



# VACANT RITE AID 10,980 SF | 1.22 ACRES

2300 WYNTON RD, COLUMBUS, GA



POPEYES

ADA AVE.

SHERWIN  
WILLIAMS

Wynnton Arts  
Academy

WYNTON RD

HENRY AVE.

FRANCIS ST

MARION ST

21,600 VPD



## PROPERTY DETAILS

Building Size	10,980 SF	Lot Size	1.22 Acres
Lease Rate	\$13/SF NNN	Traffic Counts	21,600 VPD
Sale Price	\$1,550,000	Access	3X Full Motion
Price/SF	\$141.17	3 Mile Population	73,040
Ground Lease	Subject to Offer	3 Mile Median Household Income	\$38,510

## OFFERING MEMORANDUM

AVAILABLE GL | LEASE | SALE  
10,980 SF BUILDING | 21,600 VPD  
SIGNALIZED CORNER | 3X FULL MOTION





# OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

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# EXECUTIVE SUMMARY





# RETAIL SPACE

## WHY THIS SPACE?



### LAND SIZE

1.22 Acres



### BUILDING SIZE

10,980 SF



### YEAR BUILT

1998



### ACCESS

3X Full Motion



### TRAFFIC COUNT

21,600 VPD



### LOCATION

Signalized Corner

## LEASING SUMMARY

Address	2300 Wynnton Rd, Columbus, GA
Space Size	10,980 SF
Daily Traffic Counts	21,600 VPD
Condition	Built 1998

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 2300 Wynnton Road in Columbus, Georgia for ground lease, lease, or sale. This ±10,980 square-foot former Rite Aid sits on a 1.22-acre signalized corner with 21,600 vehicles per day along Wynnton Road. Located just 2.1 miles from Downtown Columbus, the site offers strong regional accessibility and urban proximity. The building features a drive-thru, concrete construction, and an open layout ideal for backfill, leasing, or repositioning.

With full-motion access from three roads and commercial zoning, the site supports multiple strategies including single-tenant occupancy, redevelopment, or retail pad use. Nearby national brands such as Chick-fil-A and Sherwin-Williams bolster the location's visibility, while the Wynnton Arts Academy across the street drives consistent weekday traffic.

2300 Wynnton Road is located in Columbus, GA, just west of I-185 (64,400 VPD) in a dense, established commercial corridor. The site fronts Wynnton Road with 21,600 VPD and sits at a full-access signalized intersection. It offers ingress and egress from Wynnton Road, Henry Avenue, and Francis Street.

The surrounding retail mix includes Chick-fil-A, Sherwin-Williams, Popeyes, and O'Reilly Auto Parts. The U.S. Post Office and Wynnton Arts Academy are directly across the street, supporting daily vehicle and foot traffic. Over 165,000 residents live within 5 miles, with an average household income of \$77,472 within 1 mile.



