



FOR LEASE | HIGH-VISIBILITY RETAIL SPACE 3535 MACON ROAD, COLUMBUS, GA 31907

PROPERTY OVERVIEW

Take advantage of this exceptional leasing opportunity along one of Columbus's most active retail corridors. This highly visible property at 3535 Macon Road offers strong traffic exposure, convenient access, and a strategic location surrounded by established retailers and dense residential neighborhoods.

Ideal for retailers, service providers, or destination concepts looking to establish a strong presence in a proven trade area.

AVAILABLE SPACE

- **Total Available:** 7,425 SF
- **Lease Rate:** \$12.00/SF (NNN)
- **Lease Type:** Triple Net (NNN)
- **Availability:** Immediate

PROPERTY HIGHLIGHTS

- Prominent frontage on Macon Road
- Excellent visibility and signage opportunities
- Strong daily traffic counts
- Ample on-site parking for customers and staff
- Flexible layout suitable for multiple retail or service uses
- Established commercial corridor with consistent foot and vehicle traffic

LOCATION ADVANTAGES

- Centrally located within Columbus retail market
- Easy access to Interstate 185
- Surrounded by national retailers, restaurants, and neighborhood services
- Proximity to residential communities and schools
- High consumer demand and steady growth in the trade area

DEMOGRAPHICS (ESTIMATED)

1-Mile Radius:

- Population: 8,500+
- Avg. Household Income: \$55,000+

3-Mile Radius:

- Population: 45,000+
- Avg. Household Income: \$62,000+

5-Mile Radius:

- Population: 95,000+
- Avg. Household Income: \$68,000+

IDEAL USES

- Retail showroom
- Discount or specialty retail
- Fitness center or studio
- Medical or wellness clinic
- Furniture or home goods
- Experiential retail

CONTACT INFORMATION

For additional details, pricing structure, or to schedule a tour:

Diane M. Russell
Flournoy & Calhoun Realtors
Phone: 706-888-0561 Cell or 706-327-1990 office
Email: diane@fcrcommercial.com

Position your business in a high-traffic, high-visibility location at a competitive lease rate.

DISCLAIMER

All information contained herein is deemed reliable but not guaranteed. Tenant and/or tenant's agent to verify all information.

*3535 Macon Road
7425 SF
Approximate Floor Plan*

