

# LEASE

## STOREFRONT RETAIL

1701 Rollins Way, Columbus, Muscogee County, Georgia 31904



**BASE LEASE RATE: \$24.00/PSF, NNN  
CAM, T & I: \$5.75/PSF  
MONTHLY LEASE RATE: \$4,338.54**

### LOCATION OVERVIEW

- Subject property is located in Bradley Park Neighborhood Center in north Columbus; one block from Publix.
- High traffic area with established retail in North Columbus.
- Tenants include:
  - Honey Baked Ham
  - Celebrate Tuxedos
  - The Cherry Zebra

### PROPERTY HIGHLIGHTS

- Suite 400: 1,750± SF Retail Space (25' X 70')
  - Former tanning center
  - Lobby
  - Sales counter
  - Four (4) private rooms
  - Break area
  - Storage room
  - One (1) restroom
- 58 Paved parking spaces
- Zoned GC, General Commercial
- Façade & monument signage available
- Minimum three (3) year lease

**BRADLEY "BRAD" BLOODWORTH**  
478.951.3712 Cell  
bradley.bloodworth@cbcworldwide.com

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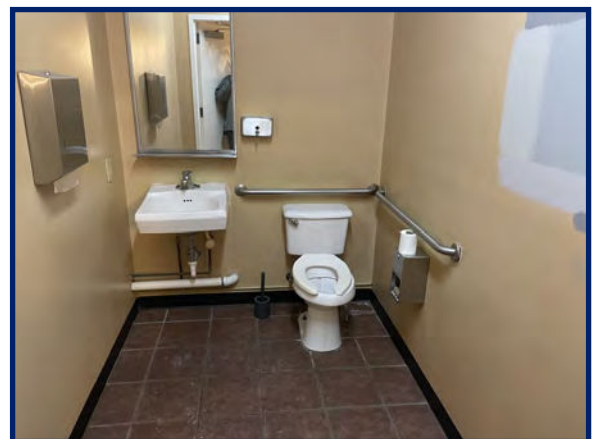
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Created 3/8/24

