

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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Created 3/8/24

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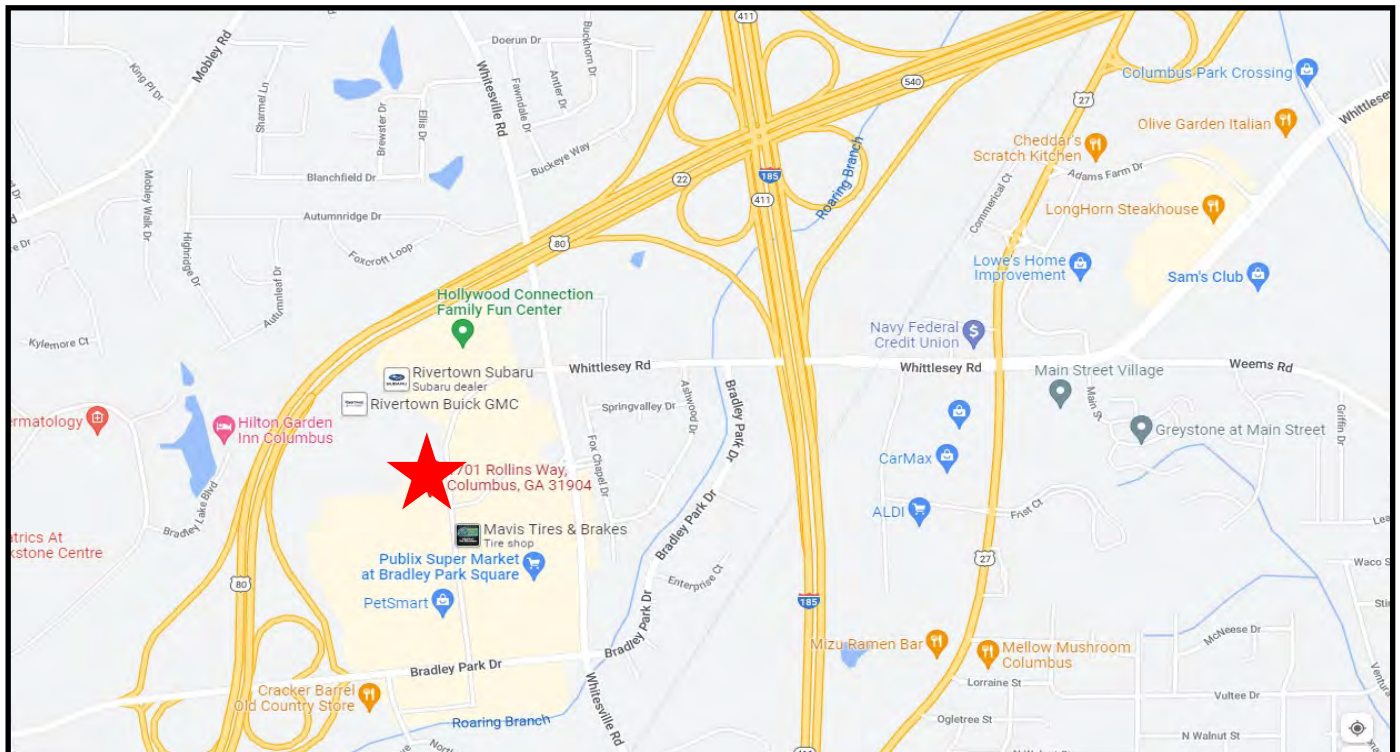
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