



1201 Manchester Expressway

Columbus, Georgia 31904

Property Highlights

- +- 8,700 SF industrial flex space
- Flexible layout ideal for light industrial, automotive, or service uses
- Open production areas and ample workspace

Property Overview

This +- 8,700 SF flex space sits on a 0.568-acre lot and offers a functional layout ideal for a wide range of light industrial, automotive, or service users.

Previously operated as a car paint shop, the property features open production areas, ample workspace, and flexible configurations suited for both operational efficiency and future customization. The lot provides generous room for parking, equipment, or outdoor storage.

DISCLAIMER: PROPERTY VIEWINGS ARE AVAILABLE ONLY UNDER AN EXECUTED CONTRACT. PLEASE DO NOT DISTURB THE TENANT.

Offering Summary

Sale Price:	\$870,000
Building Size:	8,700 SF
Lot Size:	0.568 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

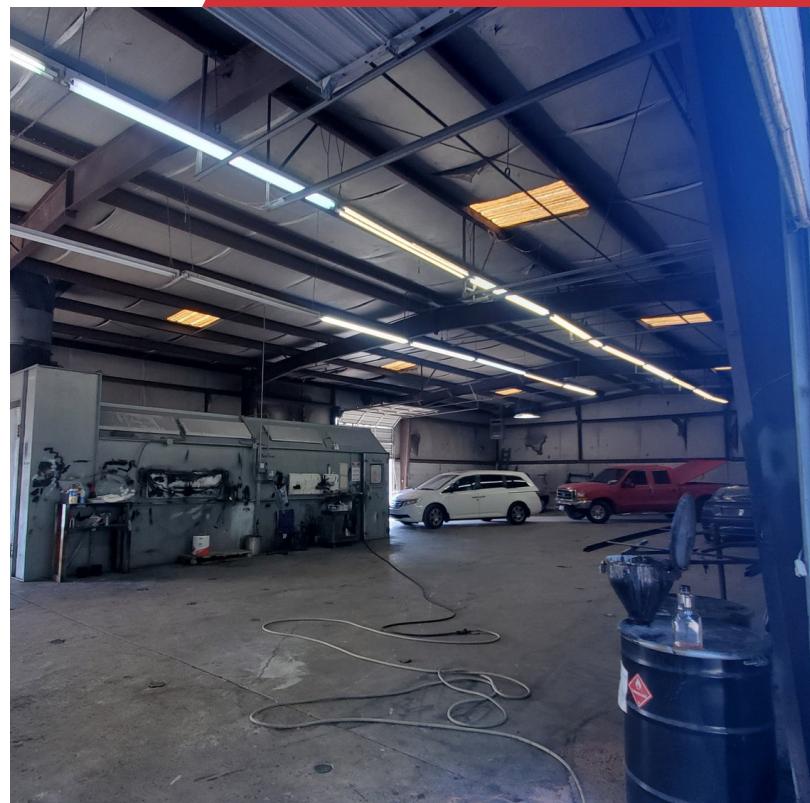
Total Households	276	833	4,063
Total Population	1,355	2,945	10,907
Average HH Income	\$27,292	\$36,640	\$53,270

