



3049 Victory Dr

Columbus, Georgia 31903

Property Highlights

- Zoned GC for versatile commercial use
- Strategic location in thriving Columbus area
- Ideal for Land and Office investment opportunities
- Prominent position for high visibility
- Adaptable zoning for a range of business concepts

Property Overview

Zoned GC, this 0.57 acre property offers a versatile canvas for a range of commercial ventures, ideal for prospective land and office investors. This property features a paved parking area and sign structure for advertising. Building is not included in sale. Property is currently being leased with potential lease revenue of \$10,200 per year. Lease can be continued or terminated with 30 days notice. Located on Victory Drive, this parcel is available for sale for \$94,500.

Offering Summary

Sale Price:	\$94,500
Lot Size:	0.57 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

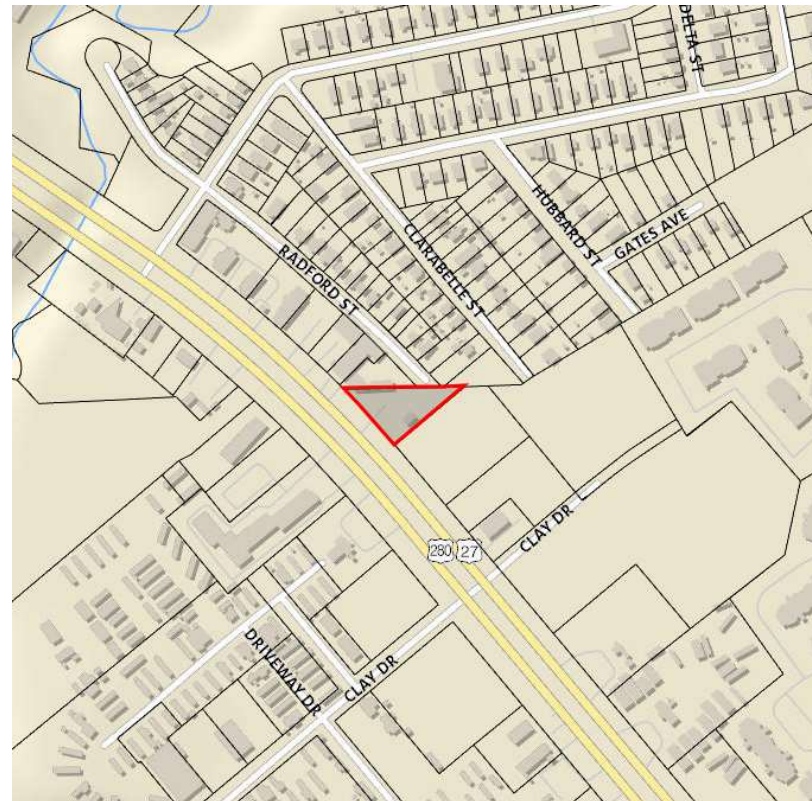
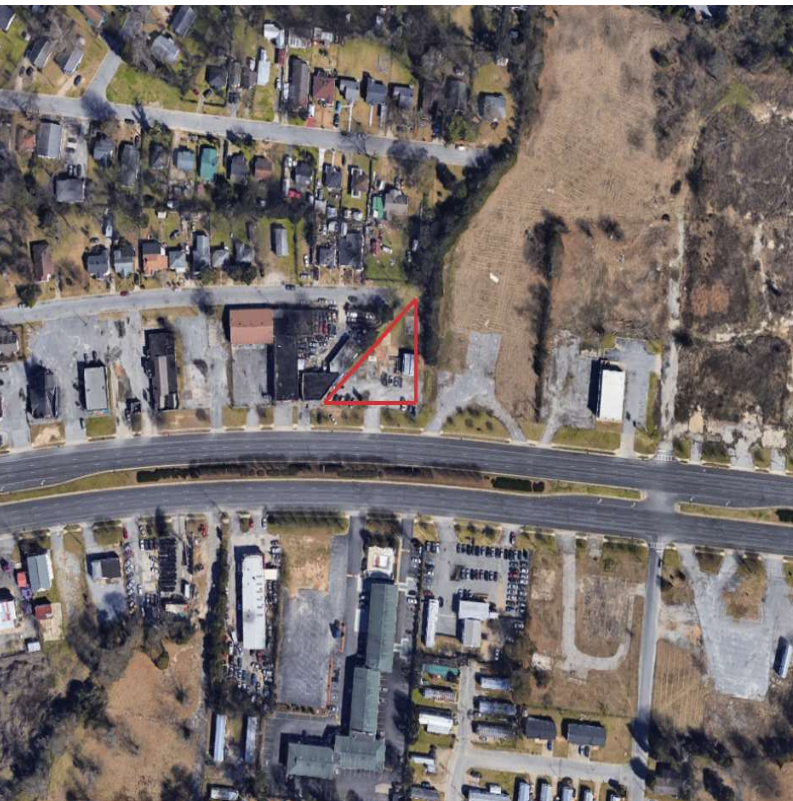
Total Households	522	826	2,453
Total Population	1,374	2,183	6,200
Average HH Income	\$41,809	\$39,738	\$37,724

