



5211 Moon Road

5211 Moon Road
Columbus, Georgia 31909

Property Highlights

- - +/- 5,000 SF freestanding building
- - Zoned NC
- - Prime Columbus location
- - Parking Available
- - High traffic area, approximately 28,600 traffic count daily

Property Overview

The current tenant is Havana Night Cigars and was formerly used as a dance studio. This is a large +/- 5,000 SF freestanding building for sale, listed at \$425,000, and for lease which is negotiable. The property is exposed to approximately 28,600 traffic count daily and in a high traffic area.

Offering Summary

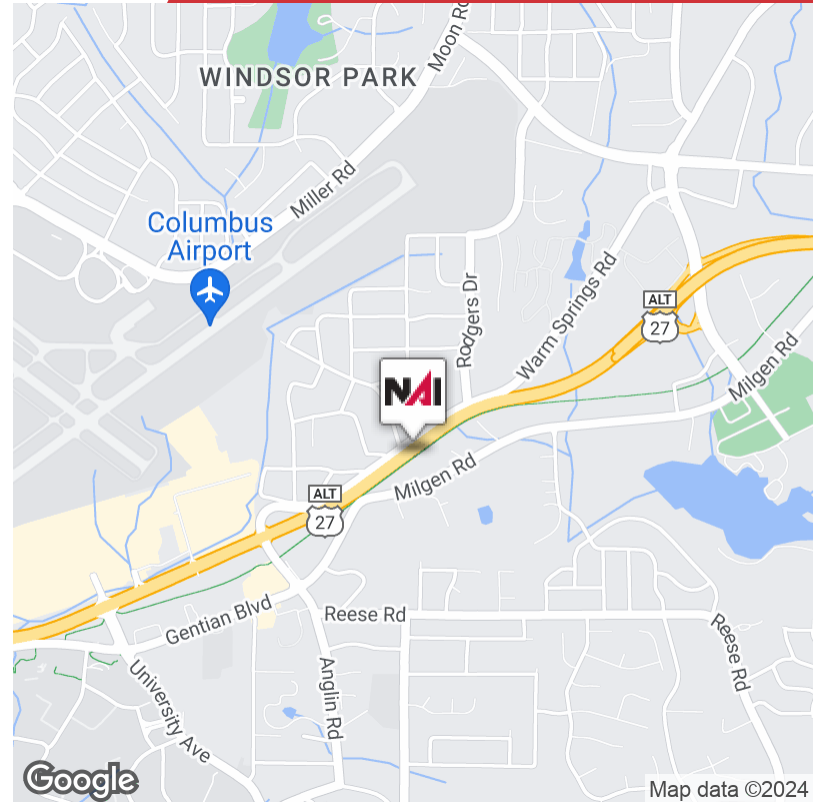
Sale Price:	\$425,000
Lease Rate:	Negotiable
Building Size:	+/- 5,000 SF
Available SF:	+/- 5,000 SF
Lot Size:	0.11 Acres

For More Information

Amy D. Gill, MICP, MRP

O: 706 660 5418 x1009

agill@g2cre.com | GA #381793



Offering Summary

Sale Price:	\$425,000
Lease Rate:	Negotiable
Building Size:	+/- 5,000 SF
Available SF:	+/- 5,000 SF
Lot Size:	0.11 Acres
Price / SF:	\$85.00
Year Built:	1987
Zoning:	NC

Property Overview

The current tenant is Havana Night Cigars and was formerly used as a dance studio. This space is complete with an office which also includes a private bathroom with a shower and space with a fridge. There are 2 large rooms, a VIP lounge room, entryway and 2 public bathrooms. A climate controlled room is also entailed with the property. Approximately 28,600 traffic count daily and zoned NC (neighborhood commercial). Located in Mid Columbus and very easy to get to from JR Allen and 185. This property is for sale, listed at \$425,000, and for lease which is negotiable.

Please contact Amy Gill for information on this property at 706-562-3616.