# 10,980 SF RETAIL SPACE

## FLOOR PLAN





# LOCATION OVERVIEW

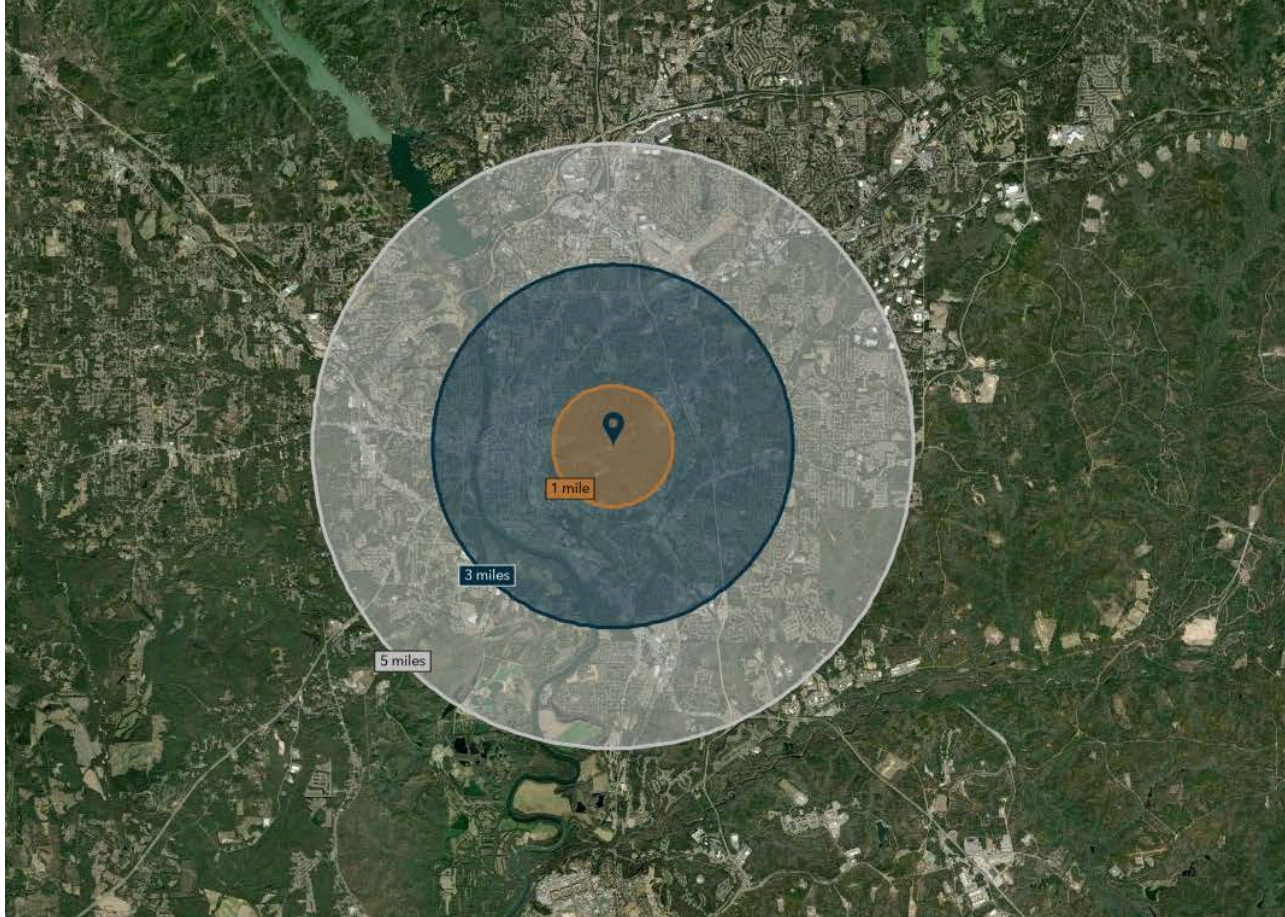
## SIGNALIZED CORNER RETAIL



### NOTABLE FEATURES

#### WITHIN A 3 MILE DRIVE TIME

Population	73K People
Median Household Income	\$38,510
Columbus Highschool	0.9 Miles
Publix	1.4 Miles
The Bradley CTR	1.4 Miles
I-185	1.7 Miles
Downtown Columbus	2.1 Miles
Piedmont Columbus Regional	2.3 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	11,472	73,040	164,688
Median HH Income	\$40,335	\$38,510	\$44,843
Households	5,381	31,529	68,699







**POPEYES**

ADA AVE.

MARION ST

SHERWIN  
WILLIAMS

Wynnton Arts  
Academy

WYNTONN RD

FRANCIS ST

HENRY AVE.

United States  
Postal Service







Downtown  
Columbus, GA



HENRY AVE.



