



2503 Manchester Exp

Columbus, Georgia 31904

Property Highlights

- +/-2,100 SF freestanding retail building
- Excellent visibility along Manchester Expressway
- Suitable for retail, office, financial services, and other commercial uses

Property Overview

Now available for lease, this +/-2,100 SF freestanding retail building at 2503 Manchester Expressway offers a prime opportunity for businesses seeking visibility and accessibility in Columbus, Georgia. Previously occupied by a title loan company, the space features a large open showroom, storage rooms, a potential private office, and a private restroom. The flexible floor plan can accommodate a variety of retail, office, financial services, or customer-focused uses. With dedicated parking and frontage along one of Columbus' busiest commercial roadways, this property provides an excellent location for businesses looking to establish or expand their presence.

Offering Summary

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	+/- 2,100 SF
Lot Size:	+/- 0.2 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	2,936	27,459	67,152
Total Population	7,467	64,699	161,985
Average HH Income	\$73,202	\$74,928	\$73,942

For More Information

Shaun Roberts

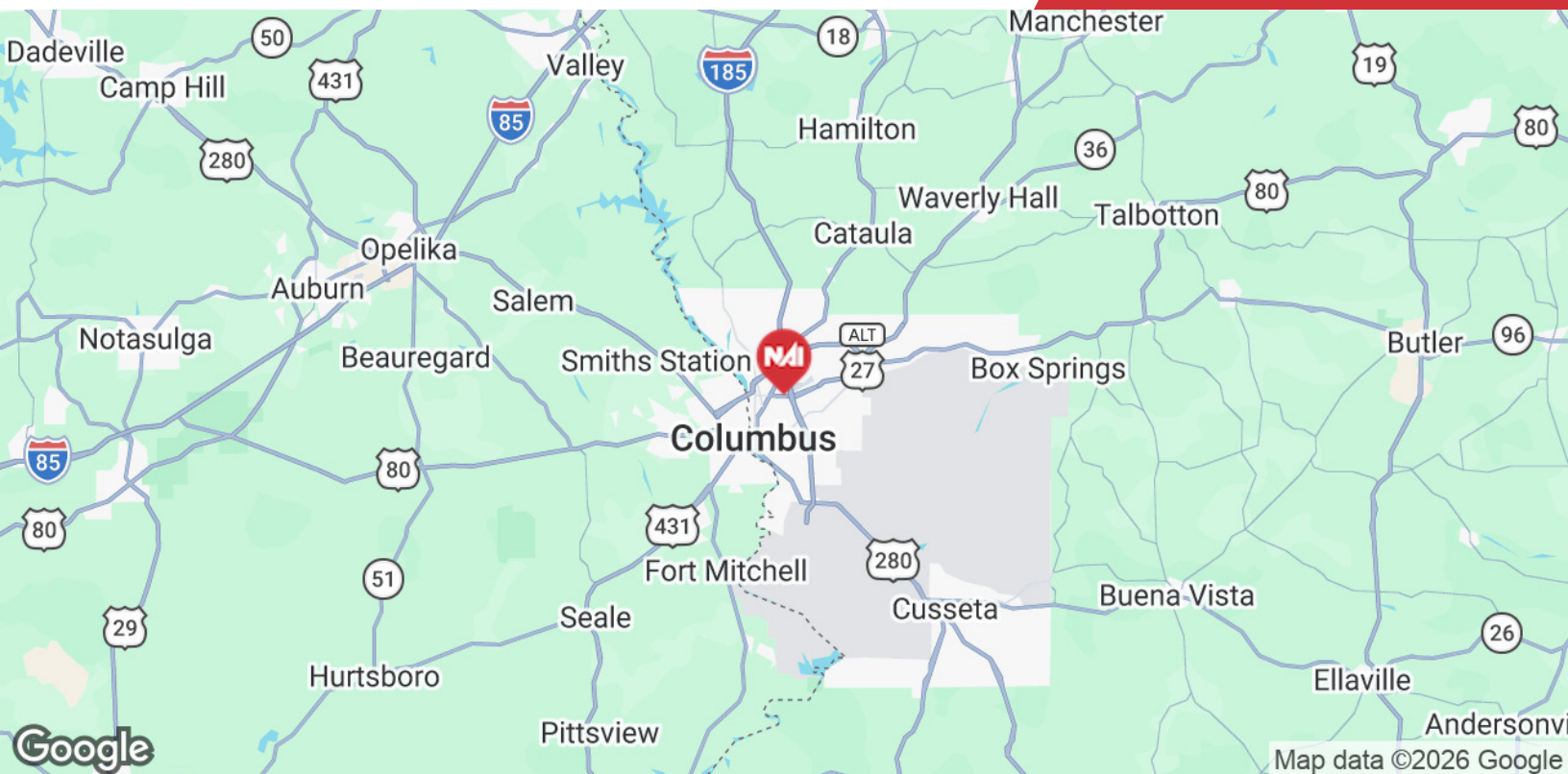
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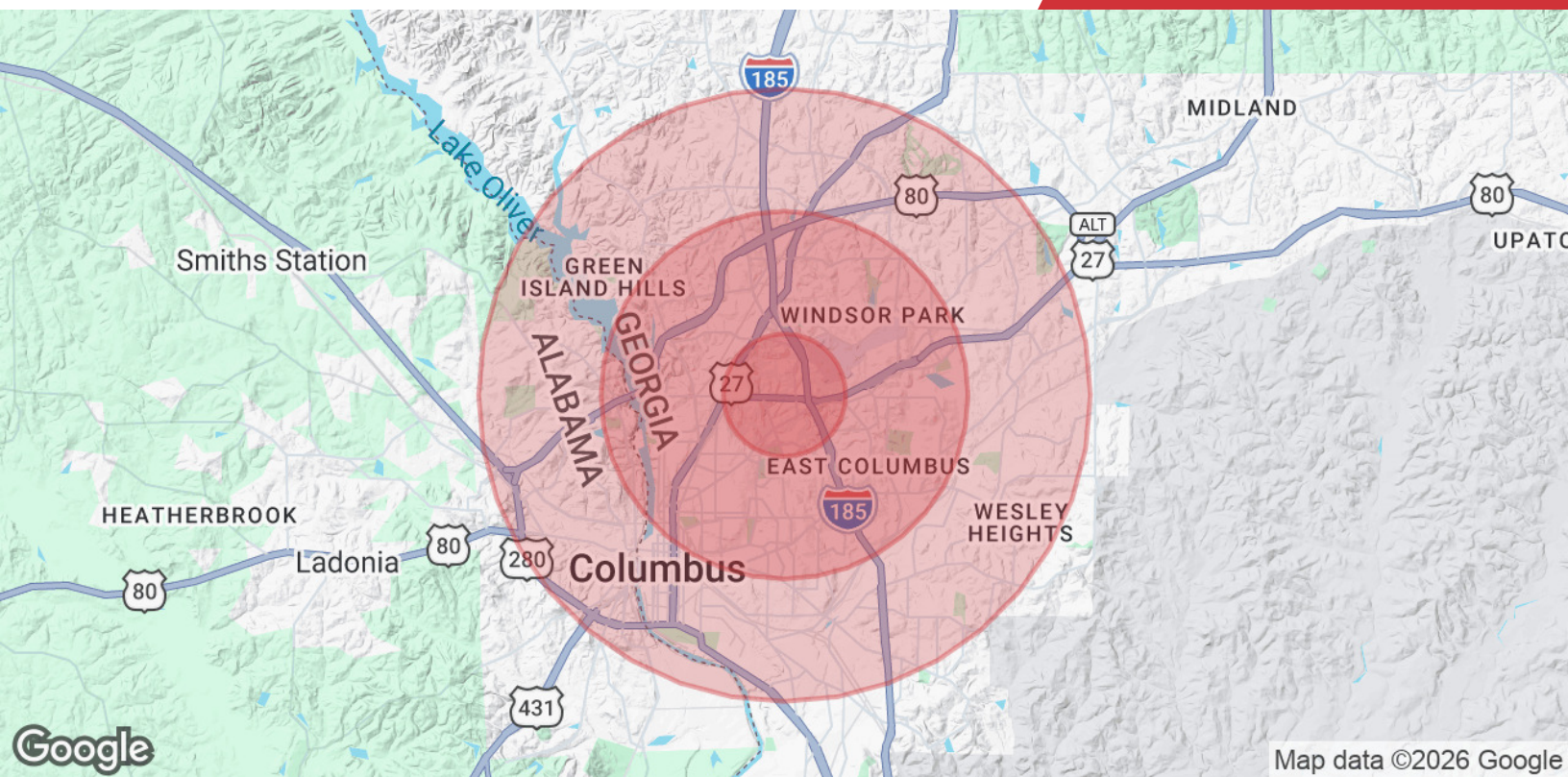
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Population

	1 Mile	3 Miles	5 Miles
Total Population	7,467	64,699	161,985
Average Age	34.0	36.9	36.1
Average Age (Male)	33.4	35.8	34.8
Average Age (Female)	34.2	38.3	38.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,936	27,459	67,152
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$73,202	\$74,928	\$73,942
Average House Value	\$178,911	\$192,275	\$190,588

2023 American Community Survey (ACS)