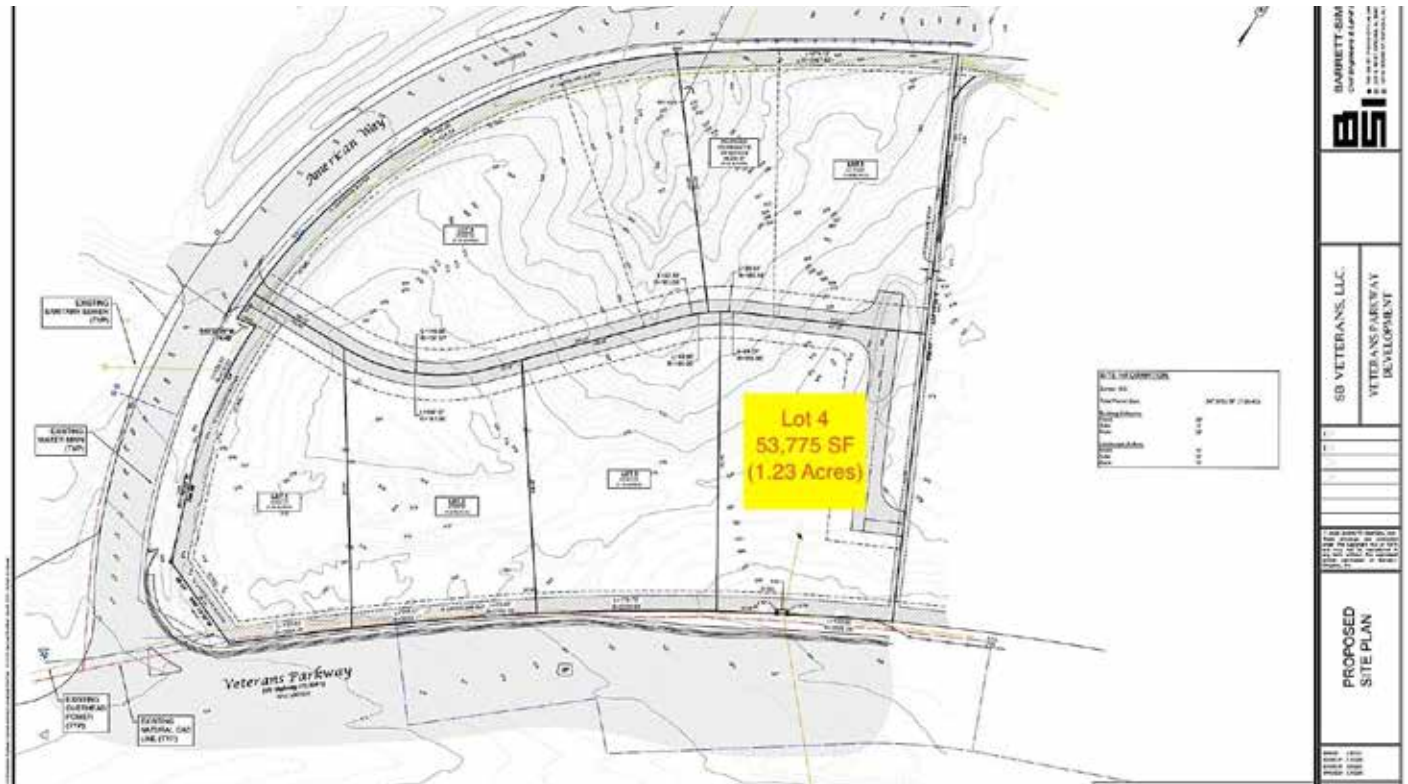


## 8301 VETERANS PKWY, COLUMBUS, GA 31909- LOT 4



### PROPERTY DESCRIPTION

Presenting a prime opportunity for versatile commercial development, this property is zoned G-C, offering endless possibilities for prospective investors. Boasting 'pad-ready' sites with utility lines, water, and rough grading in place, this location is designed for seamless development. With the added convenience of shared detention in the rear portion, as well as a traffic light at the Veterans Parkway/American Way intersection, this property provides maximum exposure to the approximately 24,000 vehicles per day passing by. Situated just north from Old Town and the Publix Shopping Center, this sought-after location offers exceptional road frontage for unprecedented visibility in the thriving Columbus area.

