

FOR SALE

5710 VETERANS PARKWAY

Columbus, GA 31904



SALE PRICE

\$1,600,000

Carson Cummings

(706) 289-2468

carson@cummingscre.com

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PROPERTY DESCRIPTION

The first floor is a 3,800 SF space that was previously used as a retail space. The second floor is a 4,000 SF space on the second floor of a former bank building with a private elevator to access the space. The space includes 11 offices, 2 restrooms and a breakroom. The conditioned basement is 3,500+/- SF. The building also has a covered drive thru. It has great visibility from a major corridor, at the corner of Veterans Parkway (US Hwy 27) and Whitesville Road. This is a high traffic area.

PROPERTY HIGHLIGHTS

- Great location!
- High traffic corridor!

OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	11,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,389	21,836	53,159
Total Population	5,662	50,764	125,276
Average HH Income	\$59,632	\$61,259	\$56,408

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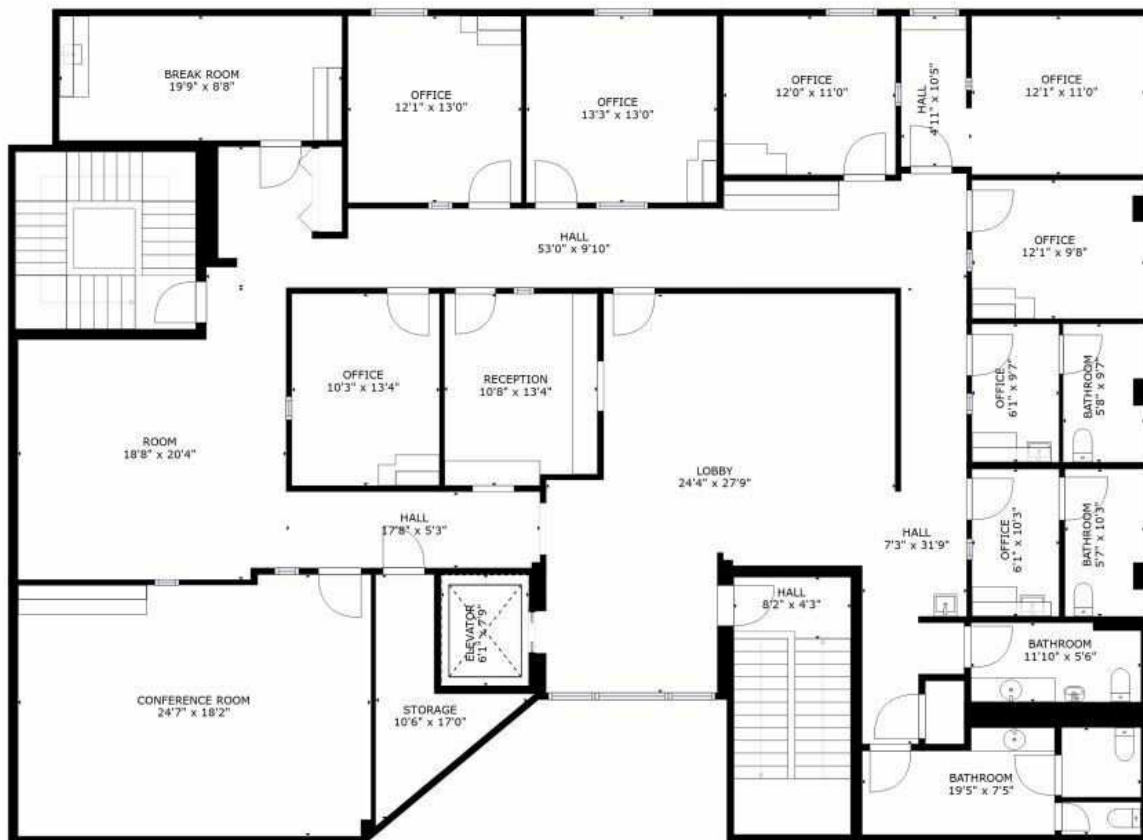


