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# FLOURNOY & CALHOUN

R E A L T O R S

## EDGEWOOD PLACE

**3740 MACON ROAD COLUMBUS, GA 31907**

EDGEWOOD PLAZA IS LOCATED BY THE SIGNALIZED INTERSECTION OF MACON ROAD & UNIVERSITY AVE, ACROSS THE STREET FROM THE EASTGATE PLAZA SHOPPING CENTER, AND CONVENIENTLY WITHIN 1 MILE OF THE MACON ROAD EXIT OF I - 185.

SUITE F IS JUST FEET AWAY FROM THE SHOPPING CENTER'S ENTRANCE AND FEATURES A 1,150 +/- SF SHOWROOM WITH WINDOWS SPANNING THE PERIMETER OF THE ENTRYWAY WALL. THE REAR OF THE SPACE IS BUILT OUT AS A PRIVATE OFFICE AREA TO INCLUDE A MANAGER'S OFFICE, AN ADDITIONAL OFFICE WITH CLOSET, A BREAK AREA WITH TWO BATHROOMS, AND 2 STORAGE ROOMS.

NEIGHBORING TENANTS INCLUDE: #1 NAILS, ANNALISE HAIR & COMPANY, MARINER FINANCE, LENDMARK FINANCIAL, AND OTHERS.

**2,000 SF**

**\$12 PSF + \$2 CTI**



2022 Demographics	1 - Mile	3 - Miles	5 - Miles
Total Population	8,549	80,754	169,664
Total Daytime Population	8,456	83,032	200,294
Total Households	3,249	33,652	69,893
Total # of Businesses	333	2,744	6,263
Total # of Employees	3,254	40,420	121,712