### PROPERTY HIGHLIGHTS

- Zoned G-C for versatile commercial development
- Shared Detention in rear portion
- 'Pad-ready' sites with utility lines, water, and rough grading
- Traffic light at Veterans Parkway/American Way intersection
- Good road frontage for maximum exposure to traffic

### OFFERING SUMMARY

Sale Price:	\$25.00 / SF
Number of Units:	1
Lot Size:	1.23 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,078	15,219	34,614
Total Population	4,463	37,040	84,970
Average HH Income	\$101,761	\$106,888	\$102,079

### SCOTT BOYCE

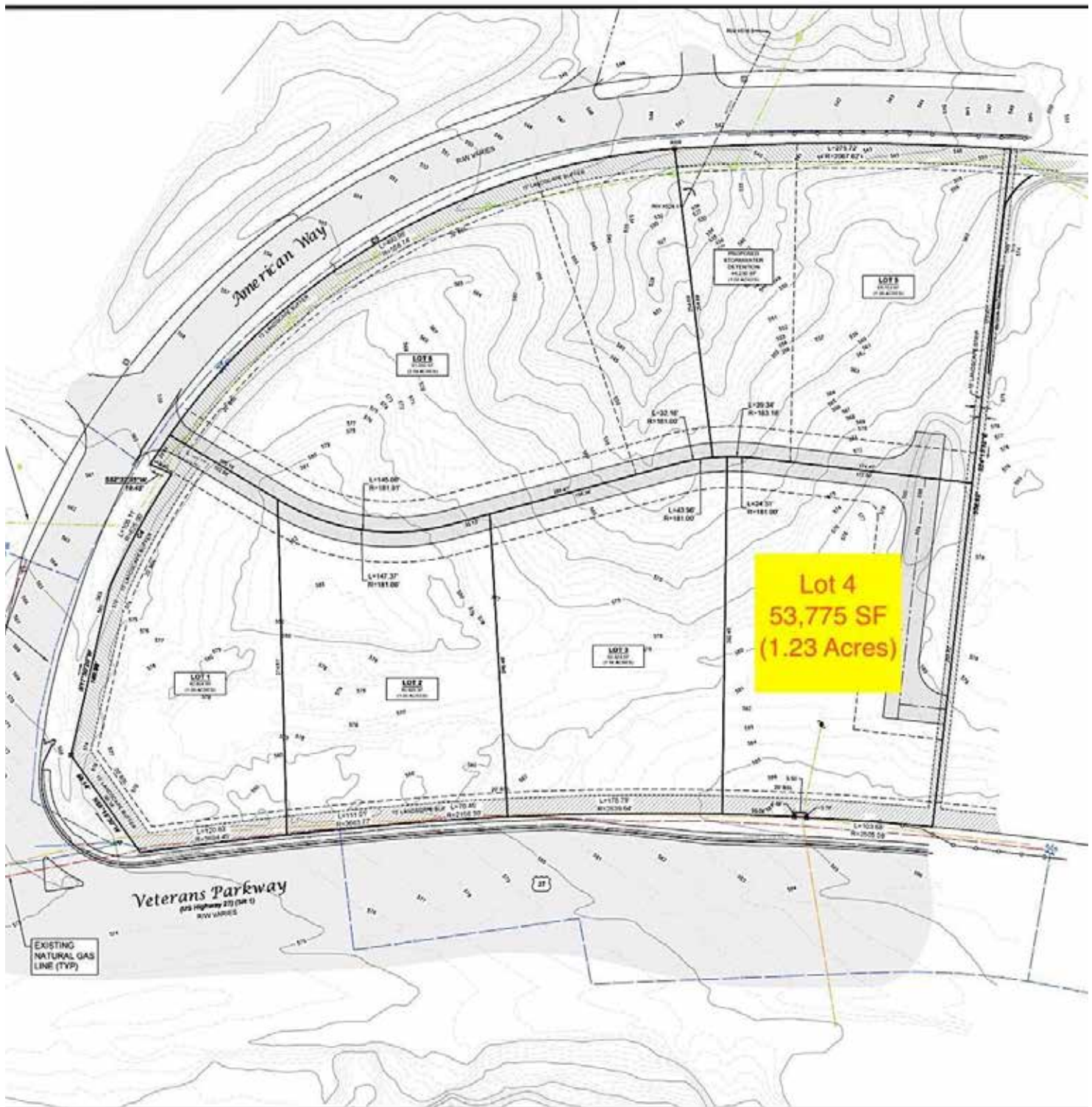
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## SITE PLAN: LOT 4



