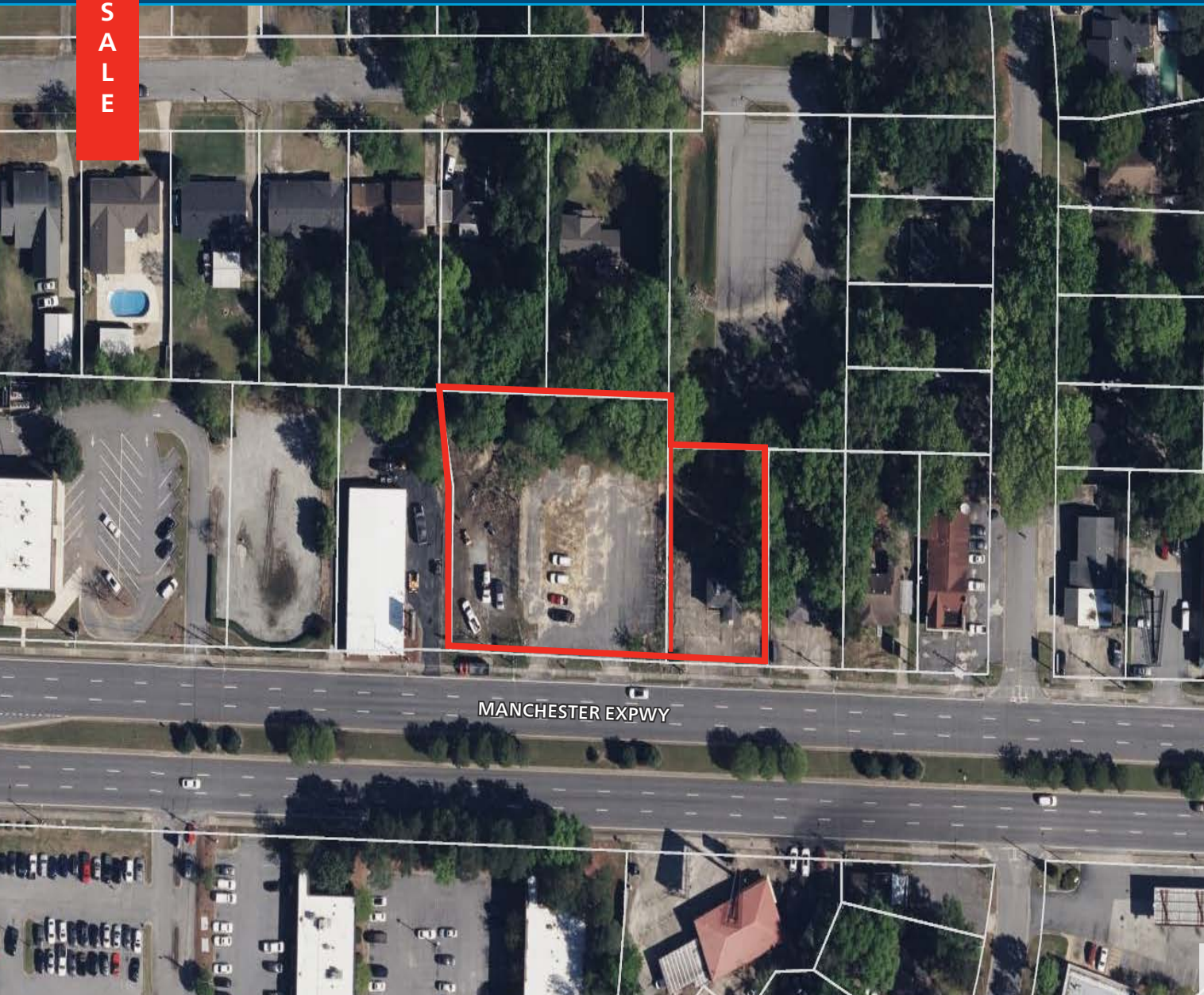


FOR SALE

COLUMBUS, GA LAND

2329 & 2403 Manchester Expressway, Columbus, GA 31904



LAND AVAILABLE
1.17 Acres | \$575,000

PROPERTY HIGHLIGHTS

- 1.17 acres available along Manchester Expressway in Columbus, GA
- Zoned General Commercial, ideal for single user or multi-tenant retail & service development
- 280 FT of frontage along one of Columbus' main retail arteries
- Less than 1/2-mile to I-185 which carries 69,400 vehicles per day
- Located directly across from St. Francis - Emory Healthcare Hospital, a 376-bed facility with over 2,800 employees
- 1 mile to Columbus State University, with nearly 10,000 students, faculty, and staff