# TRAFFIC COUNTS

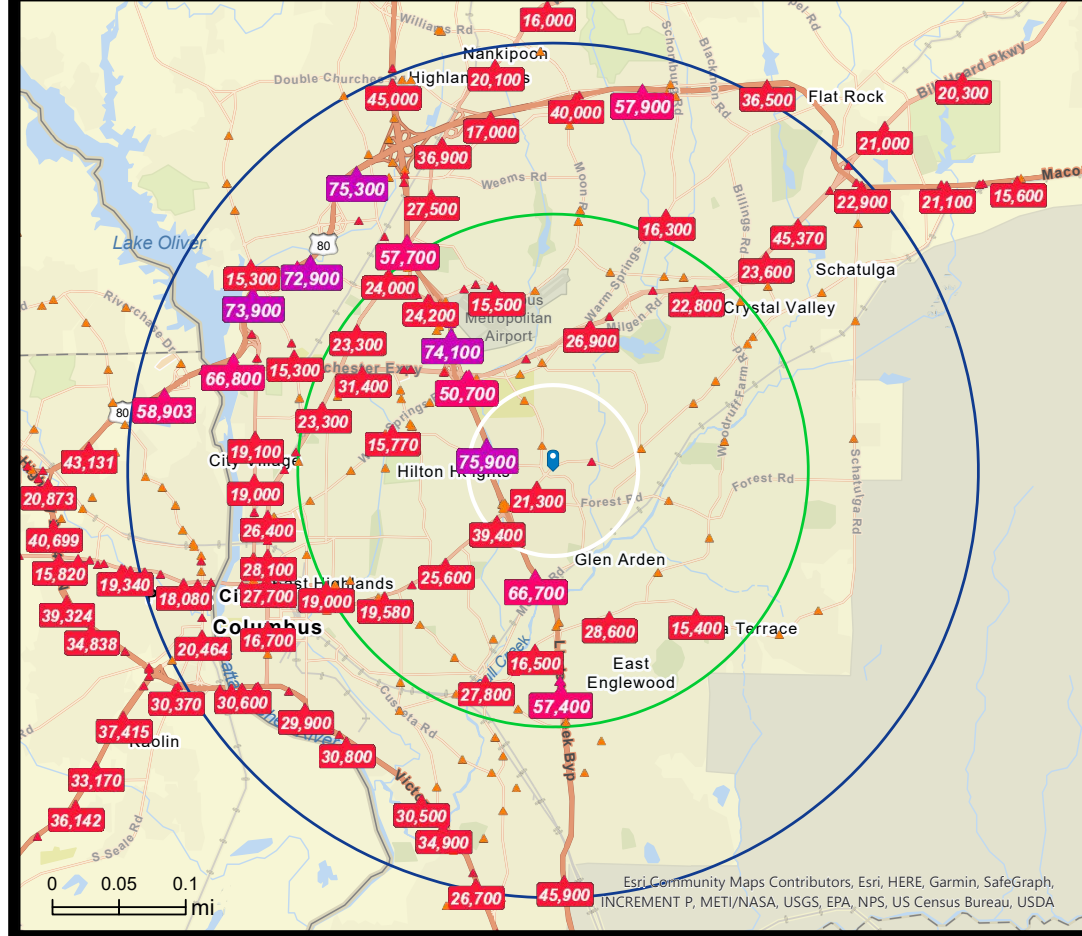
I-185: 75,900

MACON RD: 21,300

UNIVERSITY AVE: 12,200

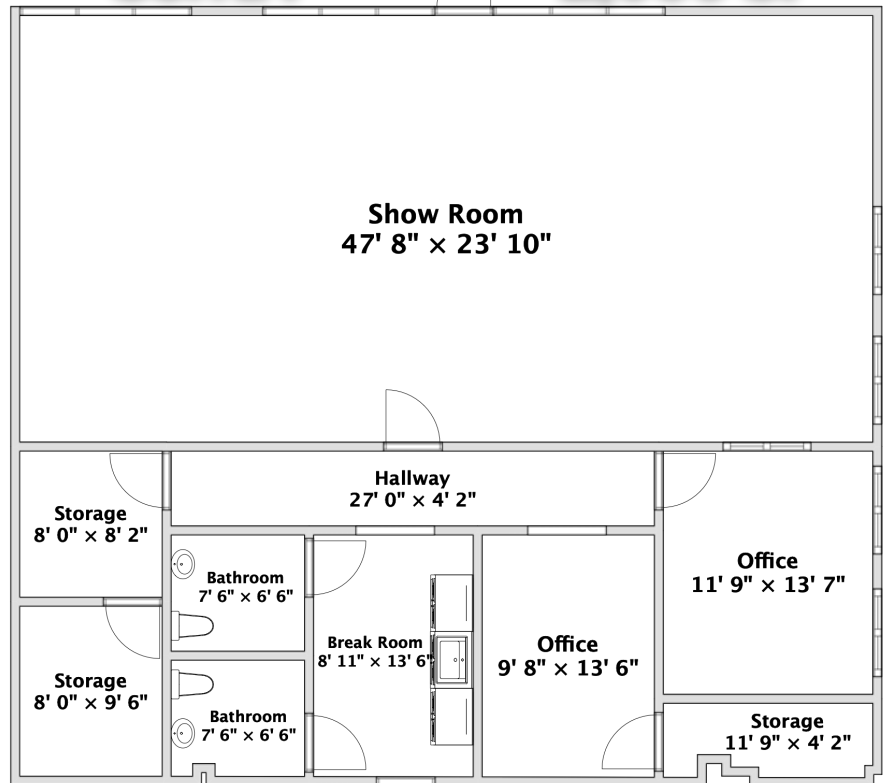
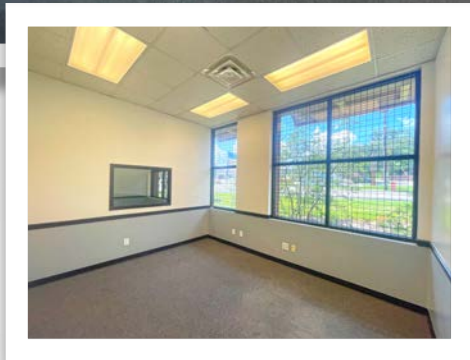
MARTHA'S LP: 12,000

ELM DR: 5,450



**SUITE F**

**2,000 SF**



*Diane Russell*

**DIANE RUSSELL**

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