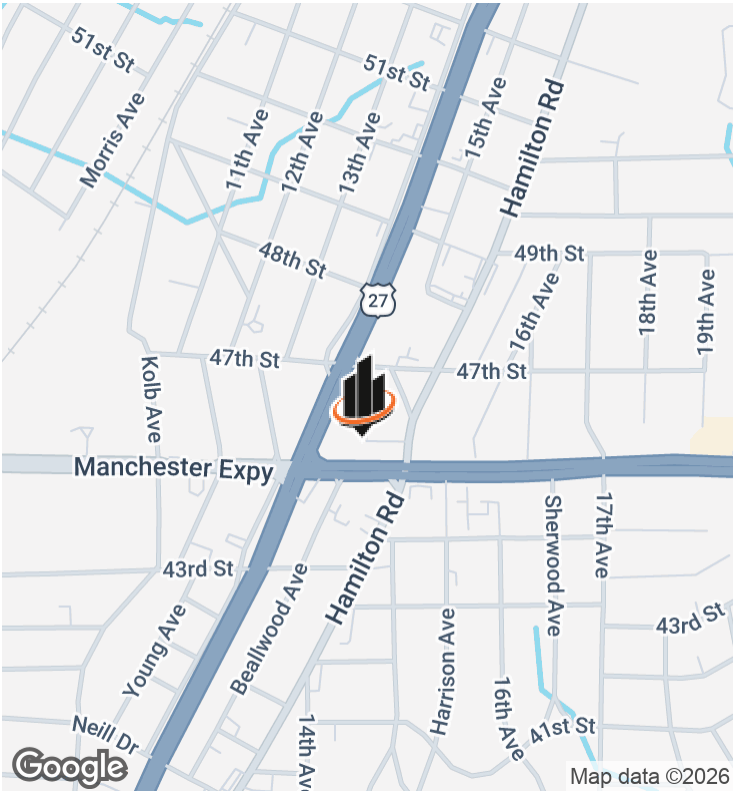


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LOT SIZE:	1.36 Acres

DETAILS:

- ±1.36 Acres – Commercial Land
- Three-Road Frontage
- Between Two Busy Intersections
- ±58,000+ Combined VPD
- Manchester Expwy: 31,600 VPD
- Veterans Pkwy: 24,200 VPD
- Hamilton Rd: 2,940 VPD
- Strong Visibility & Access
- Ideal for QSR or Retail

PROPERTY DESCRIPTION

SVN | Fall Line Commercial Advisors is pleased to offer ±1.36 acres of prime commercial land for sale at 1403 Manchester Expressway in Columbus, Georgia. This high-visibility development site is strategically positioned between Manchester Expressway, Veterans Parkway, and Hamilton Road, benefiting from exposure to over 58,000 vehicles per day combined.