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GROSS INTERNAL AREA
FLOOR 1: 3553 sq. ft. FLOOR 2: 3741 sq. ft.
FLOOR 3: 4238 sq. ft.
TOTAL: 11531 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

FLOOR 3



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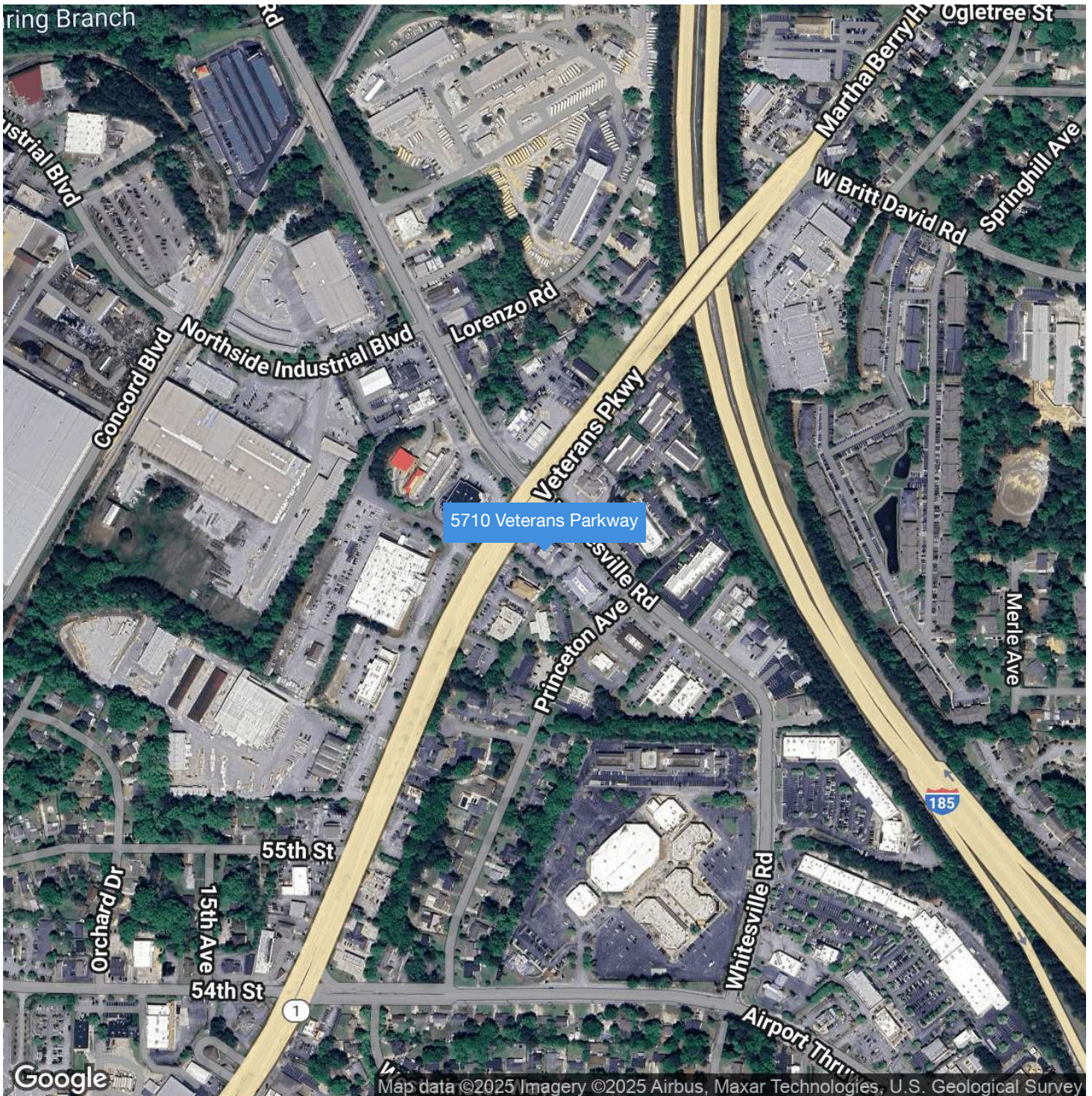