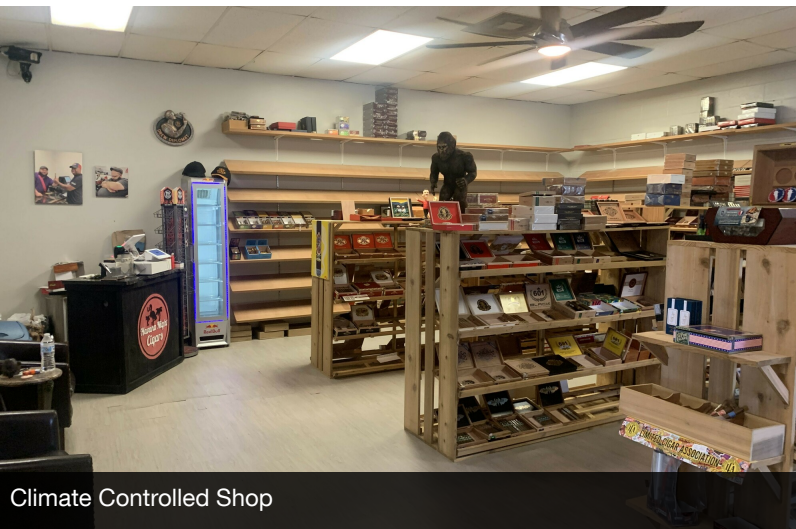
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- - Zoned NC (neighborhood commercial)
- - Prime Columbus location
- - Parking Available
- - High traffic area, approximately 28,600 traffic count daily

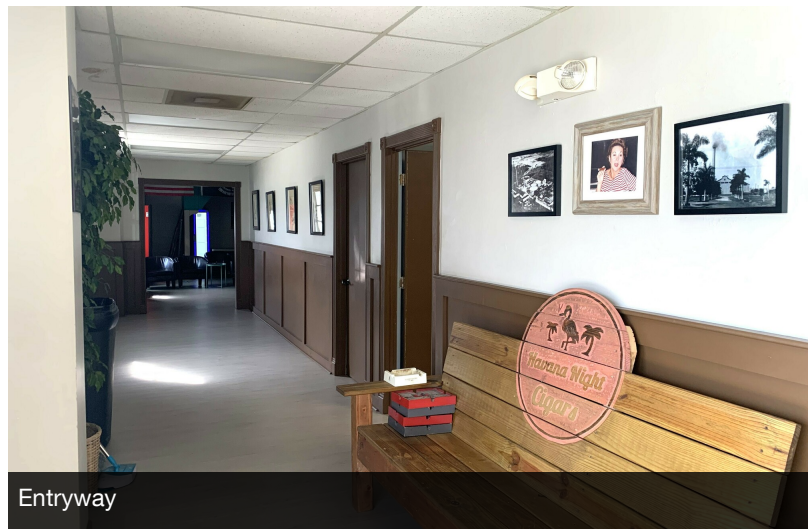
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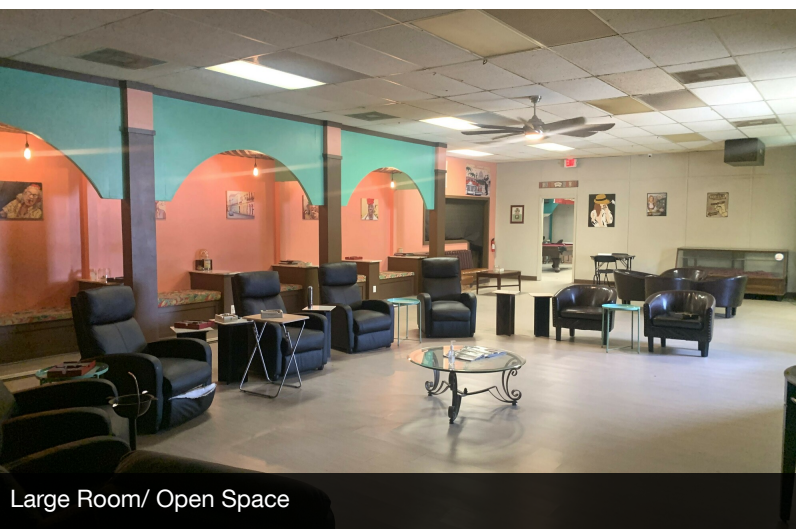
Exterior Side & Parking



