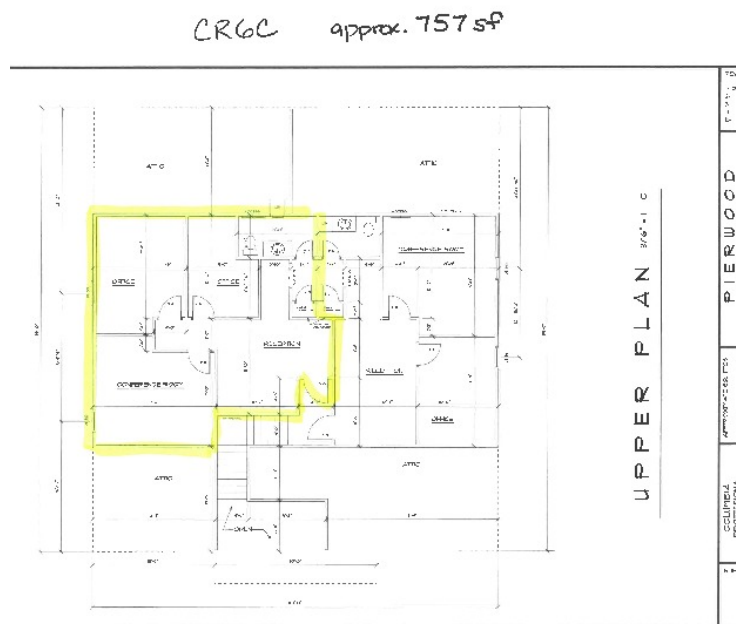


4210 COLUMBIA ROAD SUITE 6-C

4210 Columbia Road Suite 6-C, Augusta, GA 30907

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	757 SF
Lease Rate:	\$625.00 per month (MG)
Lot Size:	0.16 Acres
Year Built:	1997
Building Size:	2,750 SF
Zoning:	PDD
Market:	Augusta

PROPERTY OVERVIEW

Upstairs office suite constructed in 1997 with reception area, conference room, two offices and a restroom. CAM includes exterior lighting, landscaping, water and trash is \$50/month. Power bill is split evenly between Suites C and D and is billed monthly by landlord. Available starting on March 1st, 2022. Lease minimum is 2 years at \$625/month. Security deposit is \$625.

PROPERTY HIGHLIGHTS

- Second floor office suite with reception area, conference room, two offices and a bathroom.
- Convenient Columbia County Location
- Space is in excellent condition
- Great for Small Businesses
- Very Affordable Rental Rate
- Open Parking Lot

For More Information:

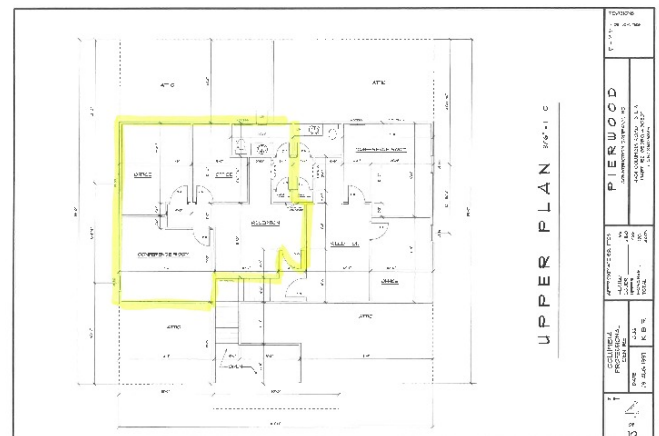
Donald Lawrence
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ADDITIONAL PHOTOS



For More Information:

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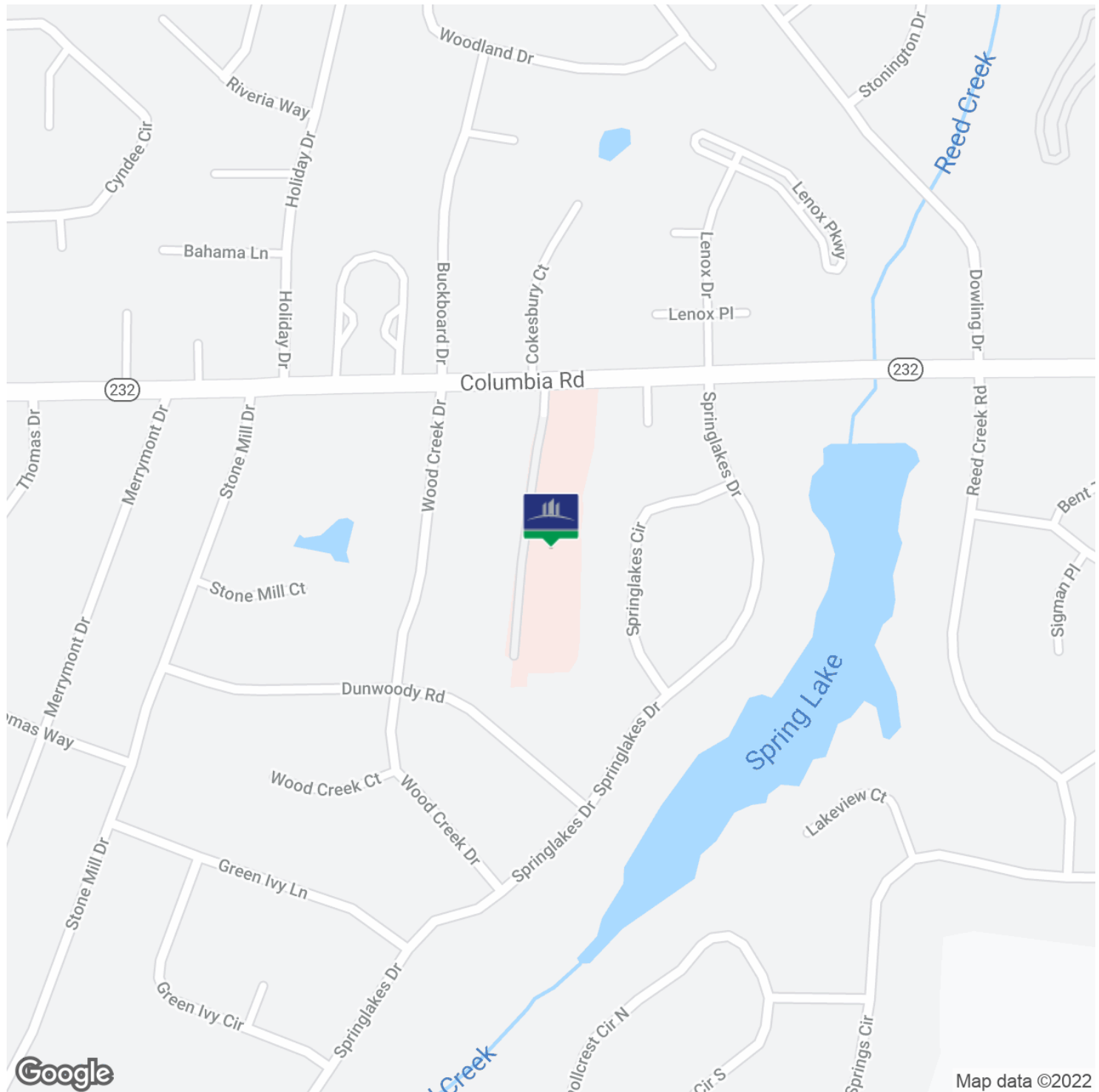
don@dclawrence.net