Wynnton Arts  
Academy

MARION ST

FRANCIS ST

SHERWIN  
WILLIAMS

WYNNTONN RD

21,600 VPD







Wynnton Arts Academy



WYNNTON RD

21,600 VPD

United States Postal Service

FRANCIS ST

MARION ST

SHERWIN WILLIAMS

POPEYES

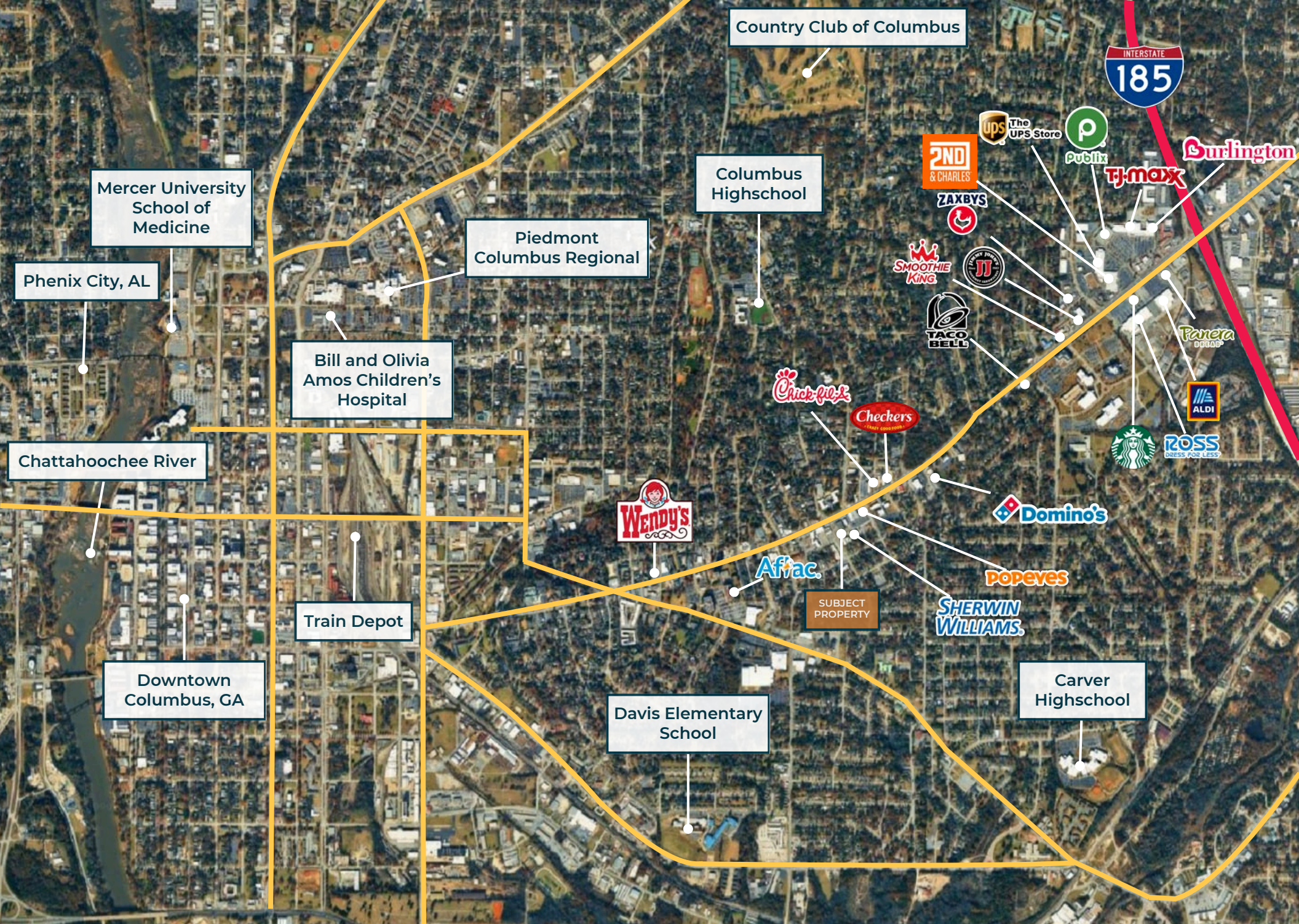
Sherwin-Williams Paint Store



Checkers  
CRAZY GOOD FOOD



















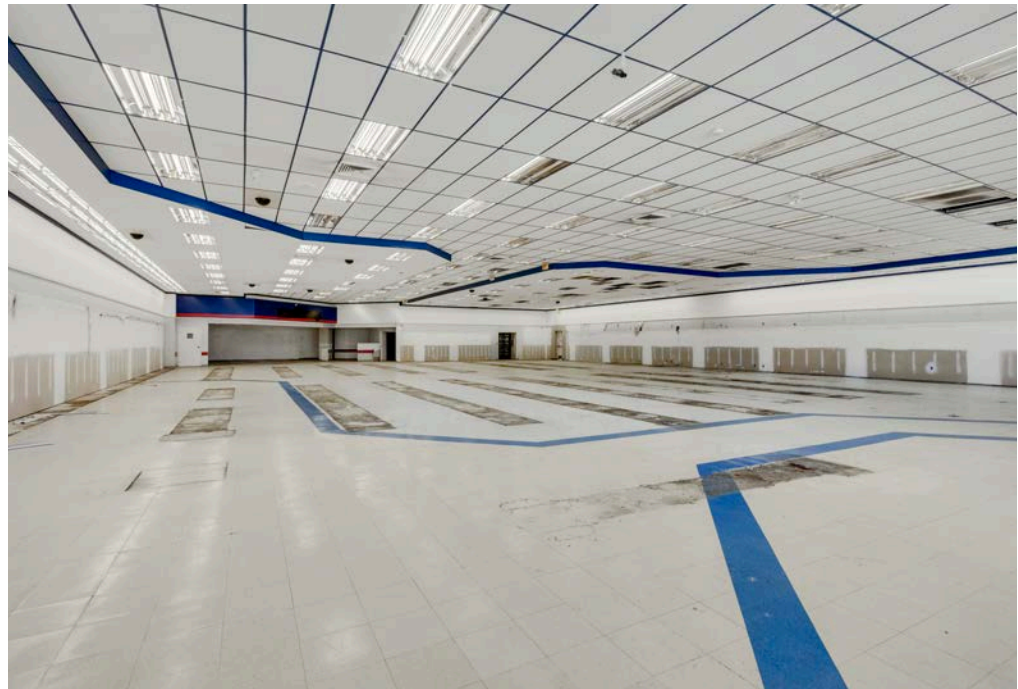
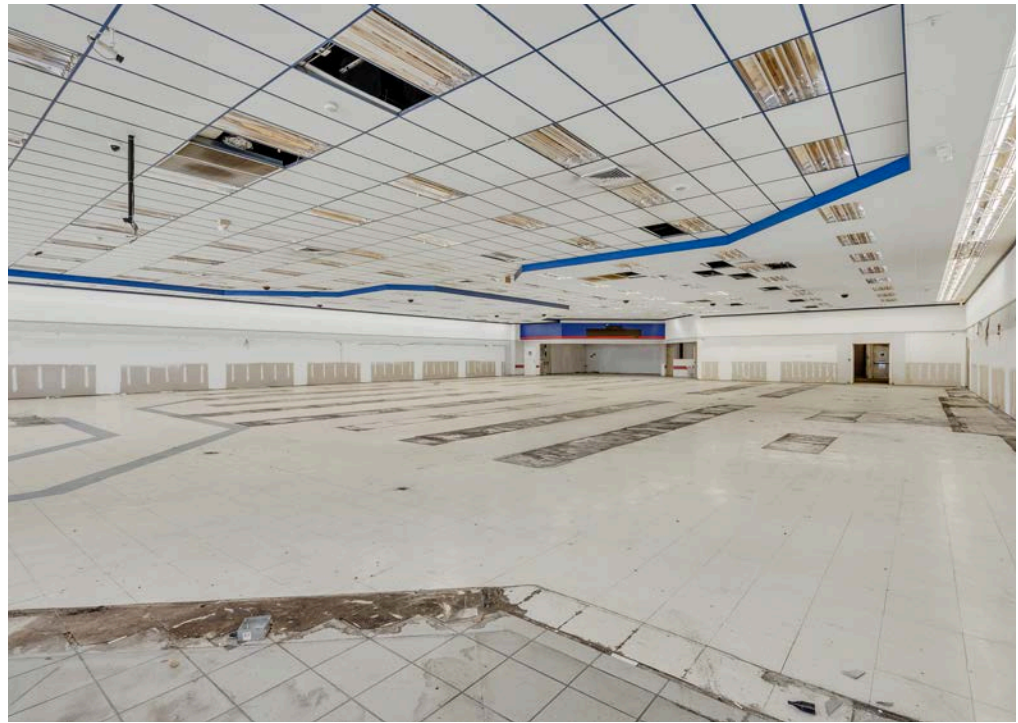