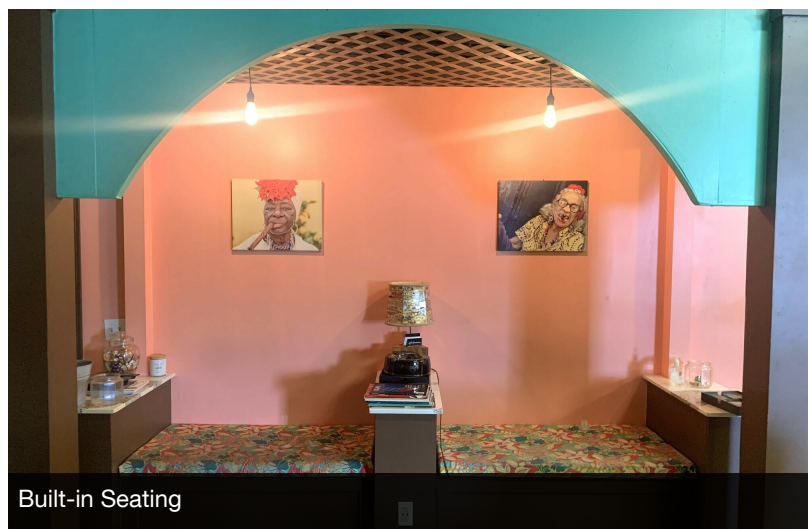
Climate Controlled Shop



Entryway



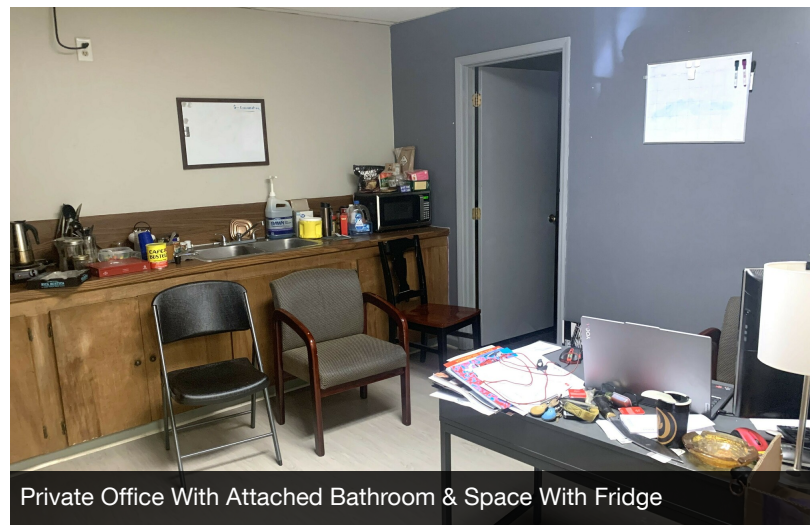
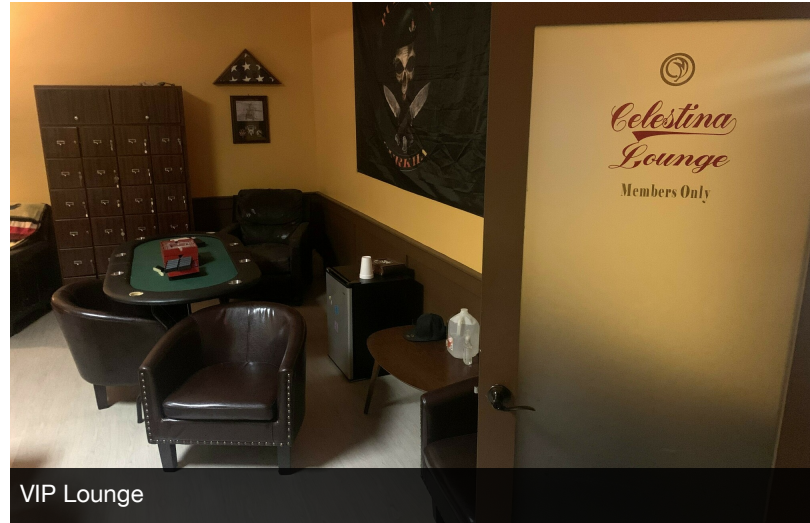
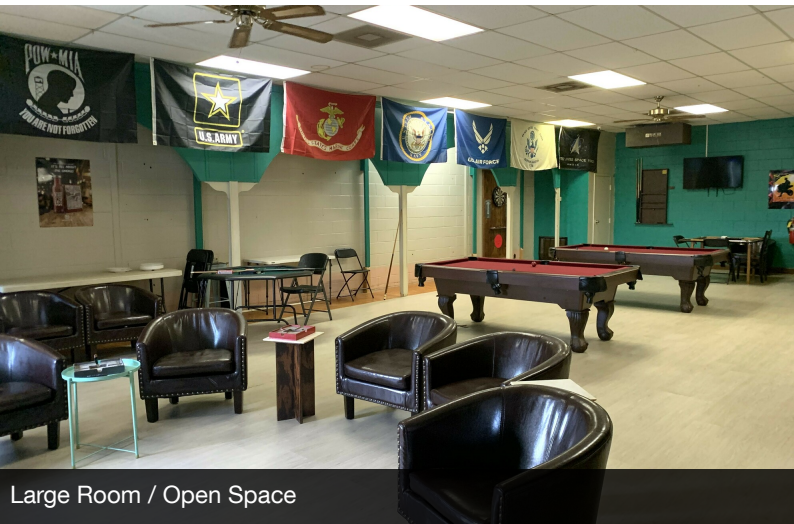
Large Room/ Open Space