For More Information

Shaun Roberts

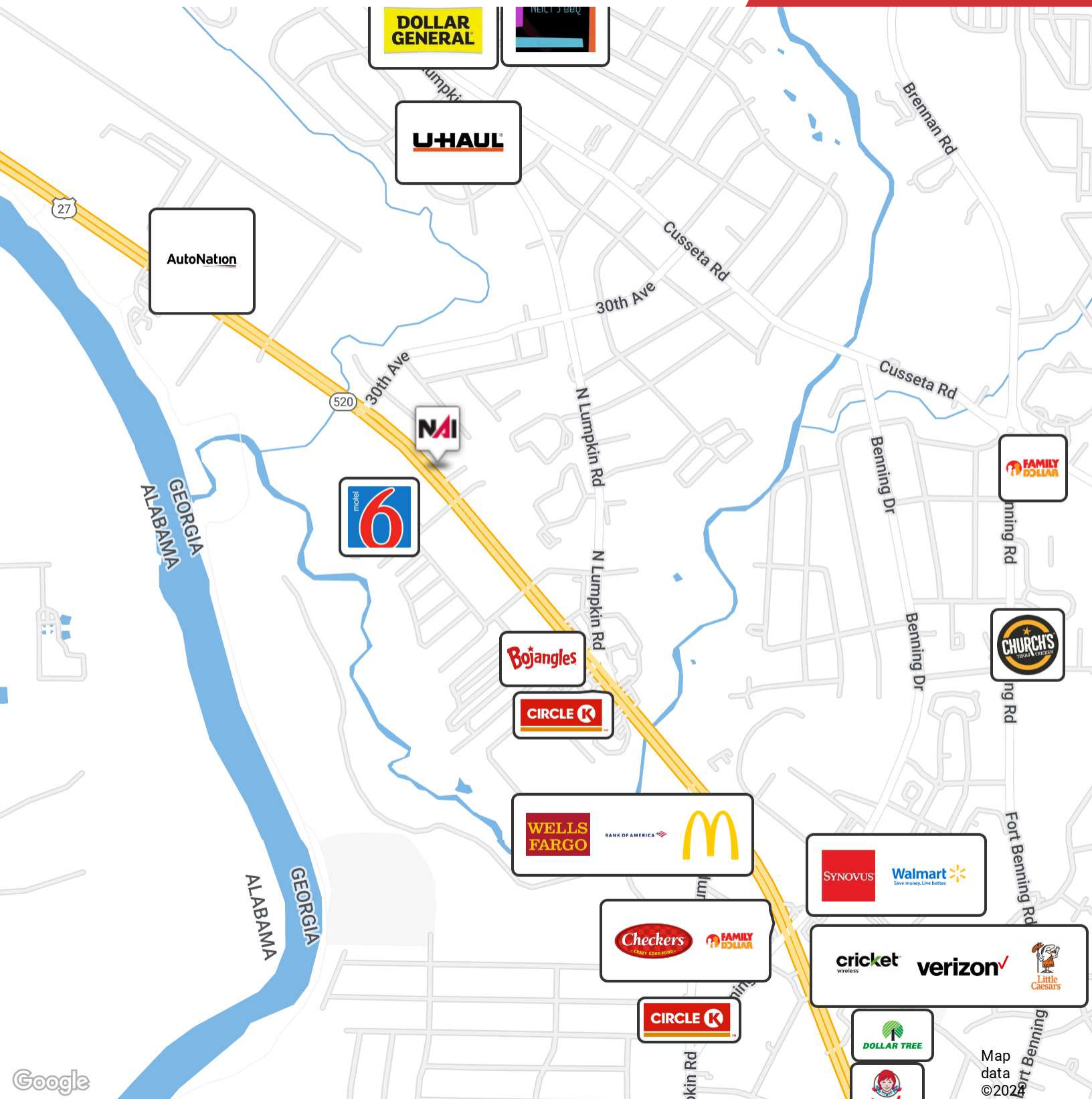
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sroberts@g2cre.com | GA #401120



