

FOR SALE

2303 FORT BENNING RD

Columbus, GA 31903



SALE PRICE

\$699,000

Tripp Crawford
706 984 1251

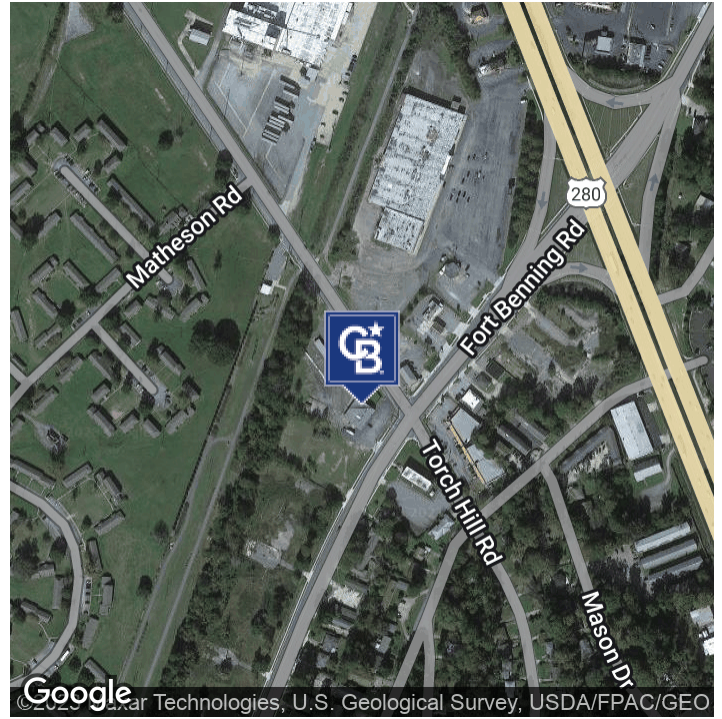


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

This property is a 1.19 acre corner lot that has a metal building consisting of 5,700 SF. It sits at the intersection of Ft. Benning Road and Torch Hill Road. There is an entrance to Ft. Moore and the National Infantry Museum that are a very short distance from this lot. Great investment or redevelopment opportunity.

PROPERTY HIGHLIGHTS

- Close proximity to entrance of Ft. Moore and National Infantry Museum
- Corner lot with daily traffic to and from Ft. Moore

OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	1.19 Acres
Building Size:	5,700 SF
APN:	062 037 001

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,089	36,439	99,348
Total Population	6,124	77,528	223,564
Average HH Income	\$28,153	\$39,866	\$51,133

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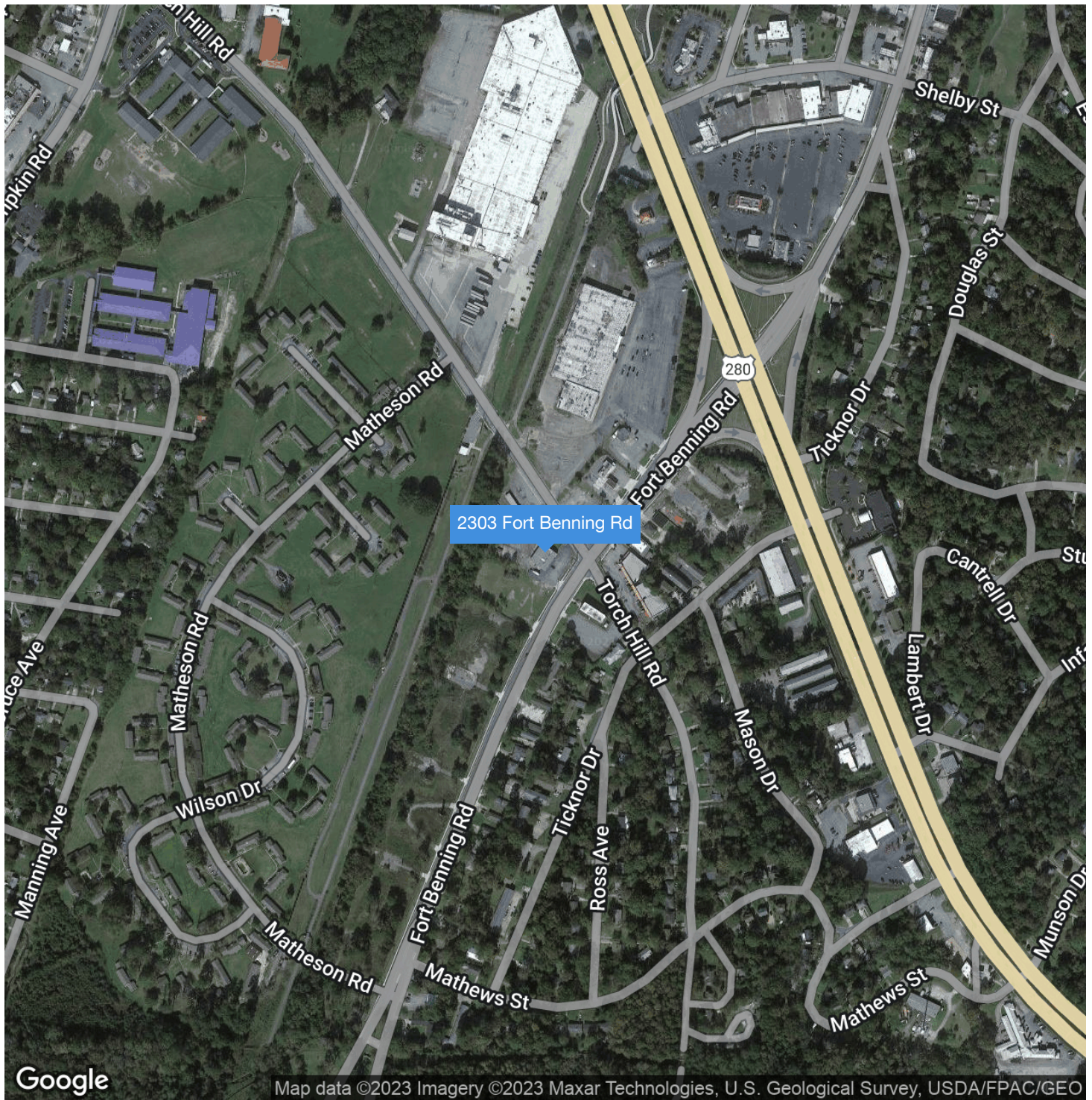