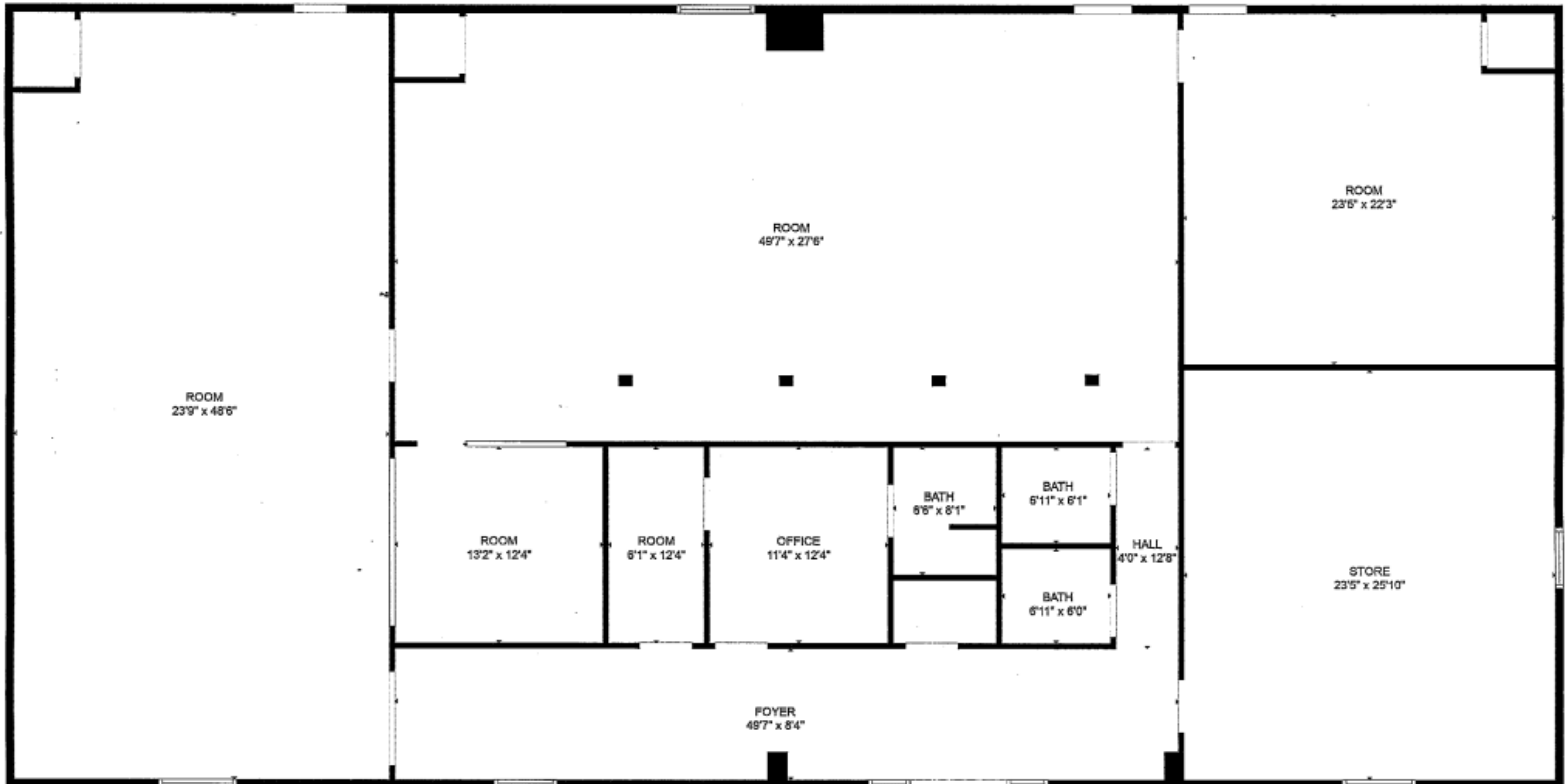


Built-in Seating

