



## 2312 Williams Rd

Columbus, Georgia 31909

### Property Highlights

- +/- 7.15-acre undeveloped land lot
- Zoned General Commercial (GC)
- Strategic position on Williams Road near I-185
- High traffic exposure

### Property Overview

2312 Williams Road in Columbus, Georgia, is a 7.15-acre undeveloped land lot situated at the intersection of Williams Road and I-185 in North Columbus. This location is recognized as a growth area within the city, offering significant potential for development. This land is zoned as General Commercial (GC), which allows for a variety of commercial uses. Its strategic position near I-185 enhances its accessibility and visibility, making it an attractive option for businesses seeking a location with high traffic exposure.

### Offering Summary

<b>Sale Price:</b>	\$1,800,000
<b>Lot Size:</b>	+/- 7.15 Acres

### Demographics 0.3 Miles 0.5 Miles 1 Mile

<b>Total Households</b>	233	681	2,645
<b>Total Population</b>	596	1,746	6,786
<b>Average HH Income</b>	\$97,248	\$99,180	\$103,073

### For More Information

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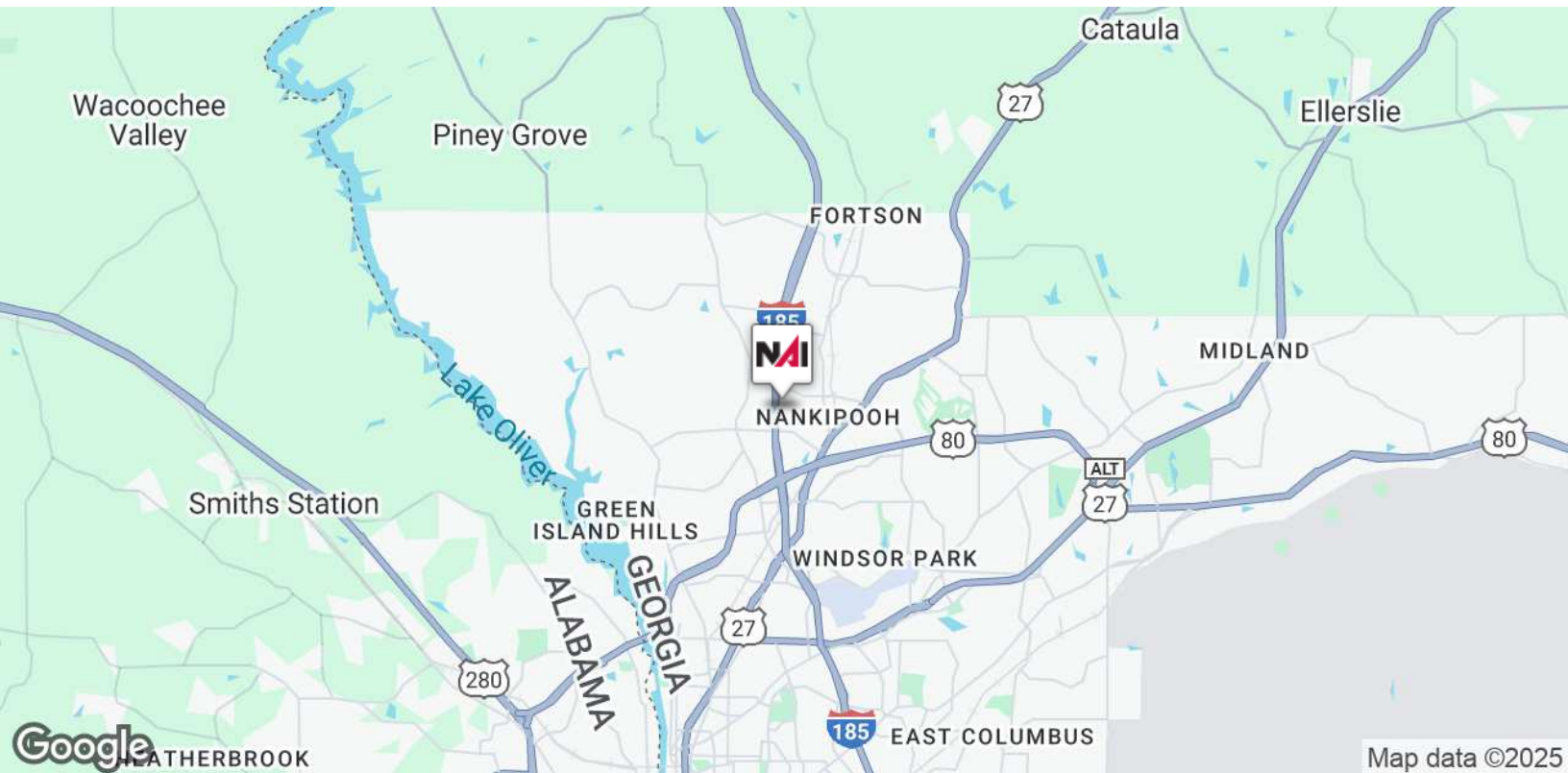
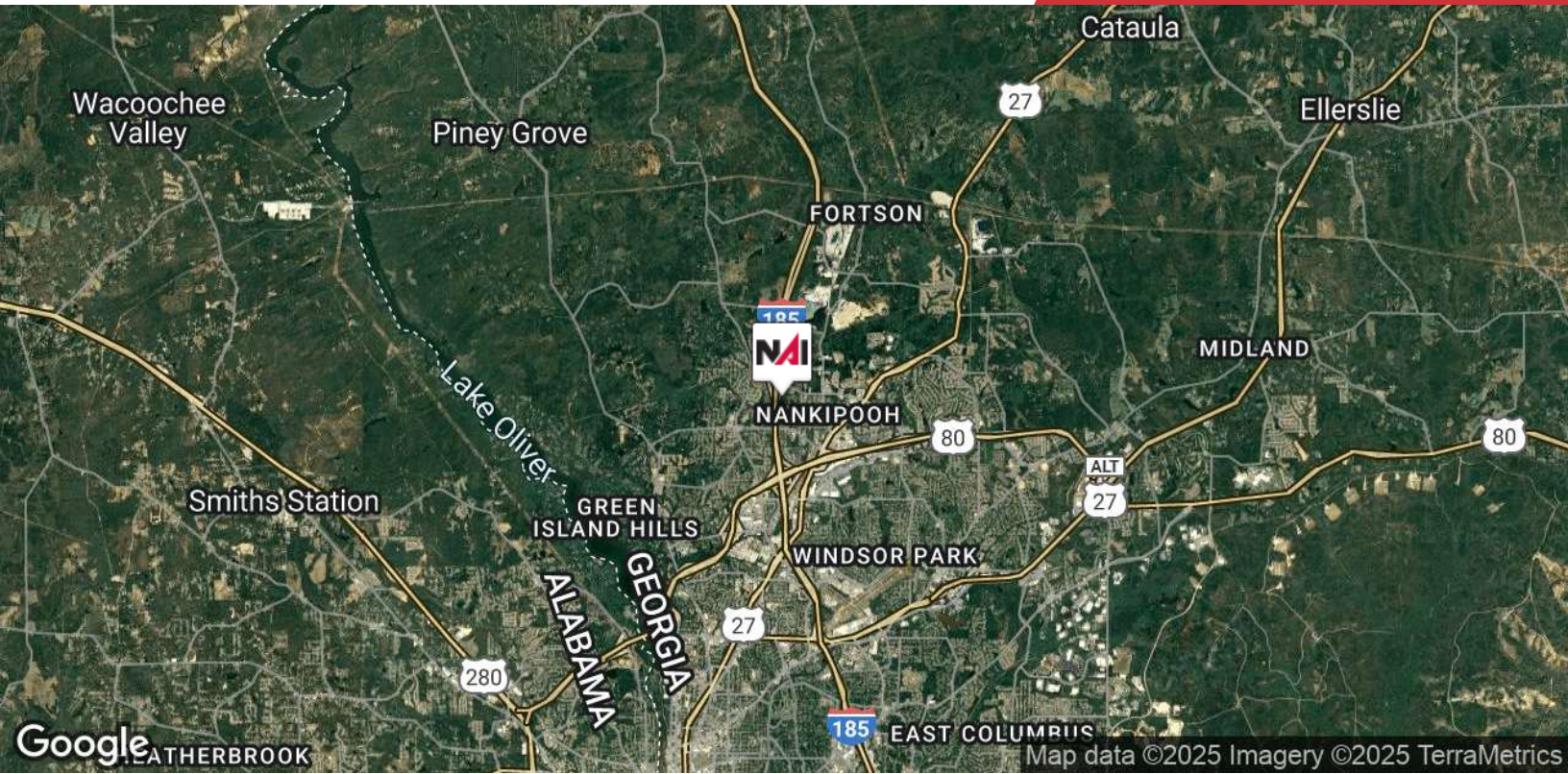


