



## 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

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

### Demographics 0.3 Miles 0.5 Miles 1 Mile

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

### For More Information

**Amy D. Gill, MICP, MRP**

O: 706 660 5418 x1009

agill@g2cre.com | GA #381793





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
**G2cre.com**

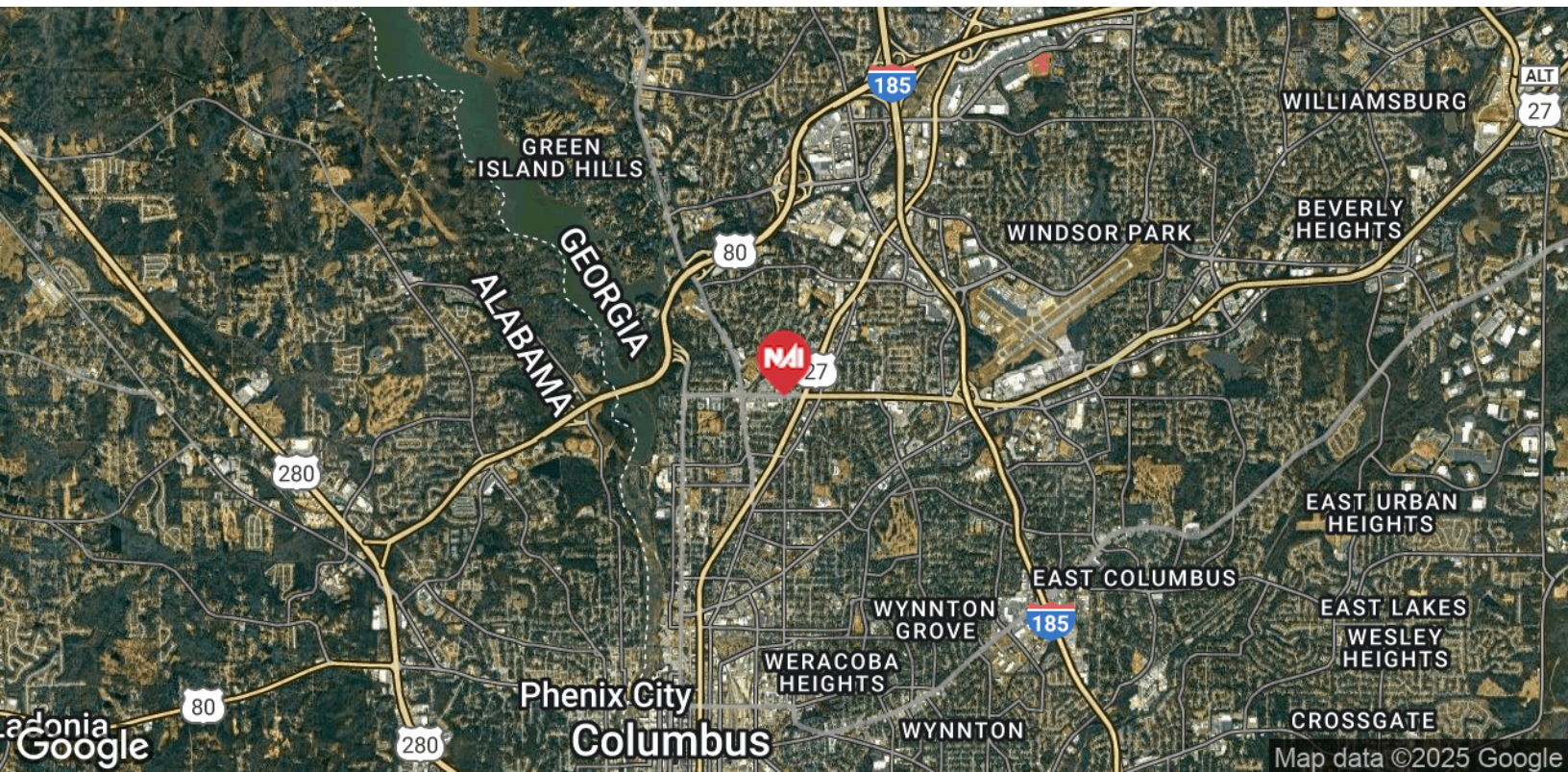
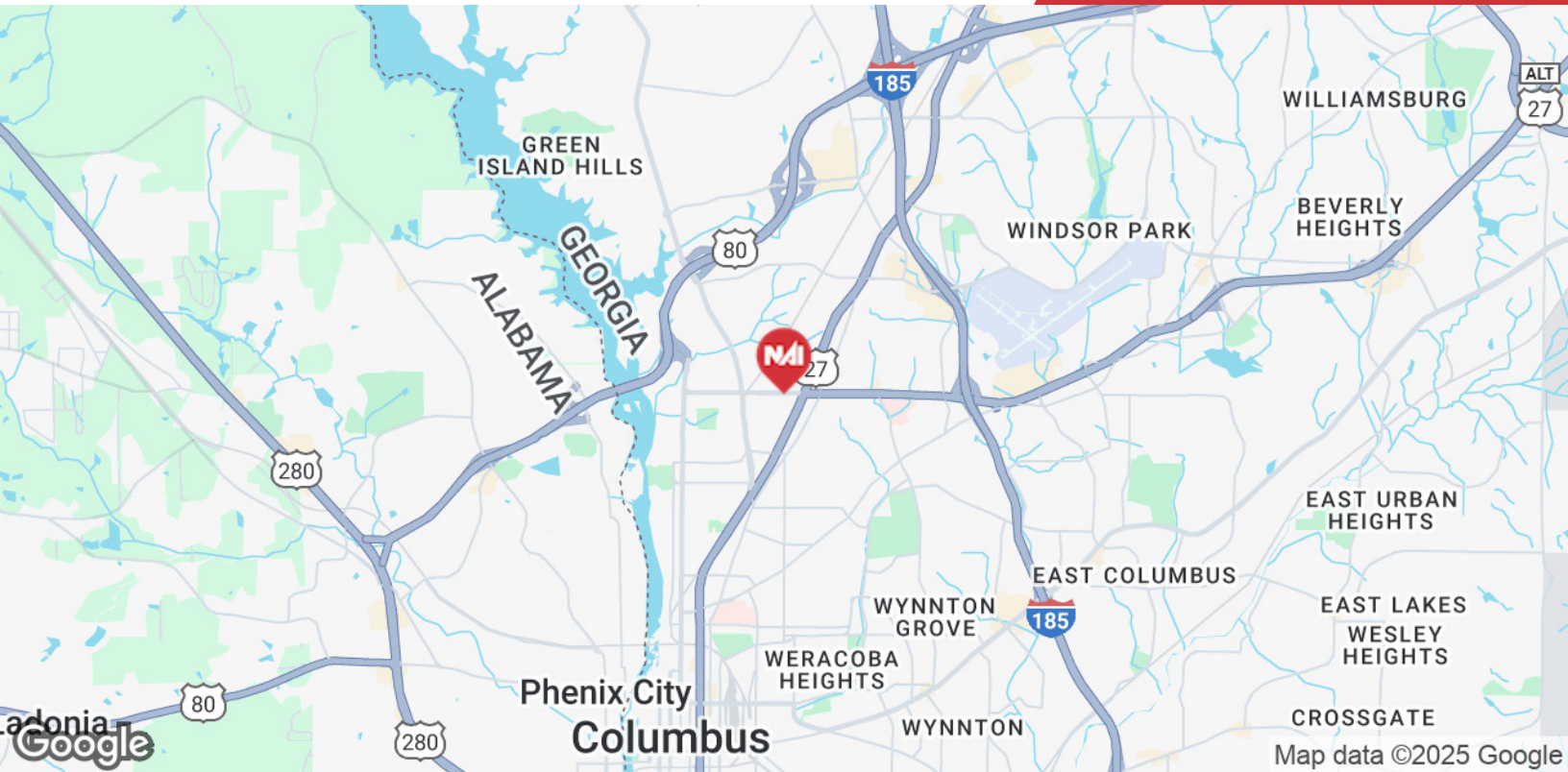