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Columbus, GA 31904
706 660 5418 tel
G2cre.com

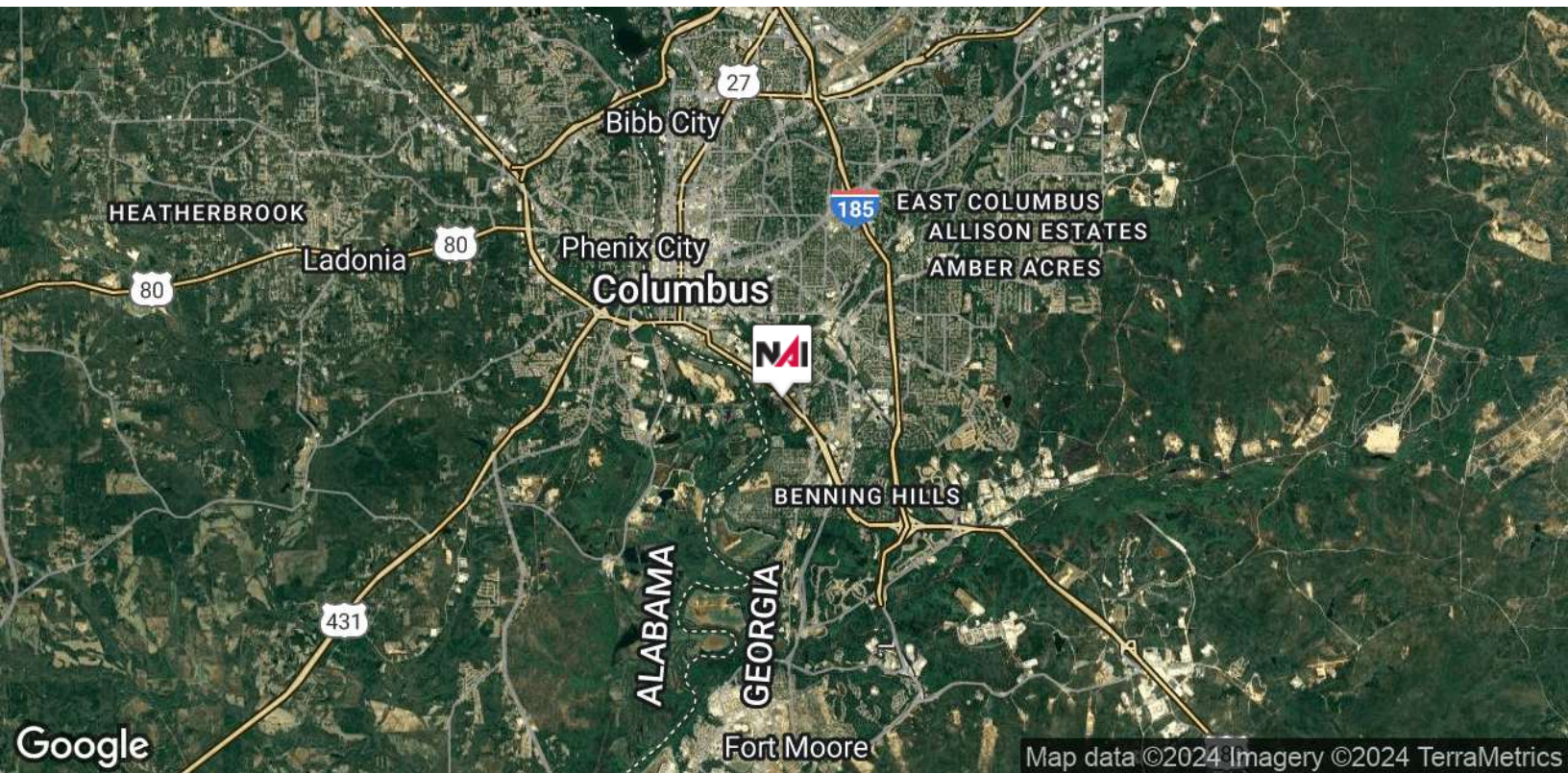
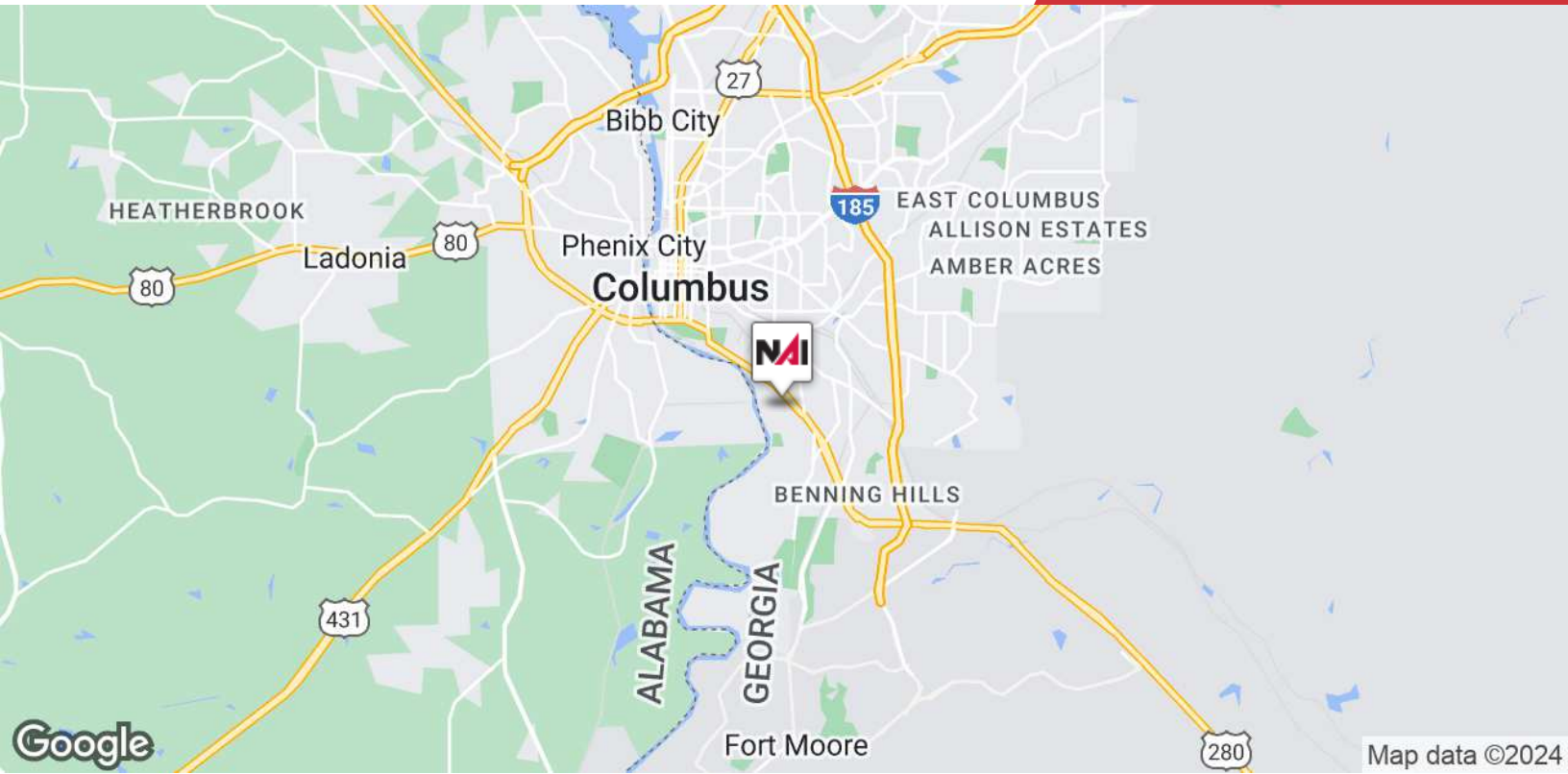