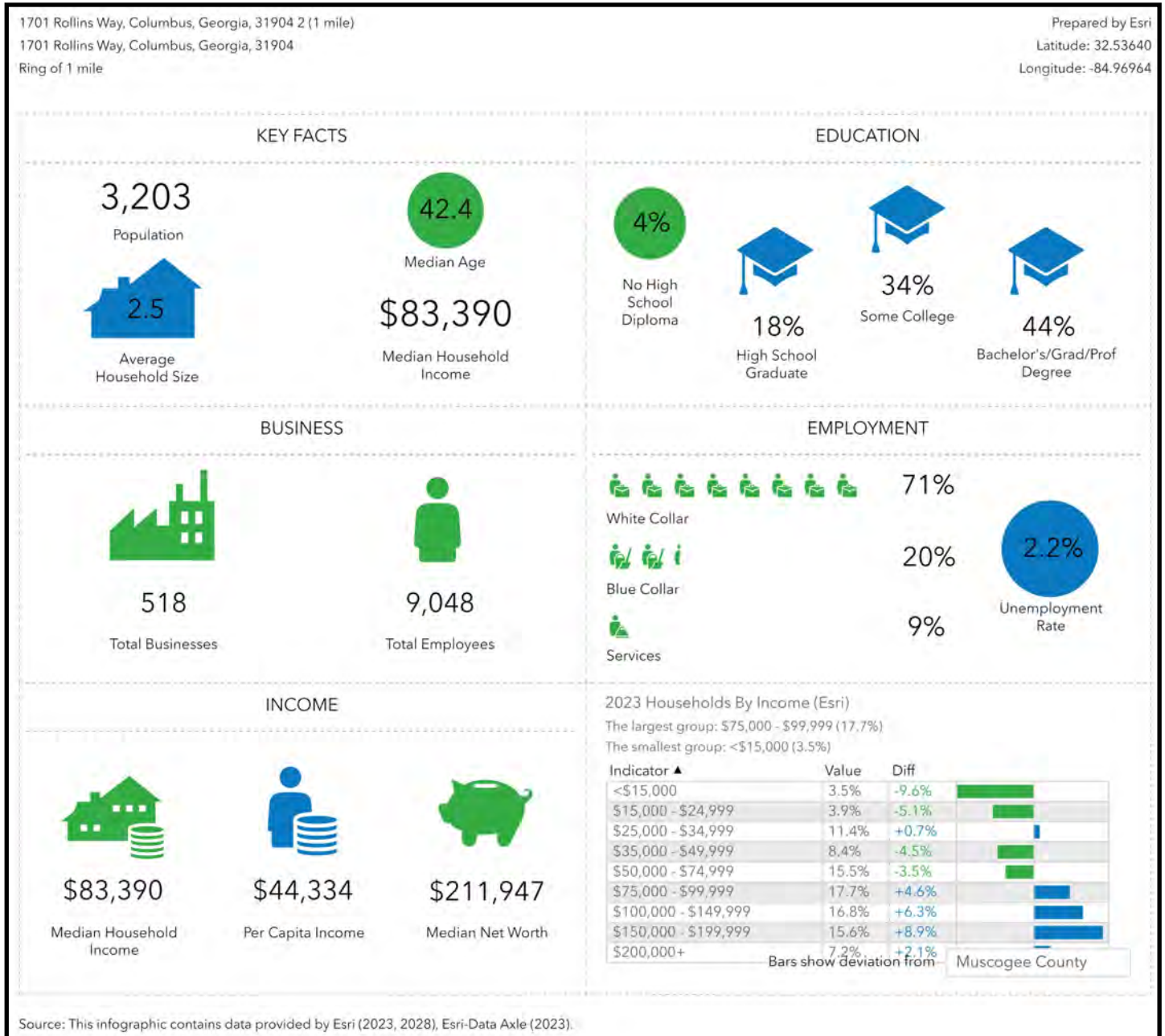
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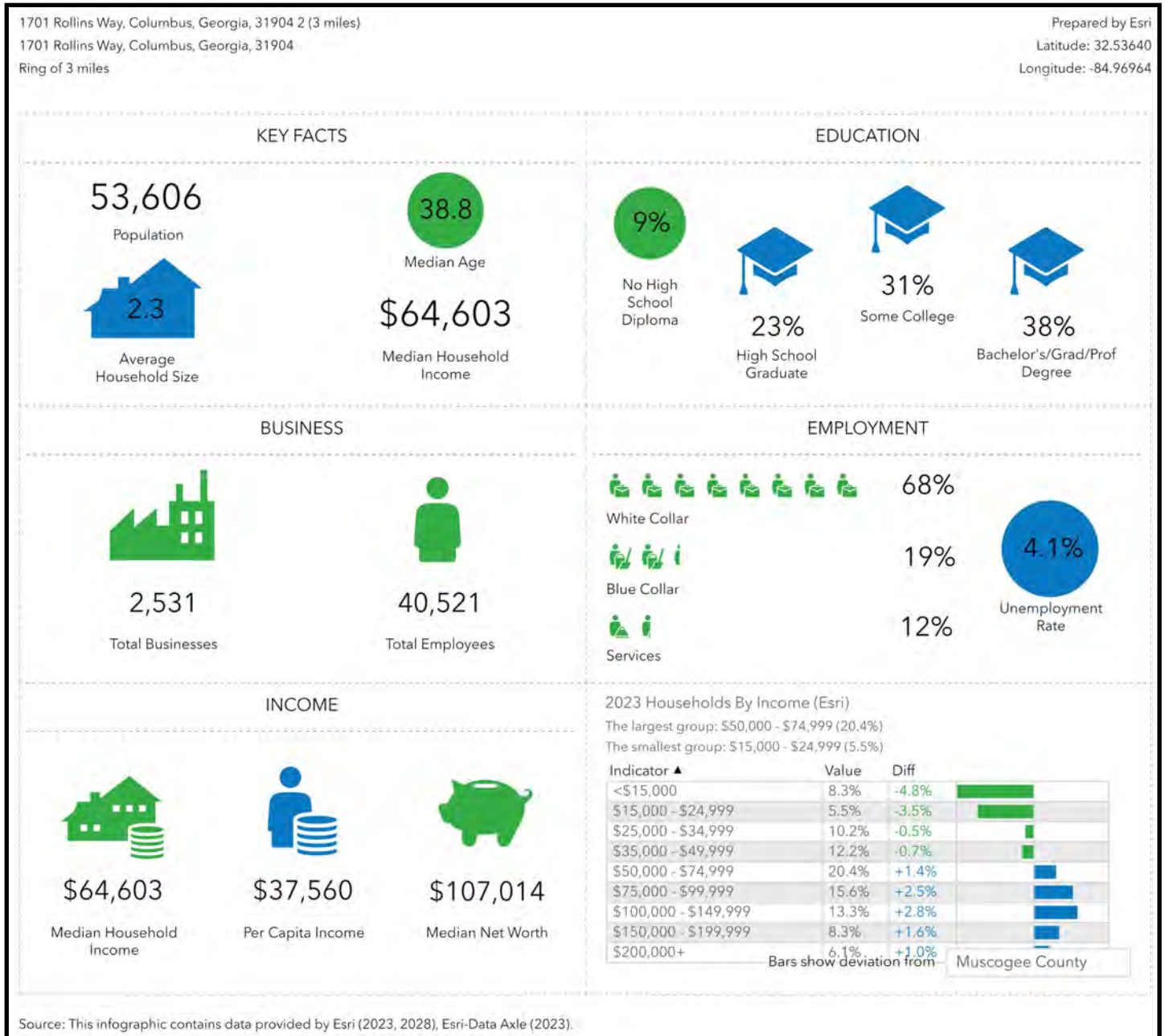
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DEMOGRAPHICS - ONE MILE



DEMOGRAPHICS - THREE MILE



DEMOGRAPHICS - FIVE MILE