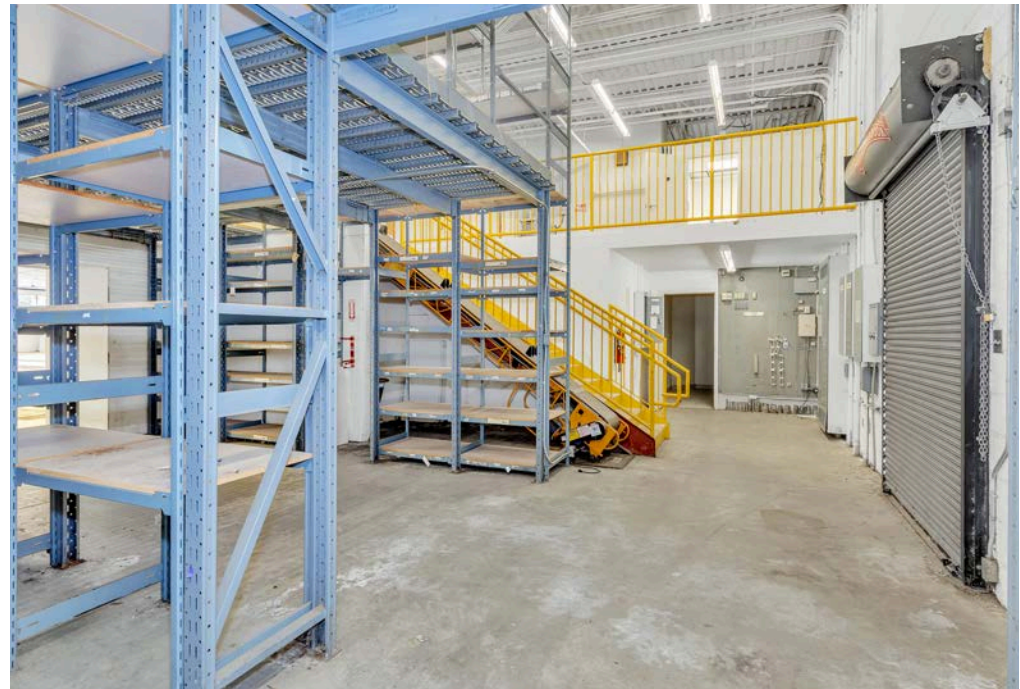
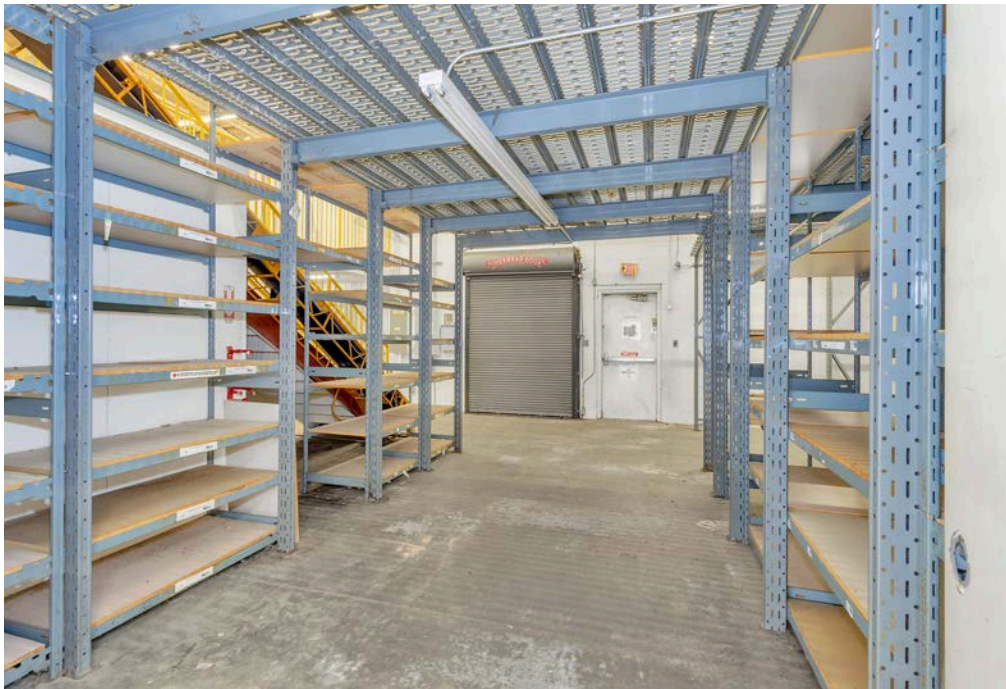