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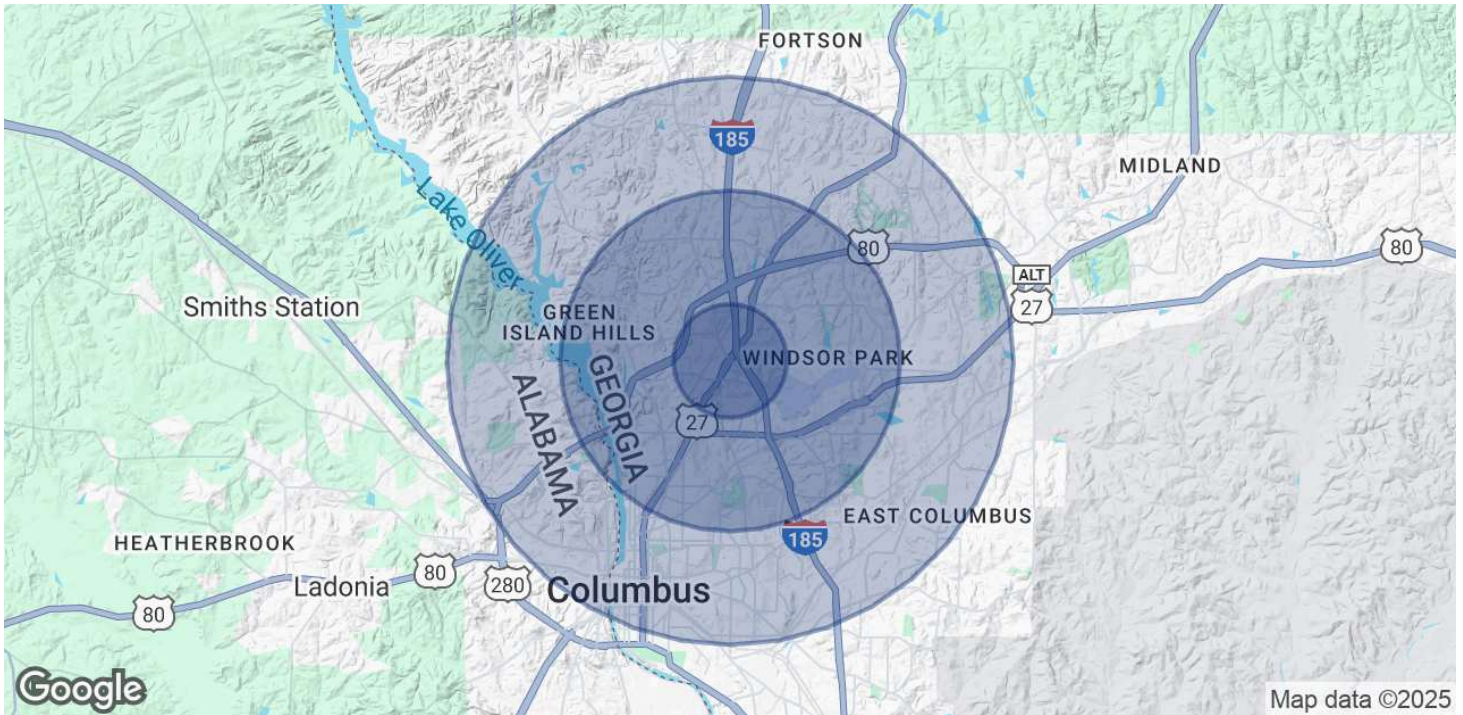


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,662	50,764	125,276
Average Age	39.7	37.6	36.7
Average Age (Male)	37.5	37.3	35.4
Average Age (Female)	40.8	37.7	37.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,389	21,836	53,159
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$59,632	\$61,259	\$56,408
Average House Value	\$135,403	\$166,993	\$156,597

* Demographic data derived from 2020 ACS - US Census

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