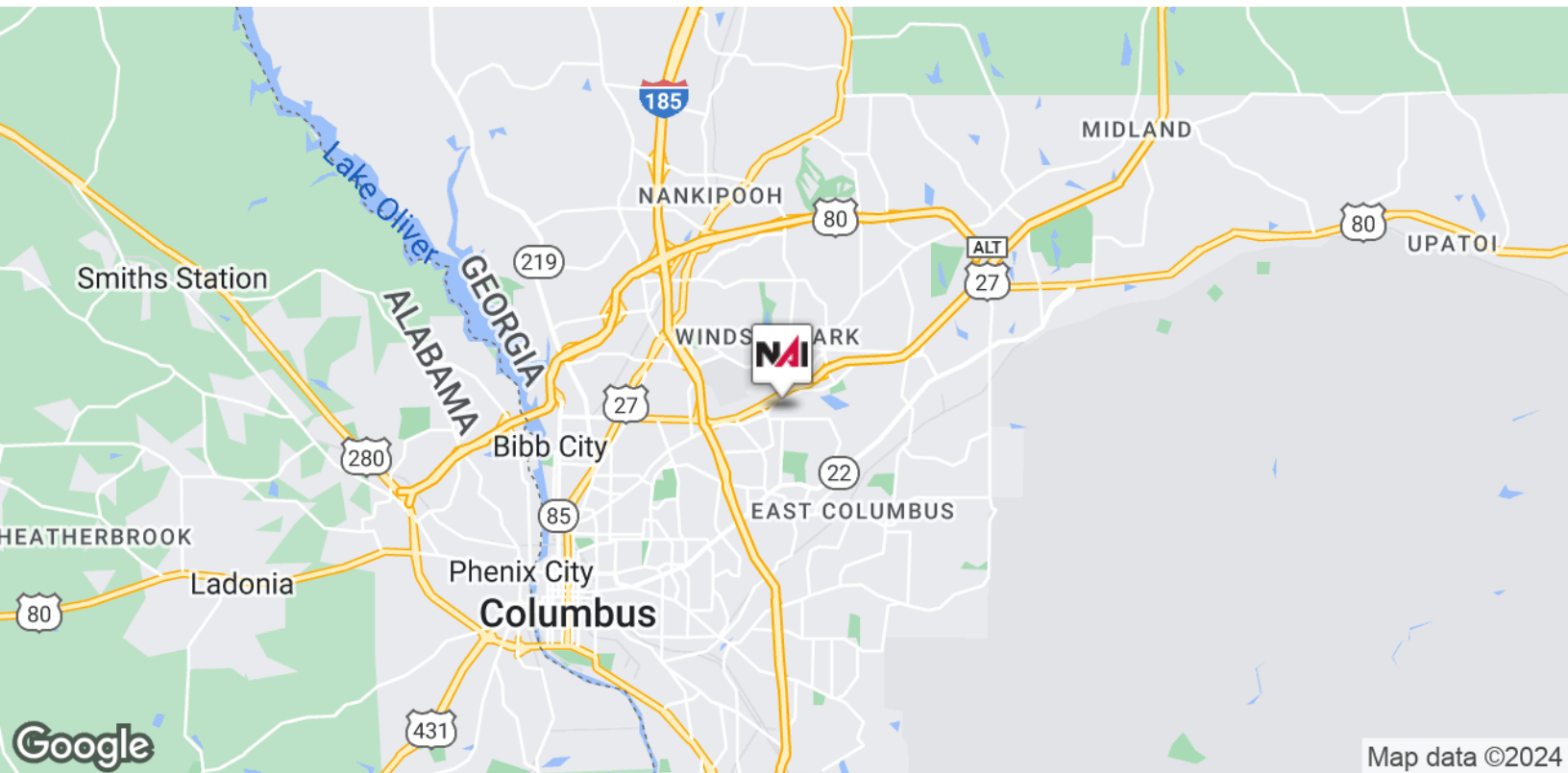
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