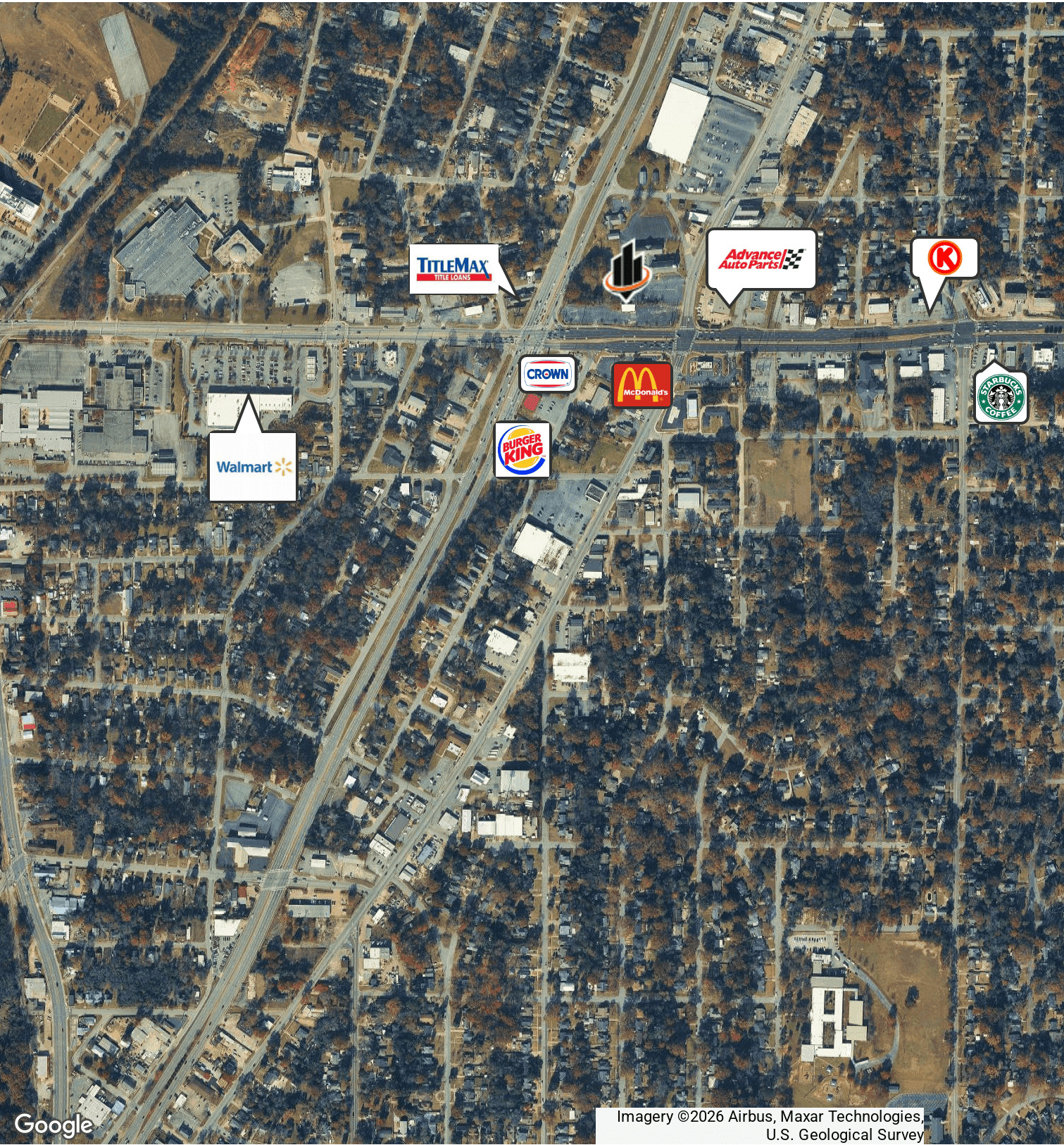
Situated between two busy intersections, the property offers exceptional access, strong traffic flow, and prominent frontage along multiple roadways. The site's visibility and central location within an established retail corridor make it well-suited for a quick-service restaurant (QSR), national retail user, medical office, or other high-traffic commercial development.

Opportunities to acquire a multi-road frontage parcel with this level of exposure in Columbus are limited. This offering presents developers, owner-users, and investors the ability to secure a premier commercial corner with strong traffic counts and long-term growth potential.