Google

Map data ©2024

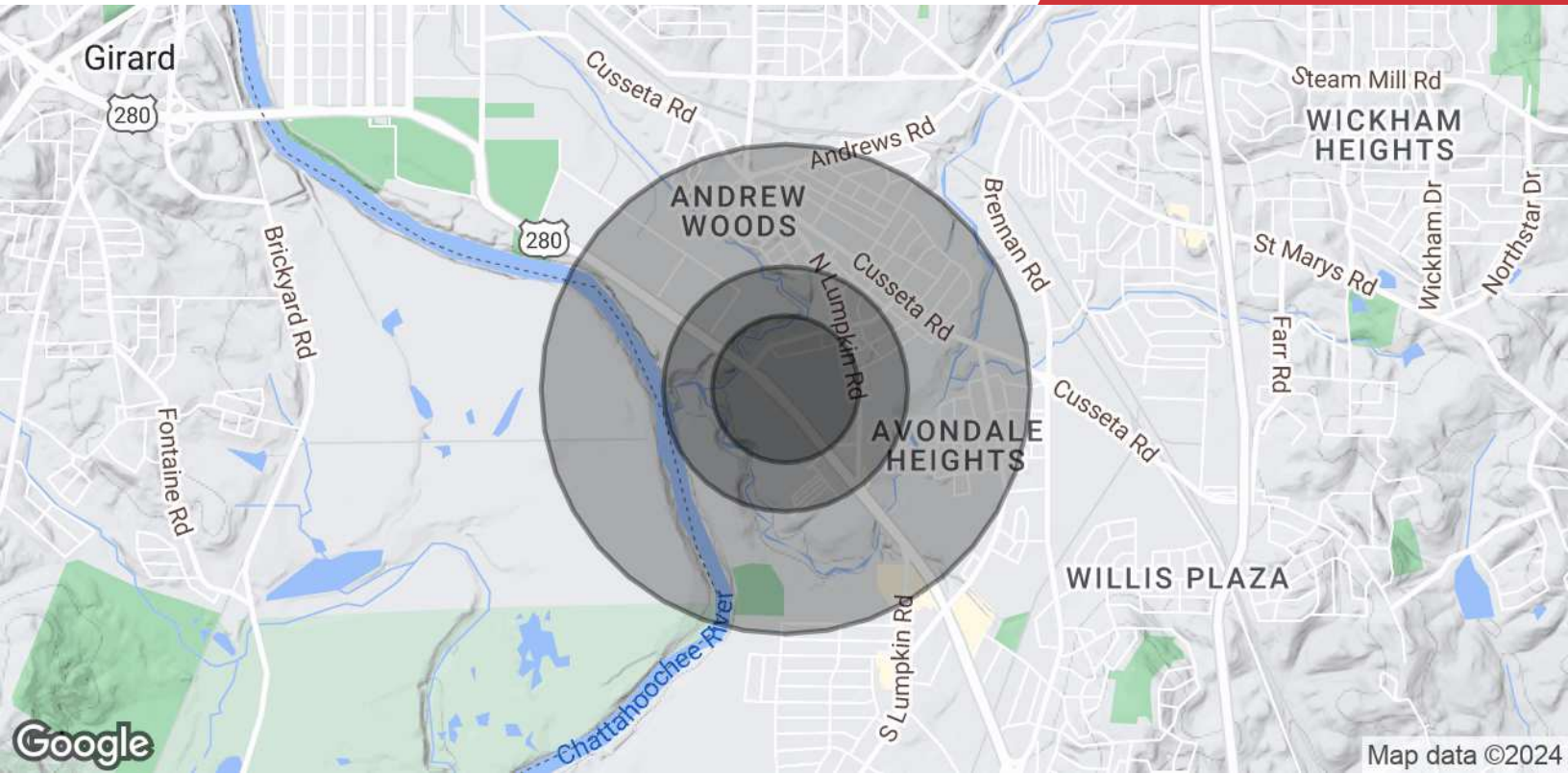
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,374	2,183	6,200
Average Age	36	36	36
Average Age (Male)	34	34	35
Average Age (Female)	37	37	37

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	522	826	2,453
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$41,809	\$39,738	\$37,724
Average House Value	\$220,236	\$201,248	\$146,469

Demographics data derived from AlphaMap