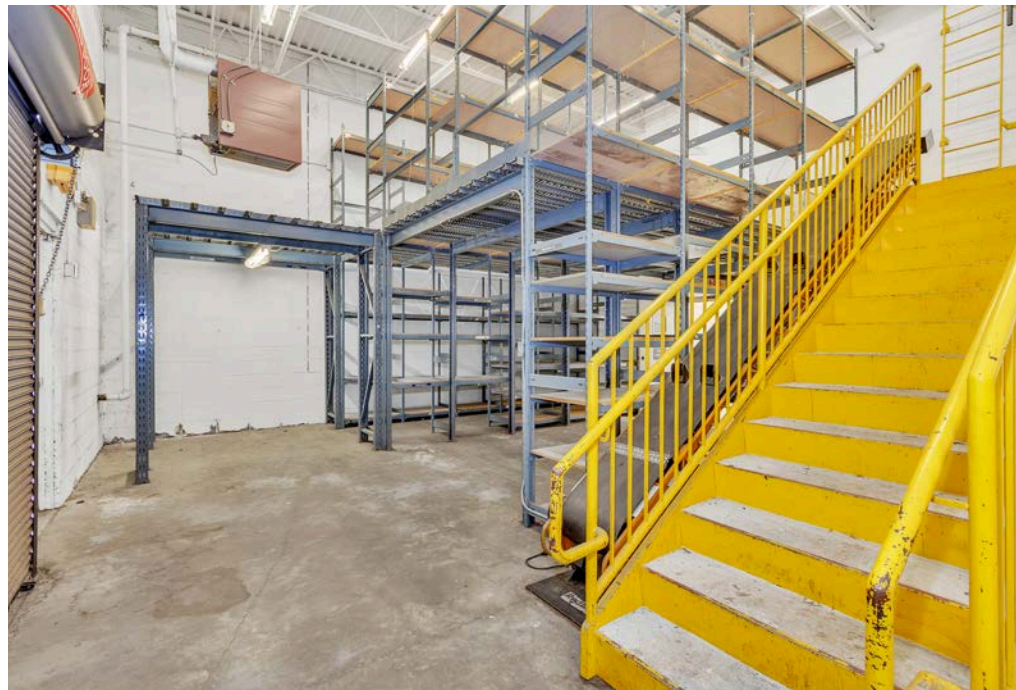
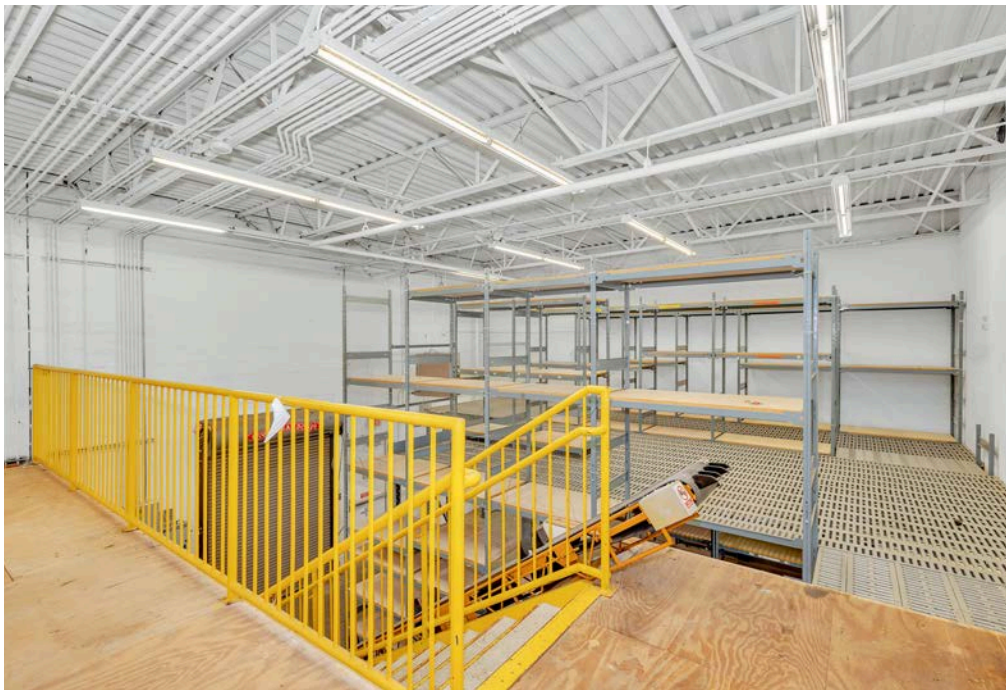