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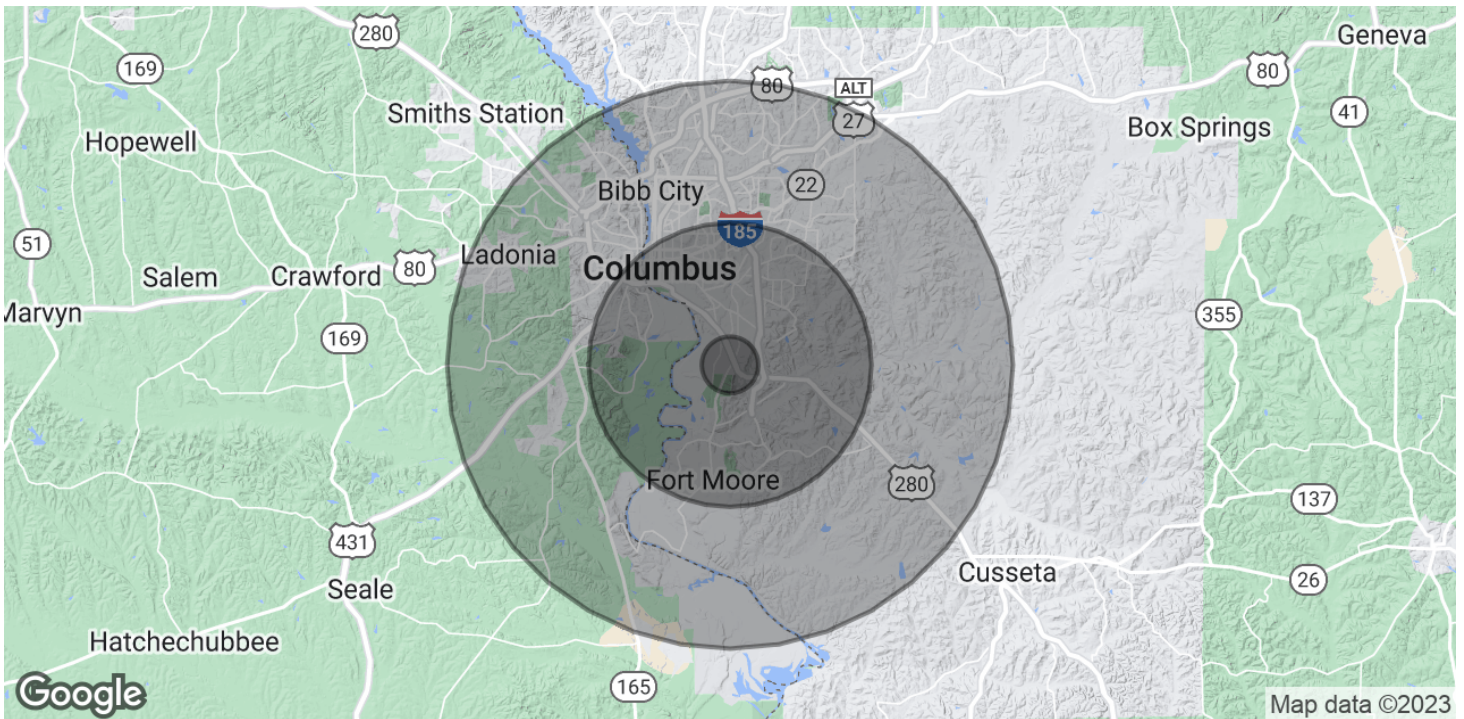


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,124	77,528	223,564
Average Age	36.3	35.6	35.3
Average Age (Male)	34.9	33	33.6
Average Age (Female)	37.9	38.6	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,089	36,439	99,348
# of Persons per HH	2	2.1	2.3
Average HH Income	\$28,153	\$39,866	\$51,133
Average House Value	\$54,427	\$90,271	\$118,439

* Demographic data derived from 2020 ACS - US Census

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