For More Information

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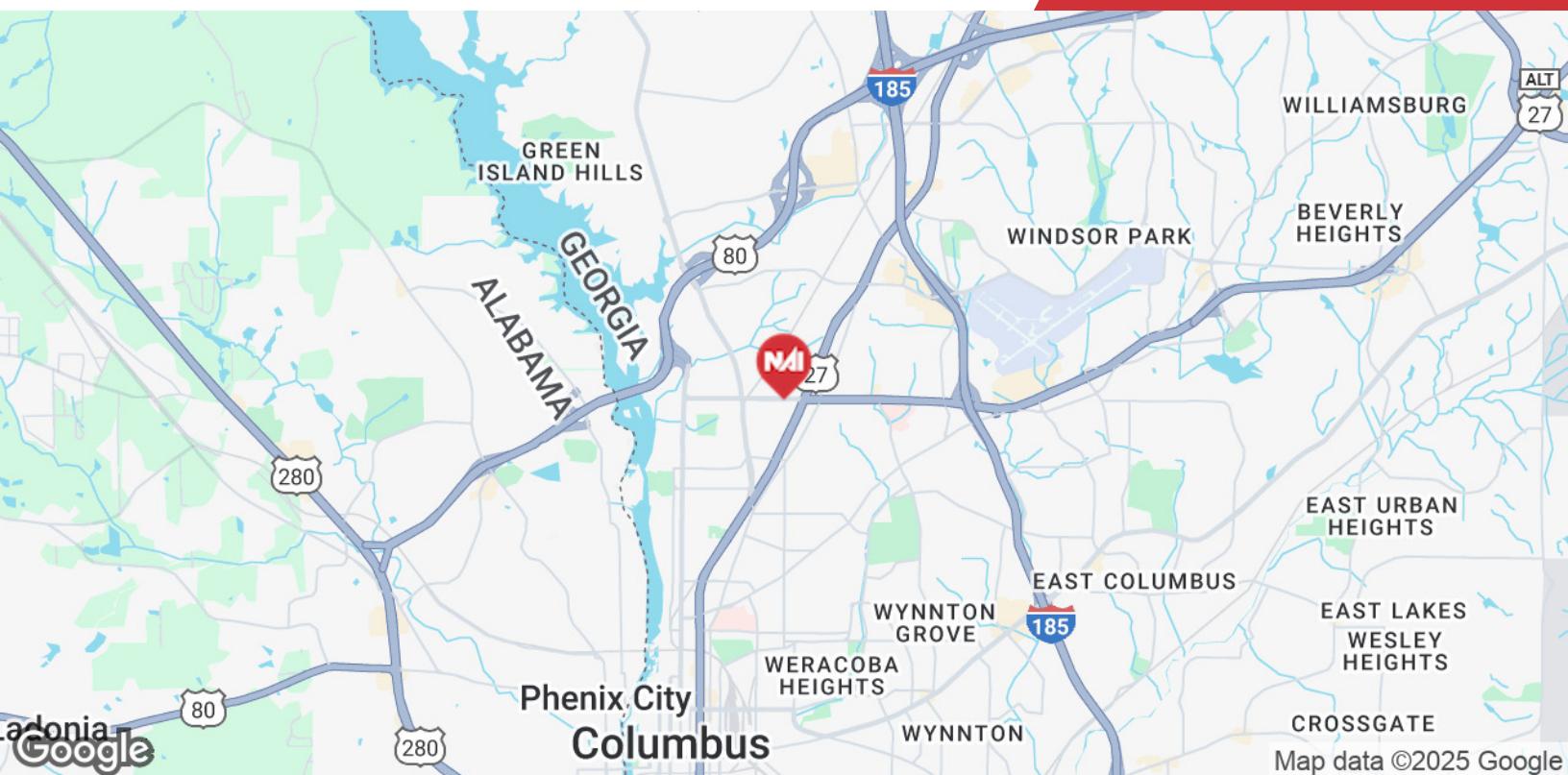
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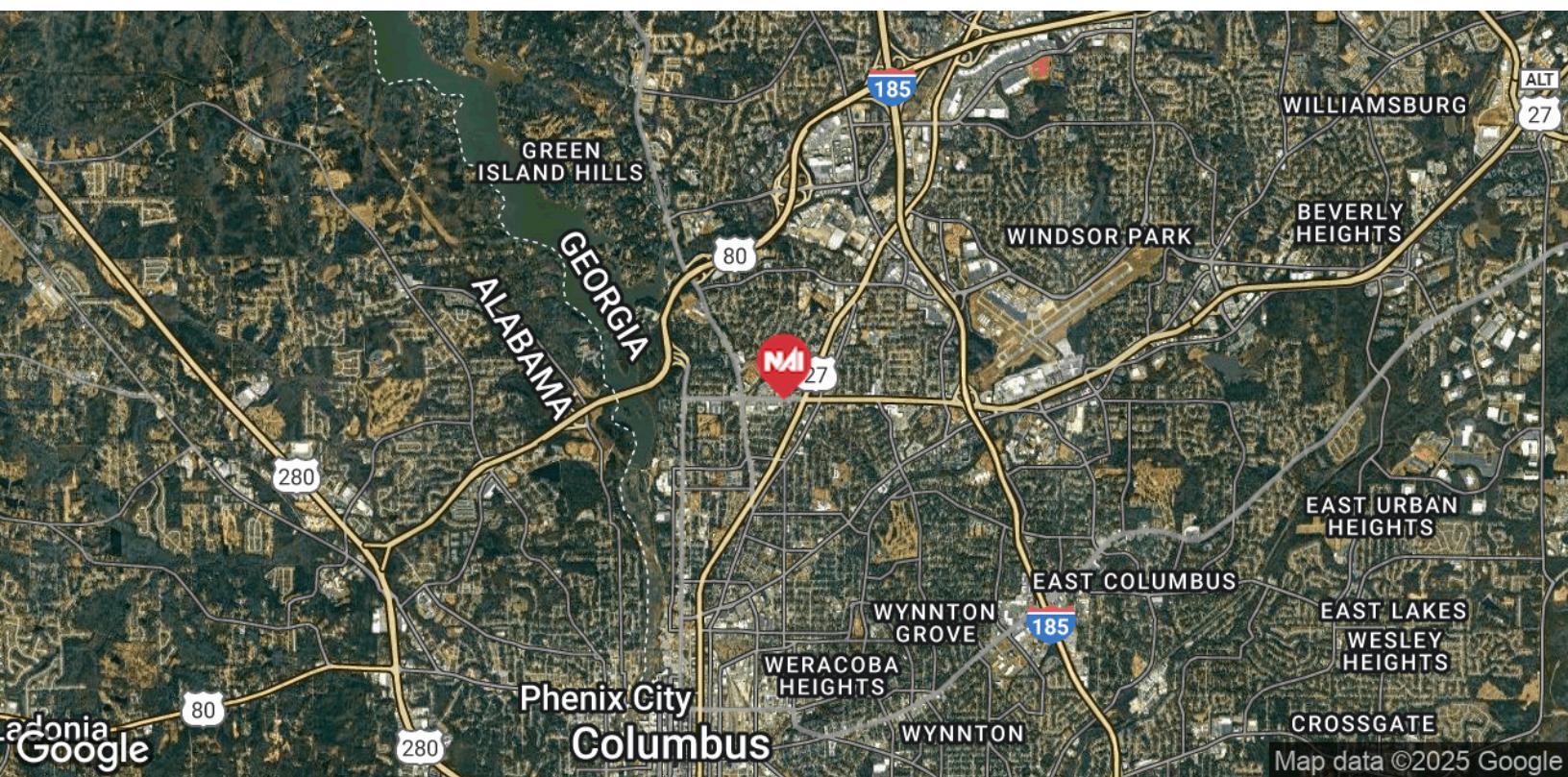