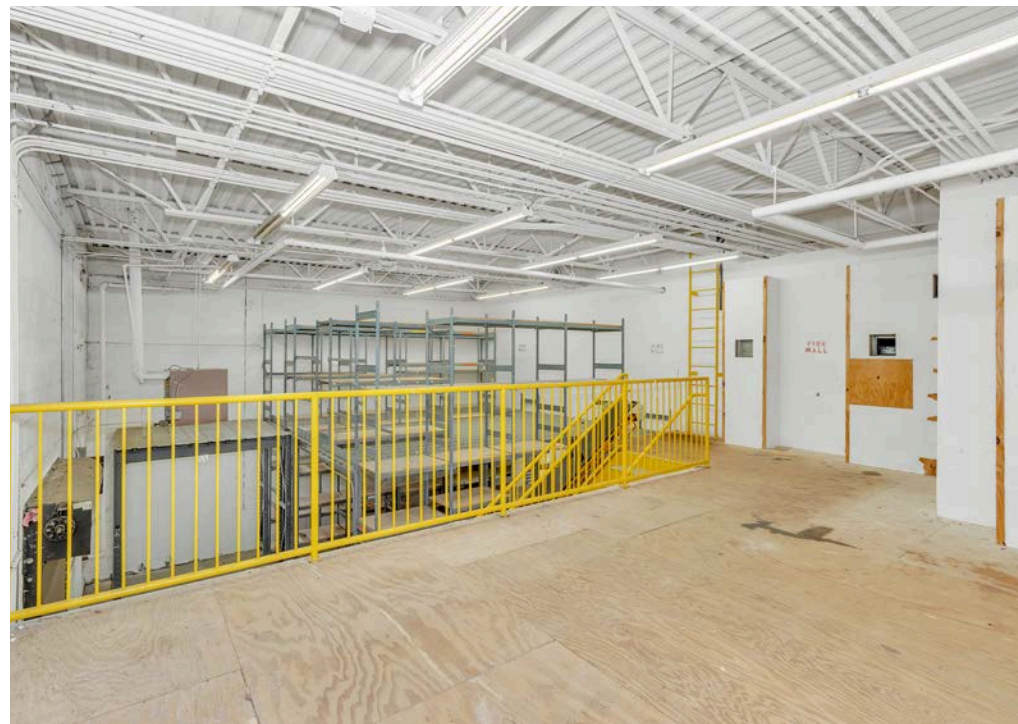
















# AREA OVERVIEW





# WHY? COLUMBUS, GA

## OVERVIEW

Columbus is a mid-sized city with a strong business foundation. Anchored by military, finance, and manufacturing, the city offers affordable costs, workforce depth, and proximity to Atlanta. Its riverfront downtown, low cost of living, and pro-growth climate are attracting new investment.



## HOME OF THE NATIONAL INFANTRY MUSEUM

Each year, hundreds of thousands of visitors travel to Columbus to experience the National Infantry Museum, located just outside Fort Moore's gates. The award-winning facility honors the service and history of American infantry soldiers and regularly hosts graduations, veterans' events, and military ceremonies. It anchors Columbus' identity as a patriotic destination, attracting families, historians, and service members from across the country.



## A WELL CONNECTED CITY

Columbus is served by I-185 and U.S. Highways 80 and 431, with fast access to I-85 and Atlanta's airport. Direct flights from Columbus Metro Airport connect to key hubs. The Chattahoochee River adds both recreational and logistical value to the city's layout.



## FORT MOORE IMPACT

Fort Moore is one of the nation's largest Army posts and Columbus' top economic driver. It trains over 120,000 soldiers annually, fueling demand for housing, education, and services. Its \$5B+ economic impact supports thousands of local jobs and businesses.



## EDUCATION & TALENT

Columbus State University and Columbus Tech power a growing talent base in business, nursing, and cyber. Georgia's HOPE and Zell Miller programs support college affordability, helping employers access a young, educated workforce locally.



## LOW HOUSING COSTS

Columbus offers home prices nearly 30% below the national average. Buyers have access to a mix of historic neighborhoods and modern subdivisions. Combined with low property taxes, this affordability attracts both families and relocating workers.

4<sup>th</sup>

Most  
Populated  
MSA in GA

325K

Columbus  
Population

140K

Columbus  
Labor Force

3.8%

Unemployment  
Rate

8K

Projected Job  
Growth in Next  
5 Years

12K

Projected Population  
Growth in Next the  
5 Years



# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade



**For inquiries,  
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