

LEASE

6053 VETERANS PARKWAY

Suit 206 Columbus, GA 31909



PROPERTY DESCRIPTION

Suit 206, grease trap available, outdoor patio area available
Veterans Parkway in front of the strip center 37,000 ADT

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,200 SF
Building Size:	25,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,512	23,636	58,338
Total Population	5,837	53,947	126,829
Average HH Income	\$68,576	\$64,643	\$61,441

Kyra Cottle
678 412 5583

Roman Cottle
706 527 7683



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

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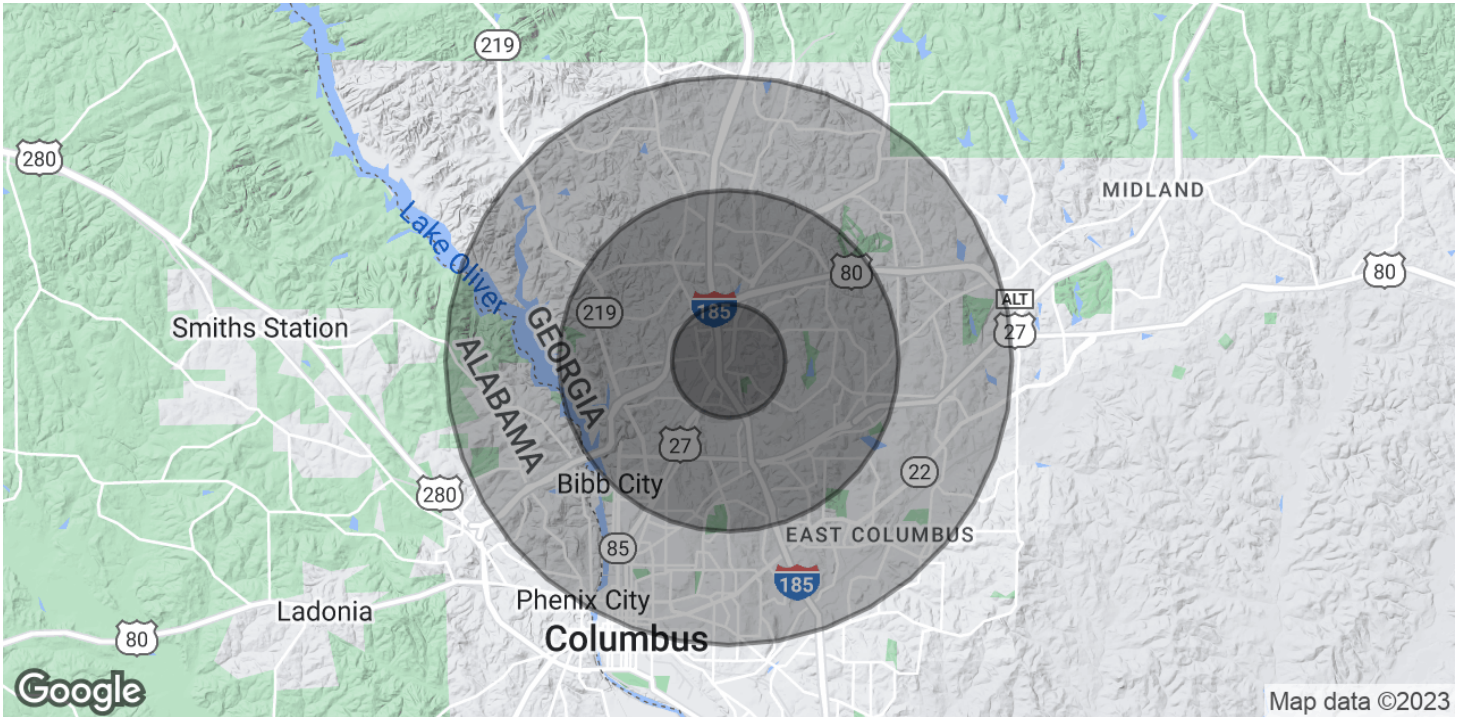


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,837	53,947	126,829
Average Age	37.5	34.9	36.1
Average Age (Male)	37.5	33.7	34.6
Average Age (Female)	37.4	36.8	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,512	23,636	58,338
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$68,576	\$64,643	\$61,441
Average House Value	\$139,568	\$157,175	\$150,559

* Demographic data derived from 2020 ACS - US Census

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