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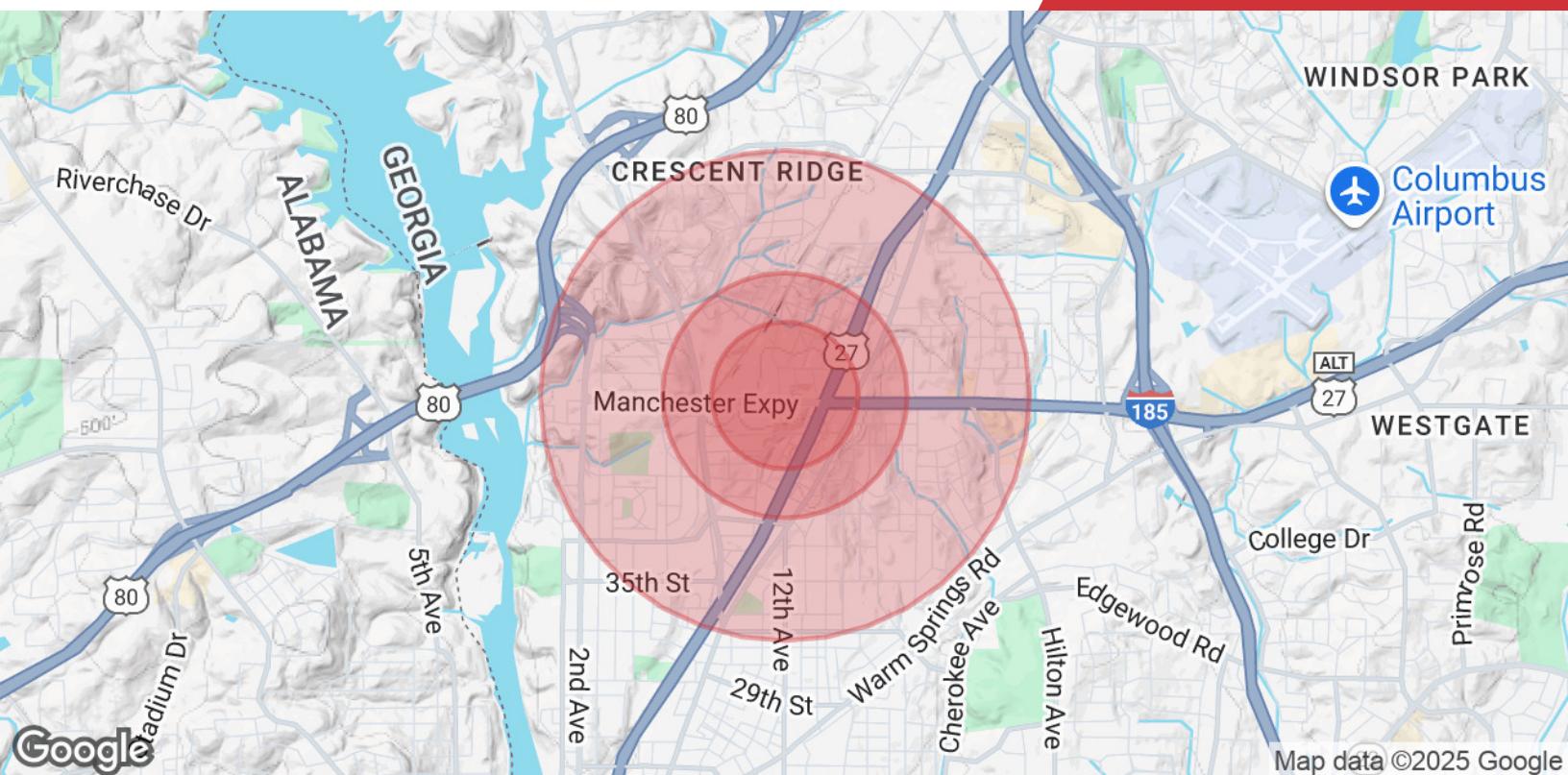
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,355	2,945	10,907
Average Age	41	41	39
Average Age (Male)	42	41	38
Average Age (Female)	40	40	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	276	833	4,063
# of Persons per HH	4.9	3.5	2.7
Average HH Income	\$27,292	\$36,640	\$53,270
Average House Value	\$69,287	\$87,217	\$132,286

Demographics data derived from AlphaMap

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