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RETAILER MAP

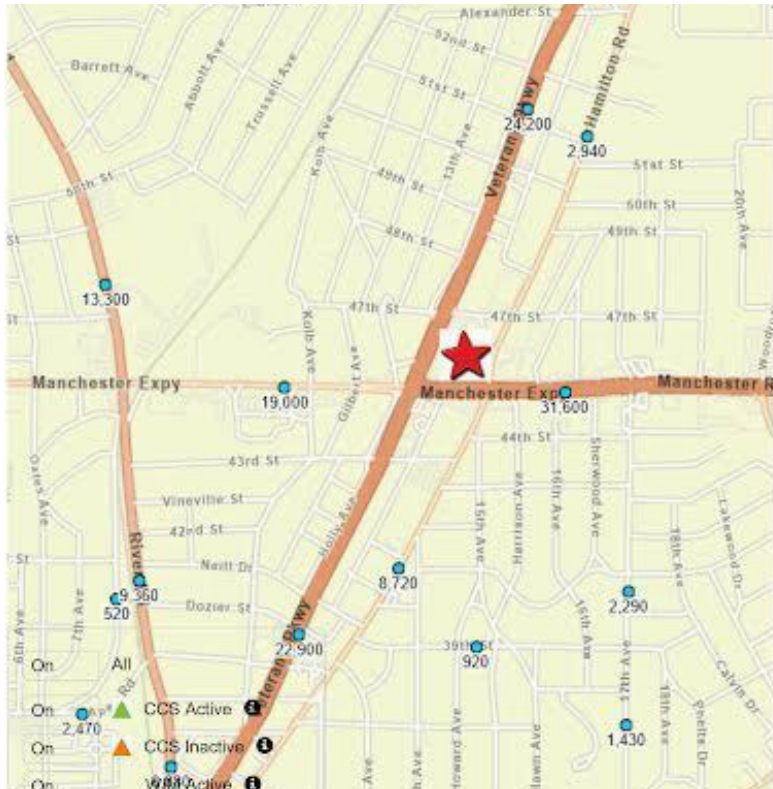
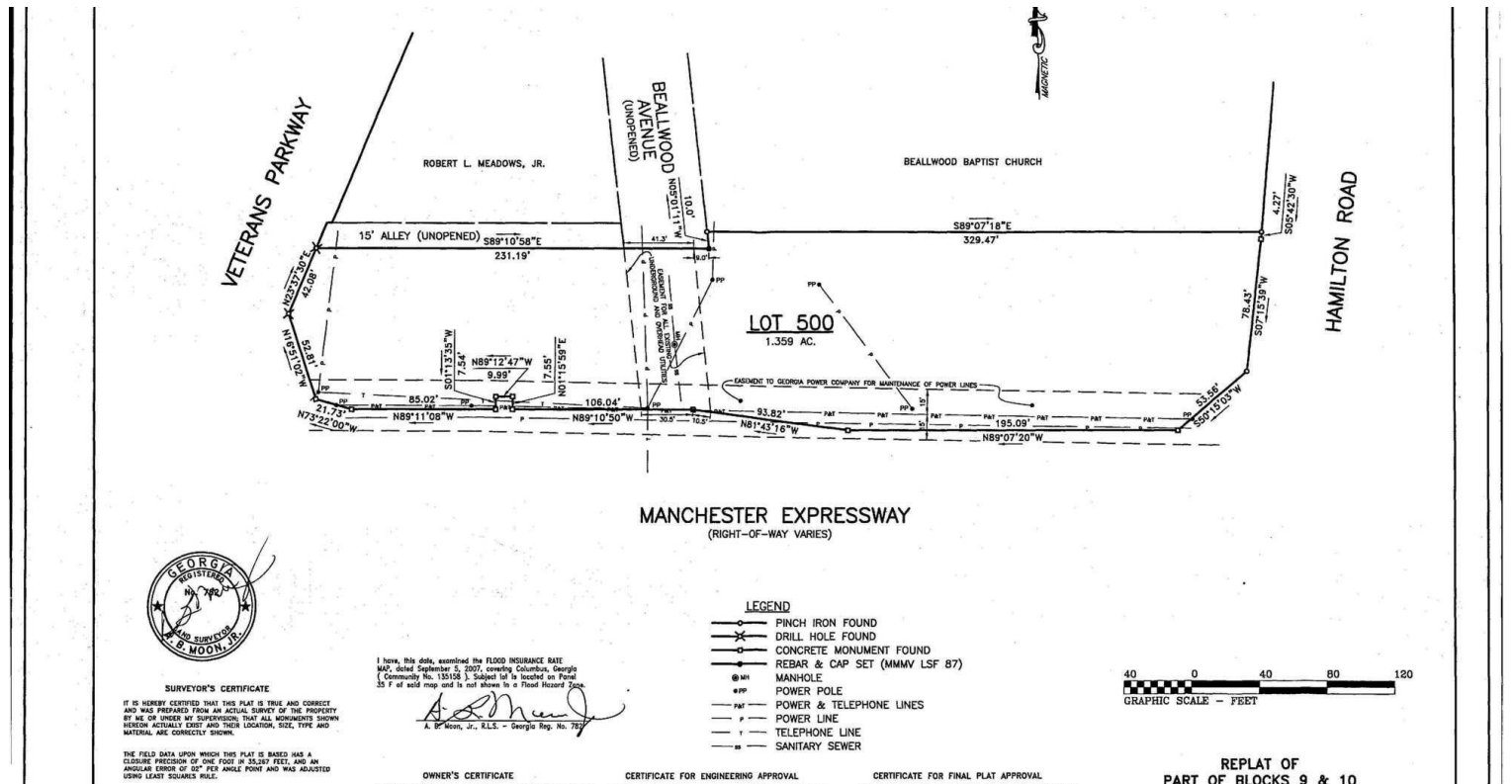


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SVN FALL LINE COMMERCIAL ADVISORS

ADDITIONAL PHOTOS



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