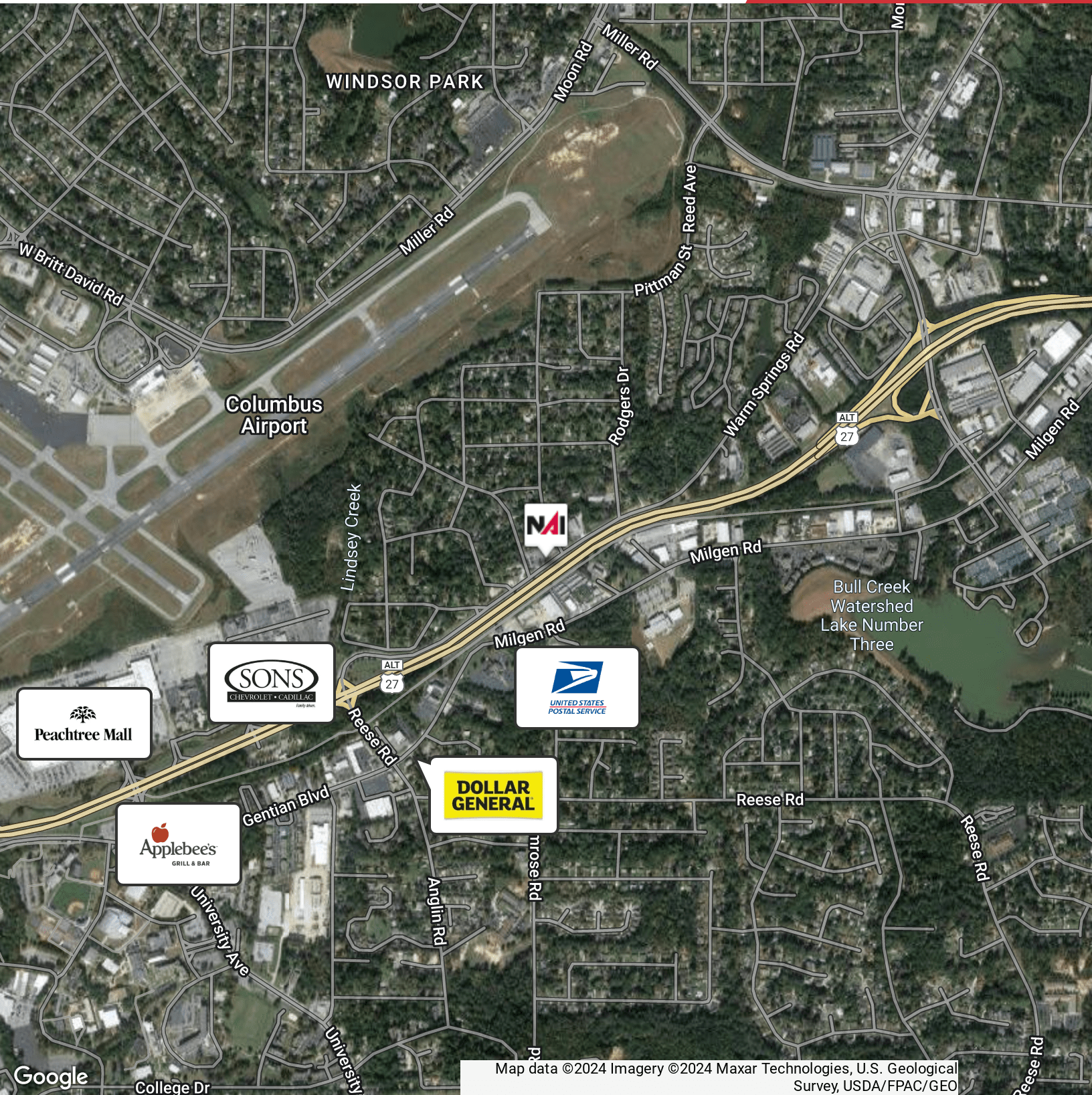