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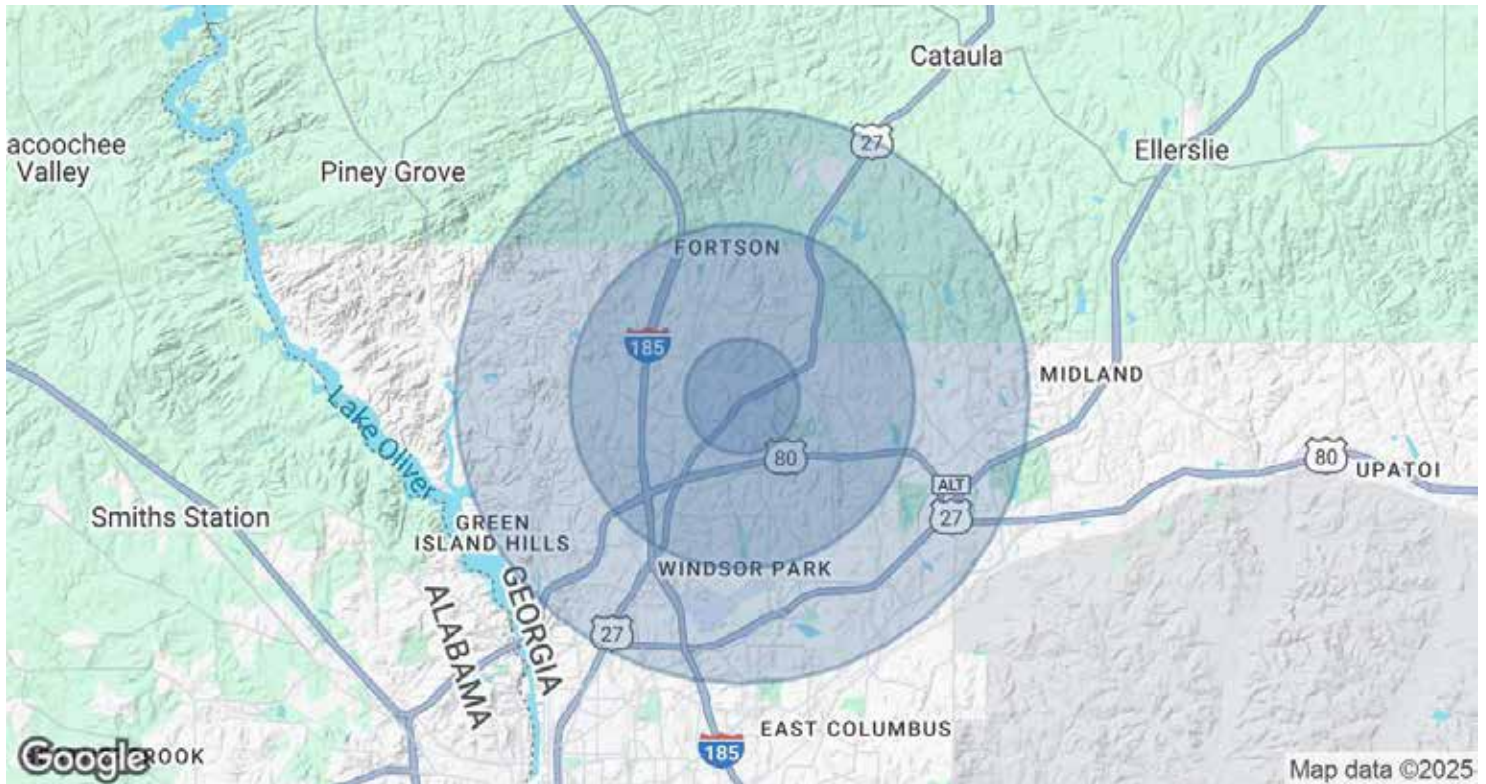
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,463	37,040	84,970
Average Age	38	39	39
Average Age (Male)	36	38	38
Average Age (Female)	39	41	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,078	15,219	34,614
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$101,761	\$106,888	\$102,079
Average House Value	\$323,483	\$287,546	\$287,360