BRYAN DAVIS

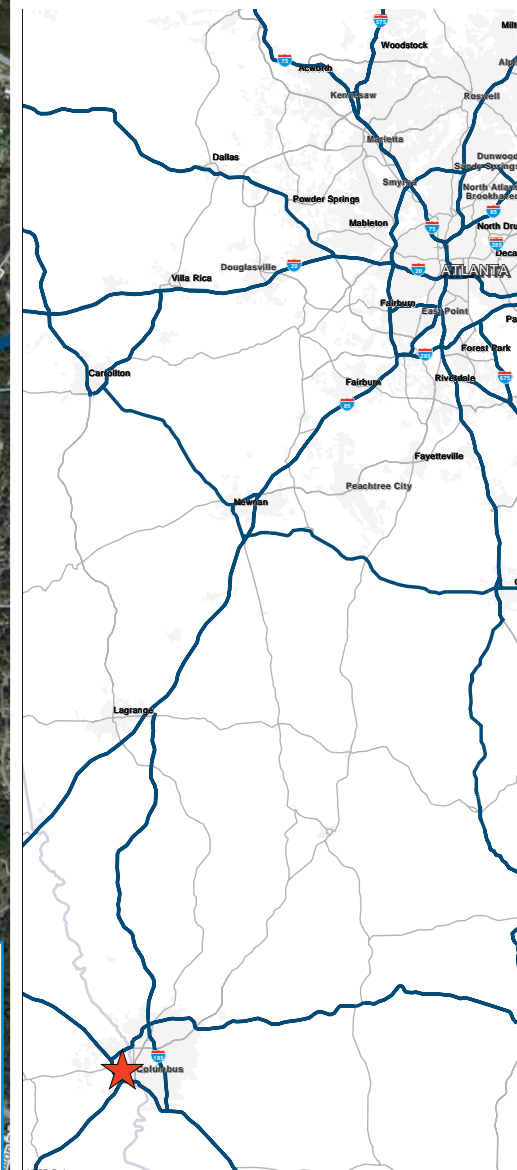
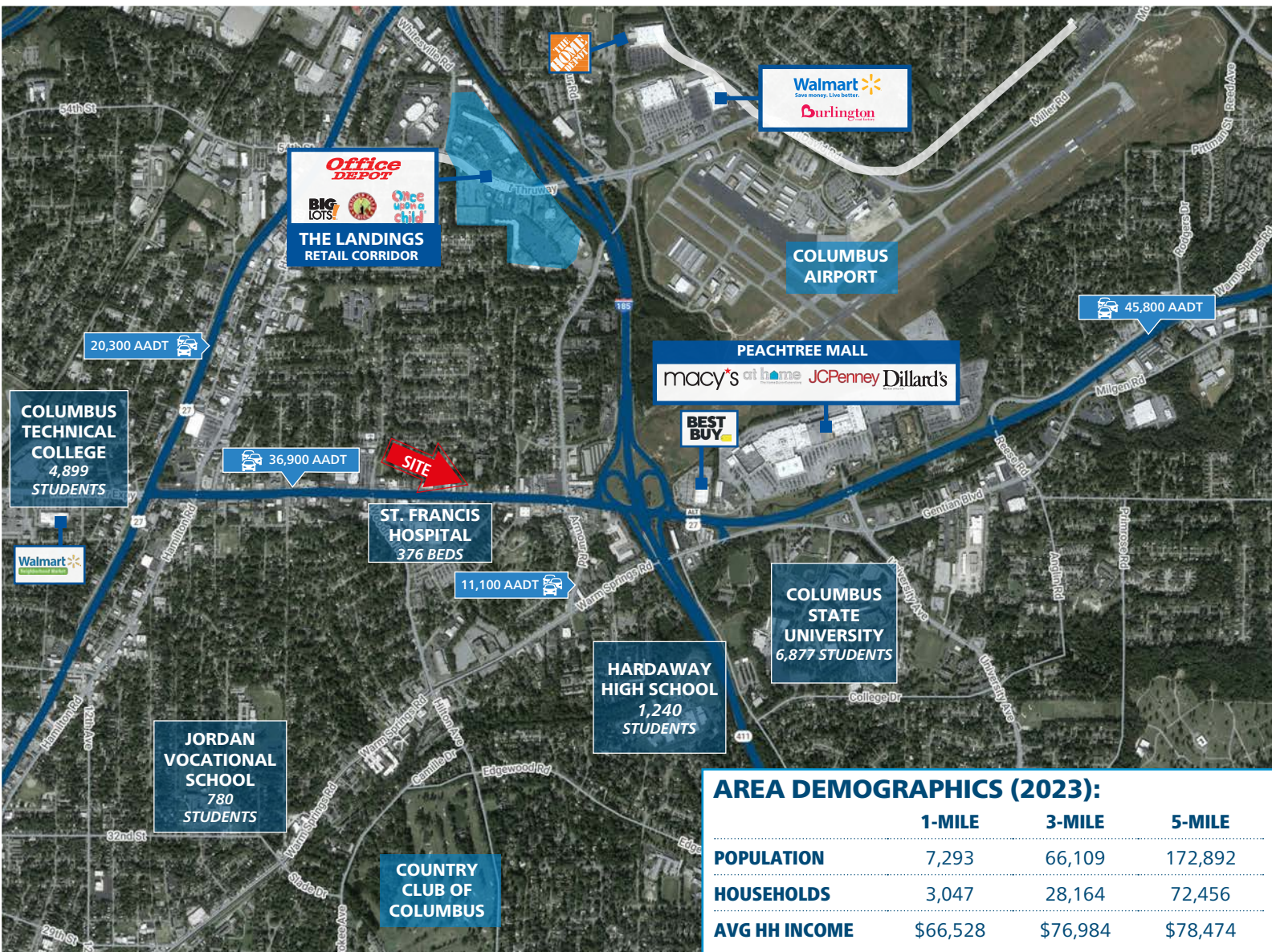
P: 770.913.3996

E: bdavis@ackermanco.net

Ackerman Retail
A DIVISION OF ACKERMAN & CO

COLUMBUS, GA LAND

2329 & 2403 Manchester Expressway, Columbus, GA 31904



AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
POPULATION	7,293	66,109	172,892
HOUSEHOLDS	3,047	28,164	72,456
AVG HH INCOME	\$66,528	\$76,984	\$78,474

Ackerman Retail

BRYAN DAVIS

P: 770.913.3996

E: bdavis@ackermanco.net

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