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LOCATION MAP



For More Information:

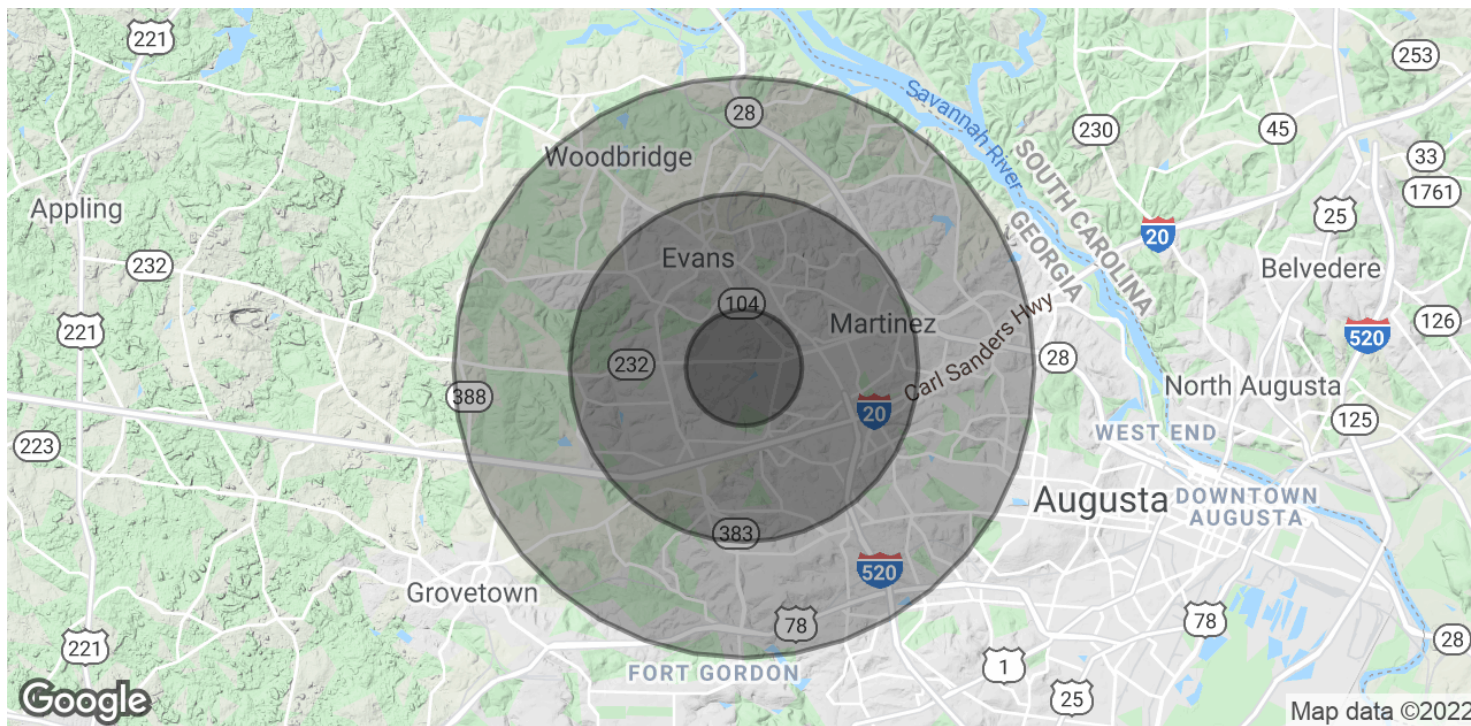
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,384	50,240	112,126
Average Age	38.6	36.6	36.9
Average Age (Male)	38.3	35.9	36.2
Average Age (Female)	40.3	37.7	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,710	18,629	42,283
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$74,890	\$69,732	\$75,543
Average House Value	\$171,463	\$168,561	\$211,046

* Demographic data derived from 2010 US Census

For More Information:

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