**SCOTT BOYCE**

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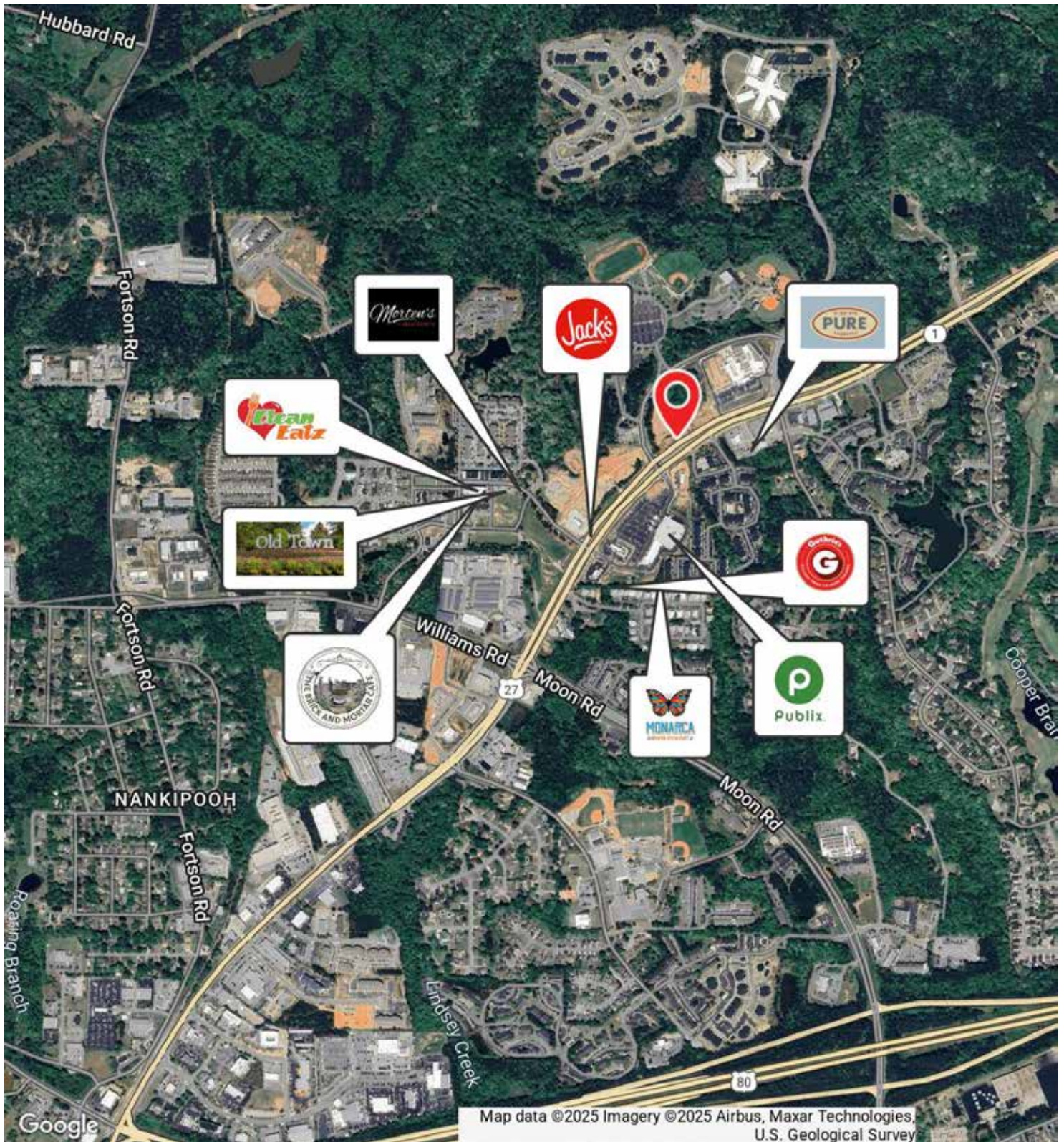
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## RETAILER MAP



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