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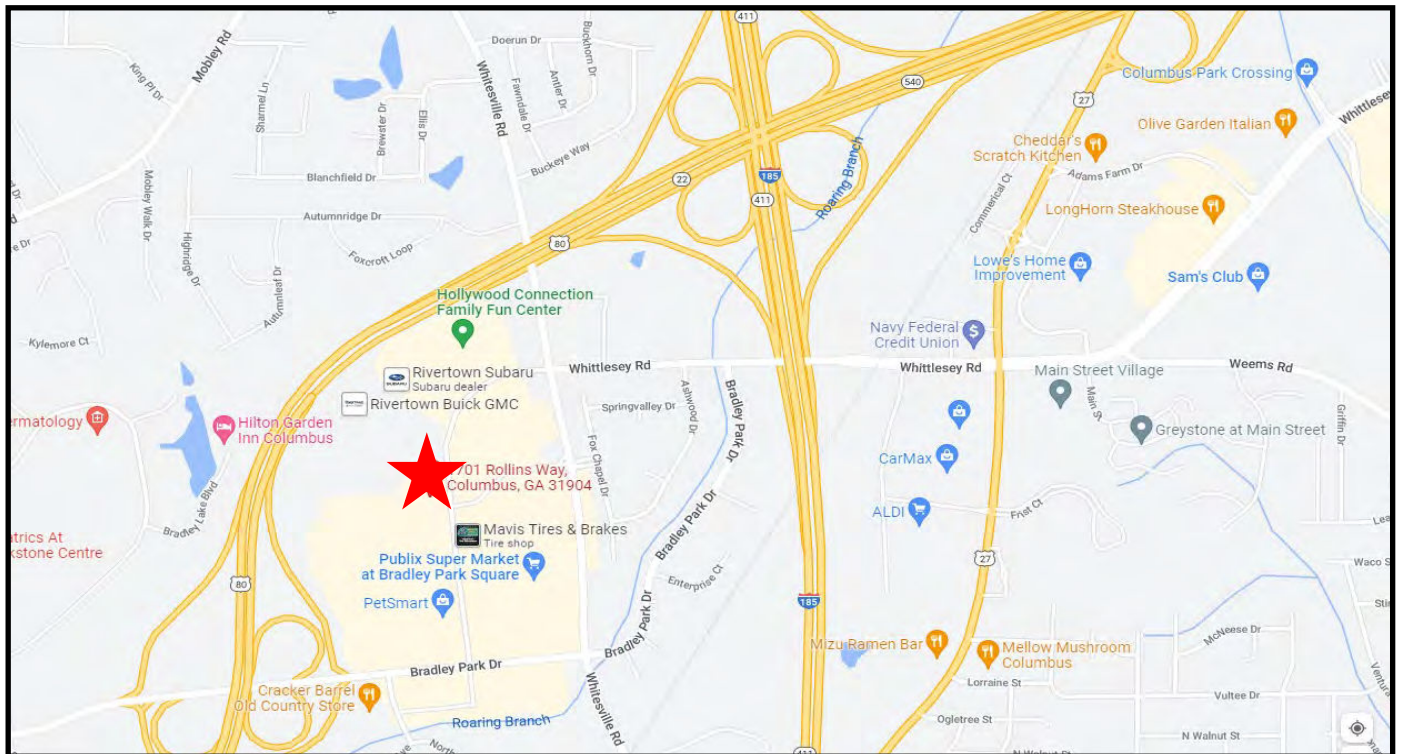
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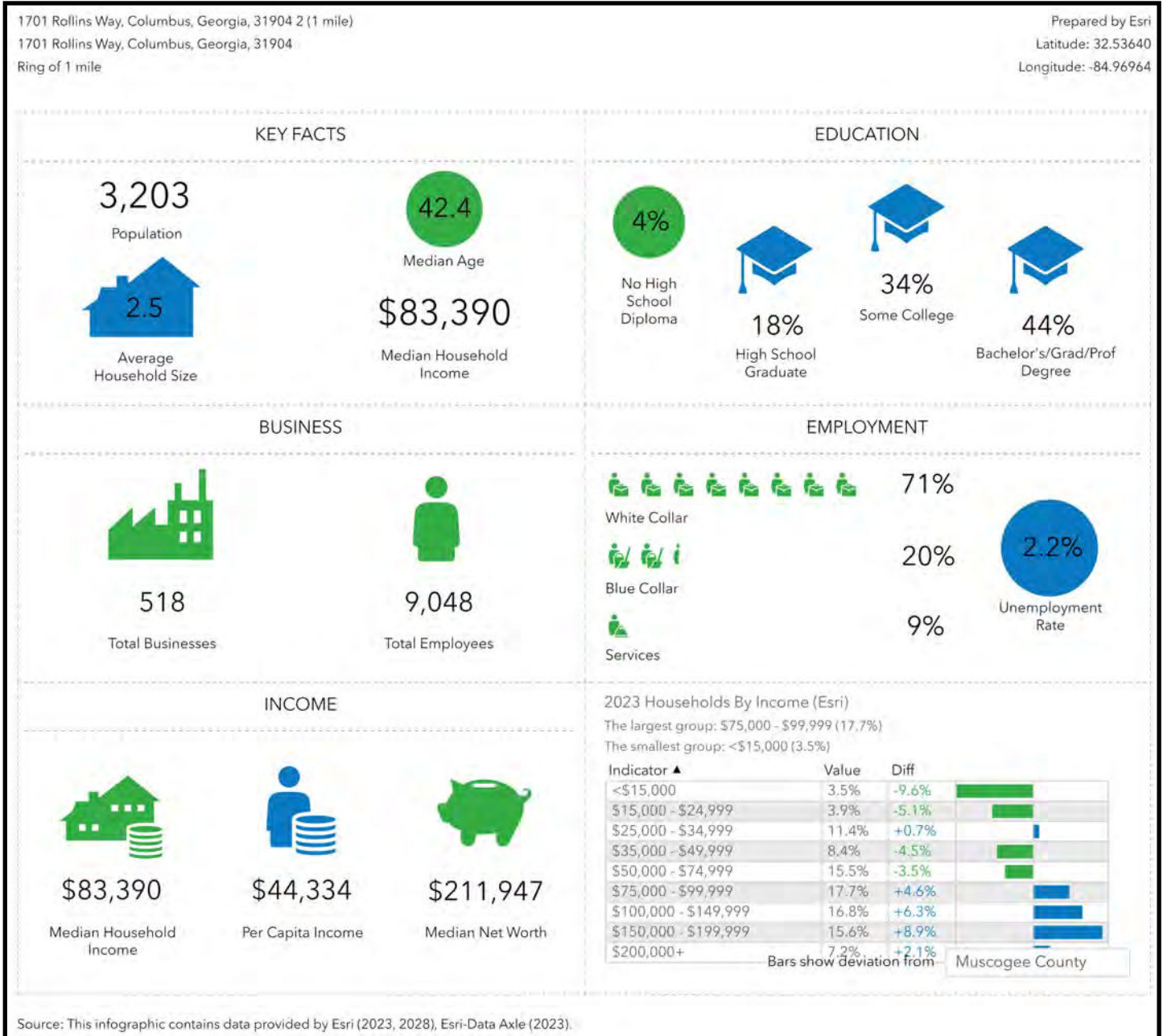
