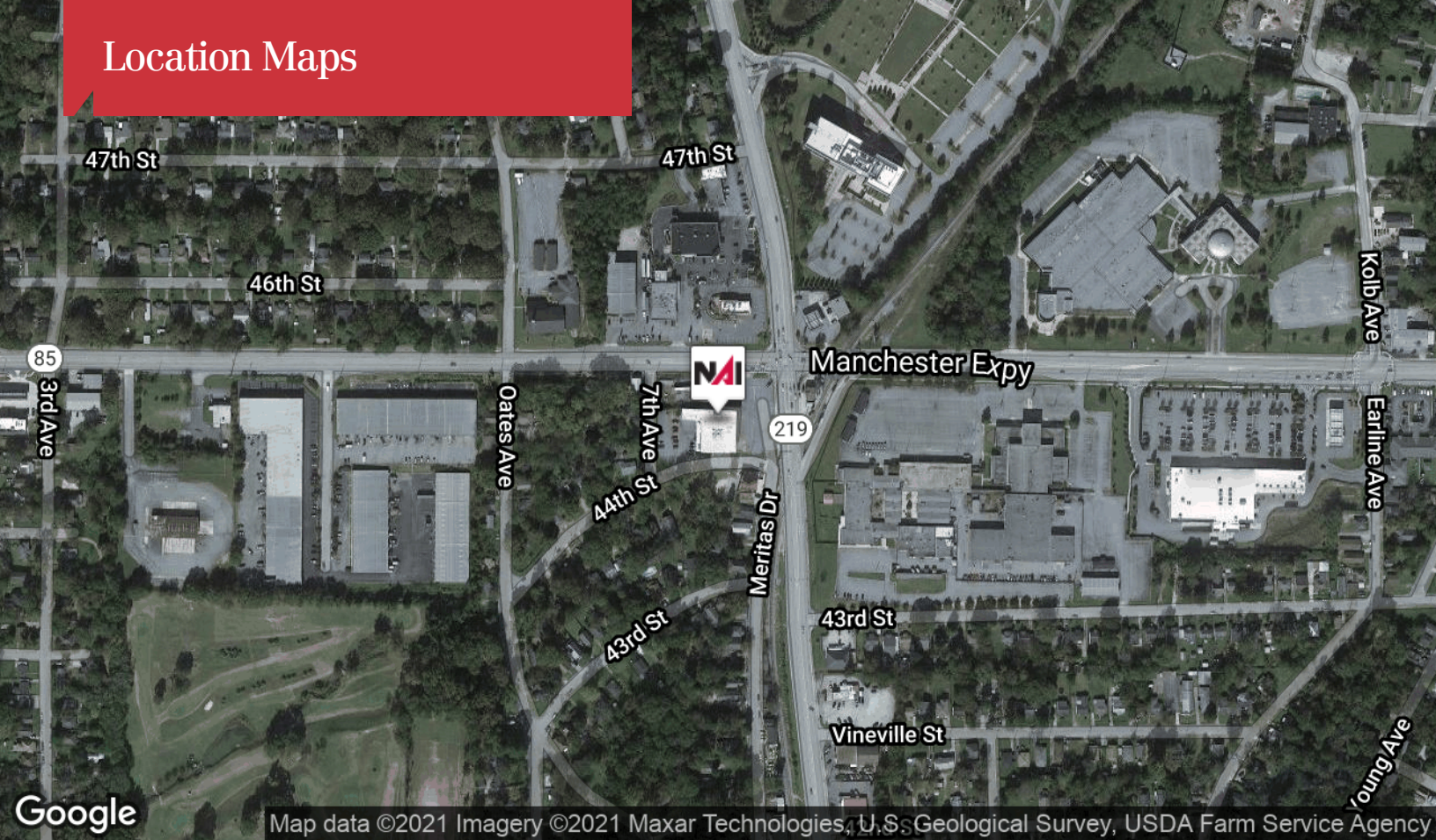


4491 River Rd. Warehouse Exterior

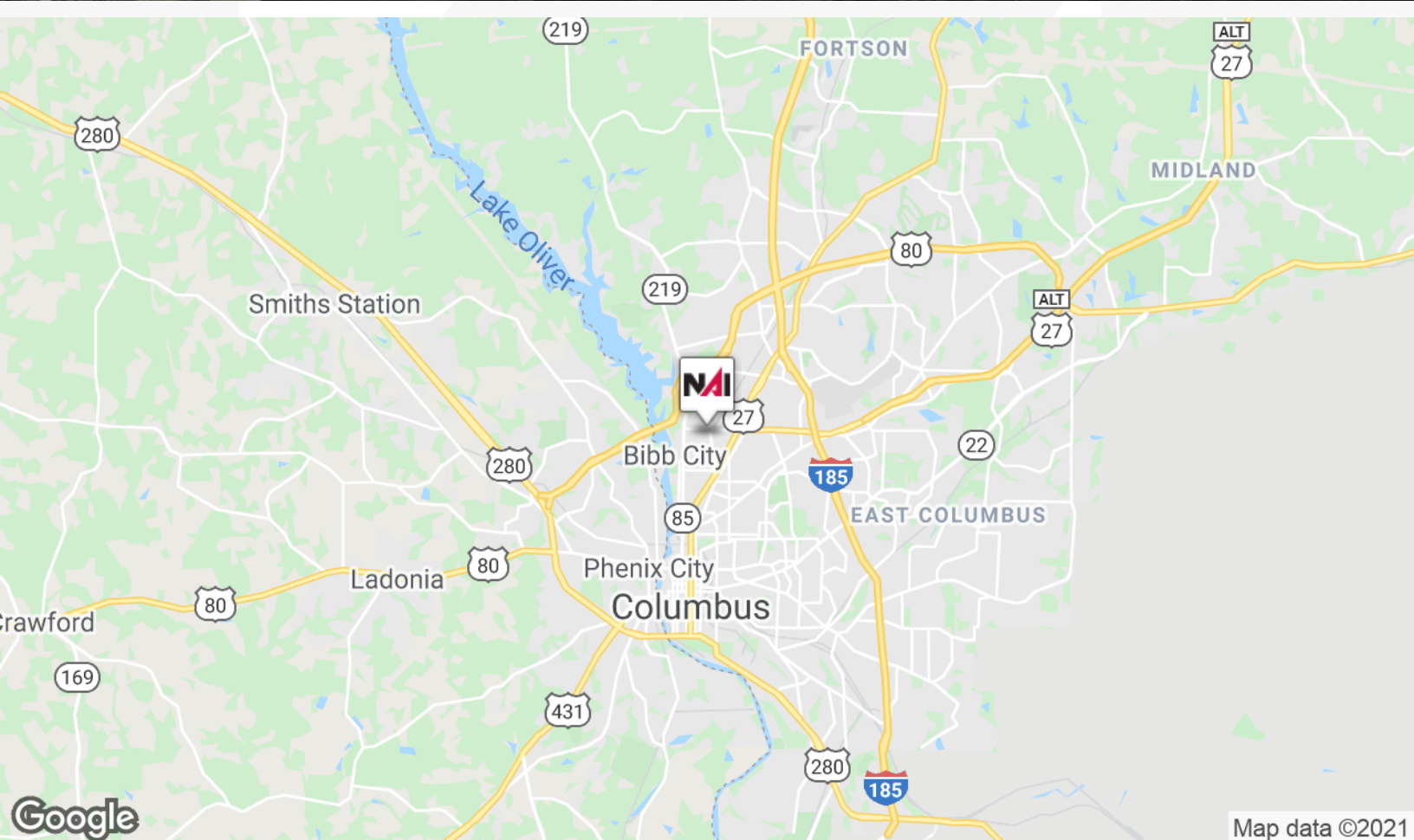


4491 River Rd. Warehouse Interior2

Location Maps

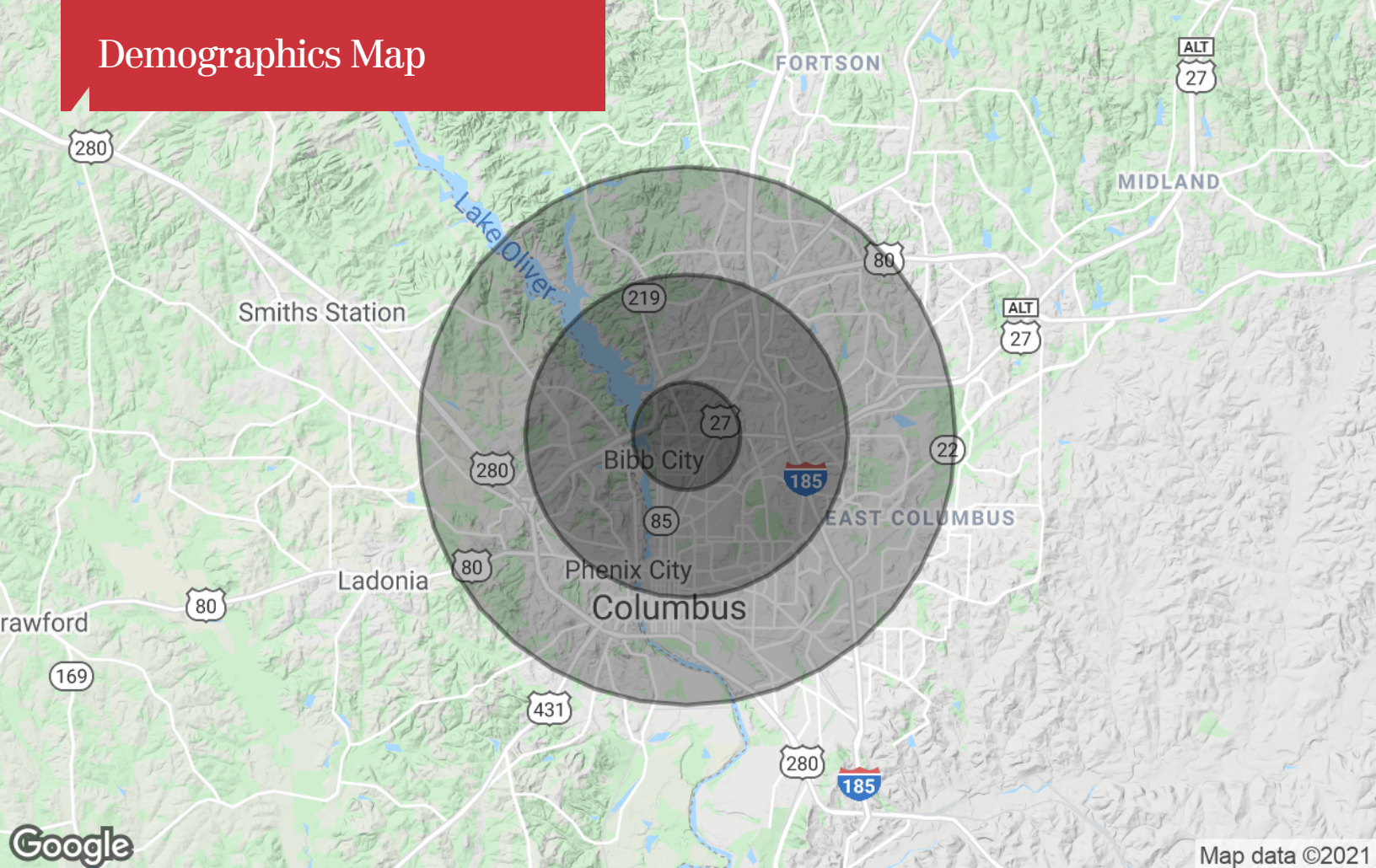


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Map data ©2021

Demographics Map



| Population | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 7,253 | 56,677 | 125,145 |
| MEDIAN AGE | 35.9 | 36.5 | 36.1 |
| MEDIAN AGE (MALE) | 34.9 | 35.1 | 34.5 |
| MEDIAN AGE (FEMALE) | 36.6 | 37.7 | 37.3 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| TOTAL HOUSEHOLDS | 3,088 | 24,559 | 52,718 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.4 |
| AVERAGE HH INCOME | \$35,348 | \$52,858 | \$51,571 |
| AVERAGE HOUSE VALUE | \$123,583 | \$161,633 | \$154,085 |
| Race & Ethnicity | 1 Mile | 3 Miles | 5 Miles |
| % WHITE | 65.6% | 66.8% | 56.6% |
| % BLACK | 29.7% | 30.3% | 40.0% |
| % ASIAN | 0.3% | 1.0% | 1.6% |
| % HAWAIIAN | 0.1% | 0.2% | 0.2% |
| % HISPANIC | 7.8% | 3.9% | 3.9% |
| % INDIAN | 1.1% | 0.3% | 0.2% |
| % OTHER | 3.3% | 1.6% | 1.5% |

* Demographic data derived from 2010 US Census