We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
**G2cre.com**

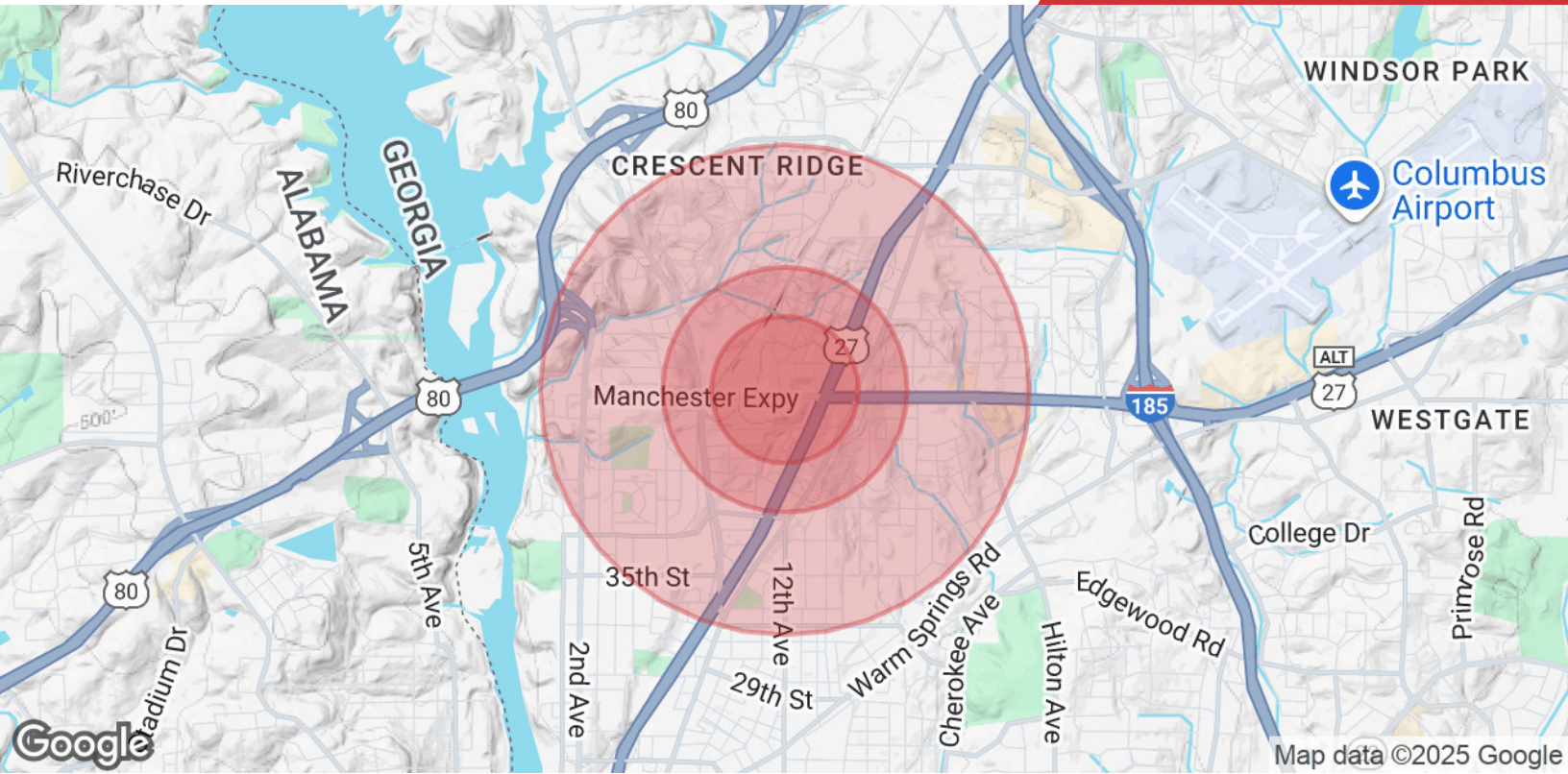




We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
**G2cre.com**





## Population

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

## Households & Income

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

Demographics data derived from AlphaMap