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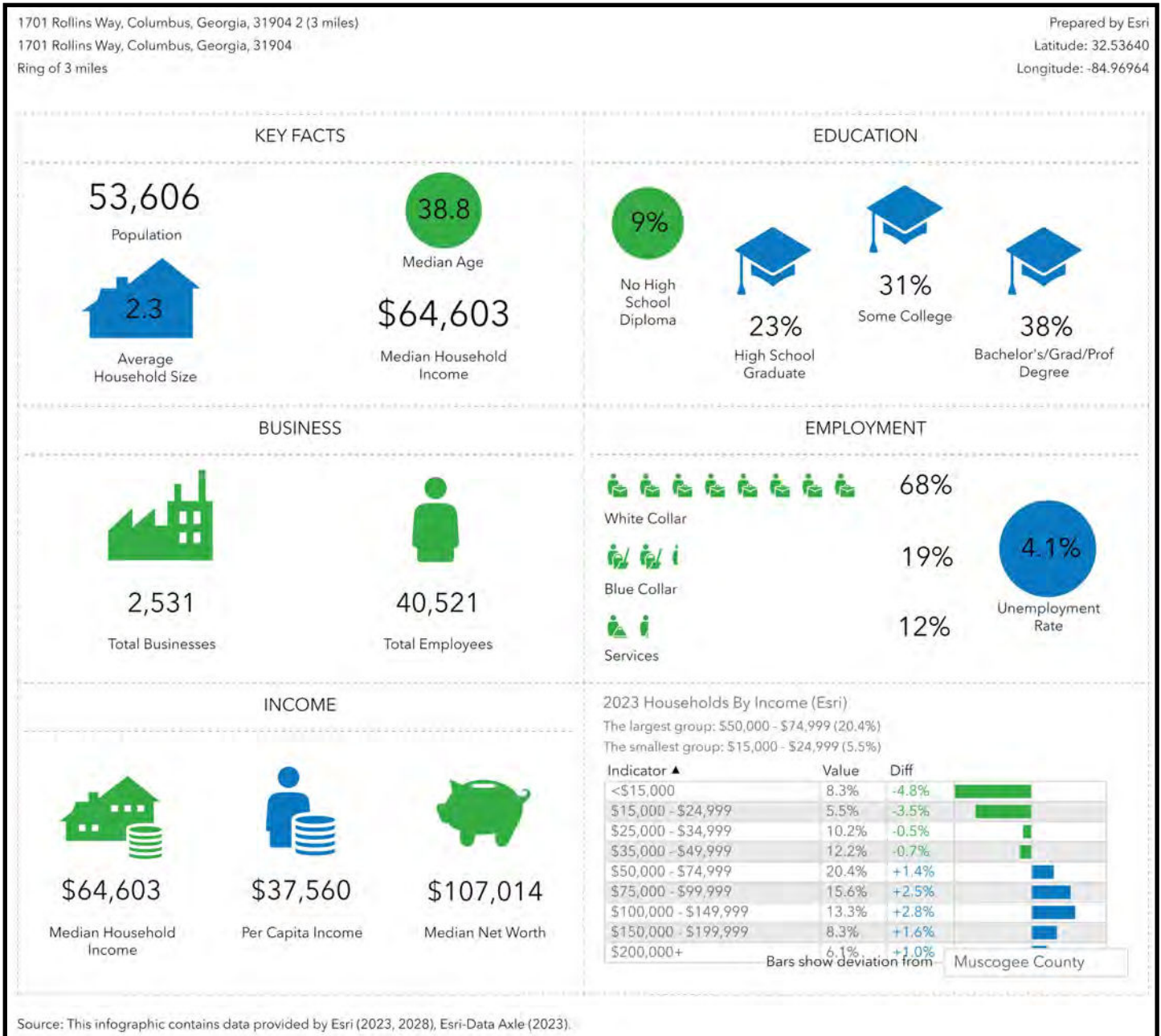
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## DEMOGRAPHICS - ONE MILE



## DEMOGRAPHICS - THREE MILE



## DEMOGRAPHICS - FIVE MILE