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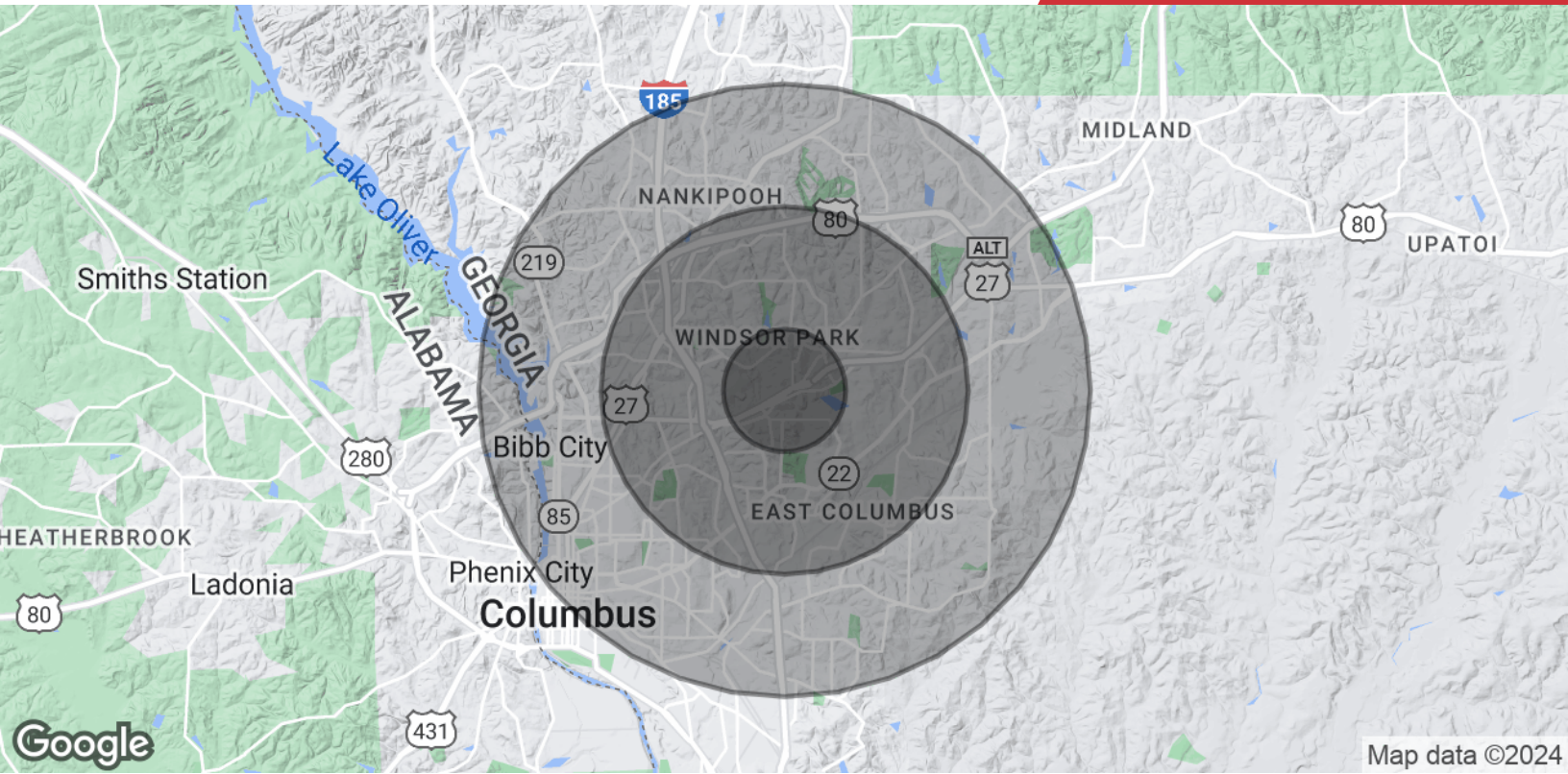
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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,515	57,348	149,411
Average Age	33.9	36.9	36.2
Average Age (Male)	33.7	35.9	34.6
Average Age (Female)	34.6	37.7	38.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,281	24,032	61,468
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,870	\$60,789	\$55,439
Average House Value	\$146,313	\$163,951	\$145,410

** Demographic data derived from 2020 ACS - US Census*