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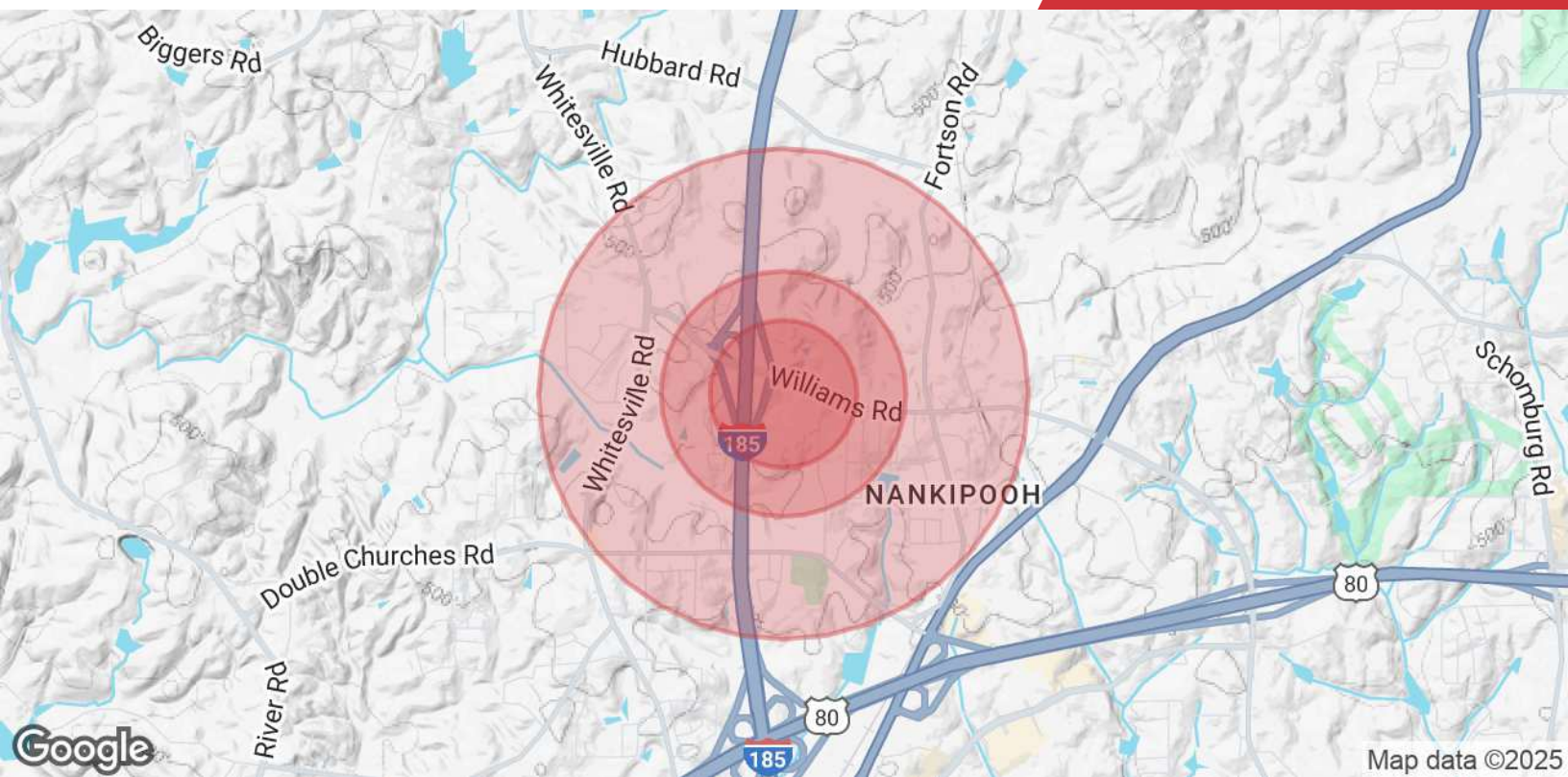
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## Population

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	596	1,746	6,786
<b>Average Age</b>	39	39	39
<b>Average Age (Male)</b>	37	37	38
<b>Average Age (Female)</b>	40	41	41

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	233	681	2,645
<b># of Persons per HH</b>	2.6	2.6	2.6
<b>Average HH Income</b>	\$97,248	\$99,180	\$103,073
<b>Average House Value</b>	\$244,799	\$264,439	\$282,266

Demographics data derived from AlphaMap