3418 Buena Vista Road, Columbus, GA 31906

#### **RETAIL FOR SALE**



### **PROPERTY DESCRIPTION**

Great opportunity to own a retail shopping center in Columbus GA! Includes 7 total units, all of which are currently occupied.

Location allows for easy access to I-185 and is minutes from Fort Benning, Columbus State University, and Columbus Technical College.

Contact us at commercial@primerealtysc.com to learn more!

### **PROPERTY HIGHLIGHTS**

- Retail shopping center in Columbus, GA
- 7 Total Units 100% Occupied
- Convenient access to I-185
- Close to Fort Benning, Columbus State University, and Columbus Technical College

### **OFFERING SUMMARY**

Sale Price:	\$595,000
Number of Units:	7
Lot Size:	0.82 Acres
Building Size:	19,677 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	602	2,284	4,853
Total Population	1,338	4,995	10,381
Average HH Income	\$50,807	\$46,391	\$45,022





3418 Buena Vista Road, Columbus, GA 31906

### RETAIL FOR SALE















Ashley Lewis BROKER 864.438.2999 commercial@primerealtysc.com

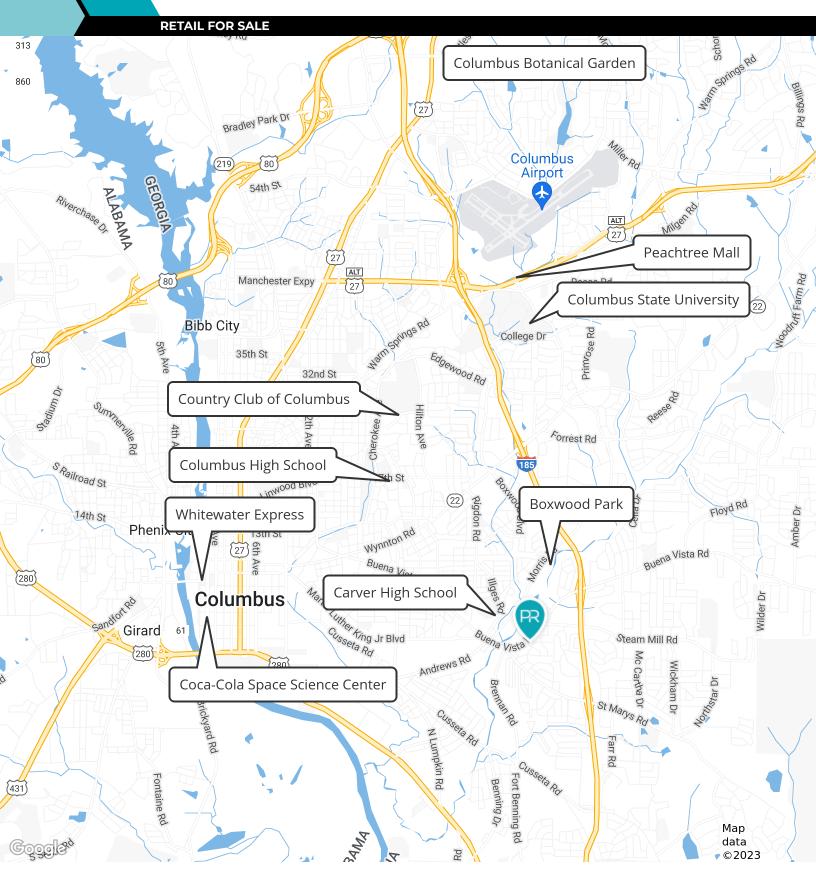


#### Retail Strip Center in Columbus, GA 3418 Buena Vista Road, Columbus, GA 31906 **RETAIL FOR SALE** Douglasville Atlanta 59 Anniston Pell City 285 20 Covington 20 am McDonough Talladega Newnan 431 (280) 75 85 Milledg 431 LaGrange (129 Alexander City (280) Macon anton 185 85 (80) 75 (231) (280) 16 Warner Robins Auburn Wetumpka 80 Bonaire Colu Perry Tuskegee Montgomery 80 Cochran Fort Benning (280) Eas 65 82 **Americus** (129) (280) Cordele Eufaula 29 enville (19) 331 Troy 82 29 75 Leesburg 431 Fitzgei Ashburn Albany (231) Sylvester 82 Tifton Ozark Blakely Enterprise Andalusia (231) (12 Dothan Camilla 27 Nashv Moultrie Adel 331 (19 Google Map data ©2023 Google





3418 Buena Vista Road, Columbus, GA 31906

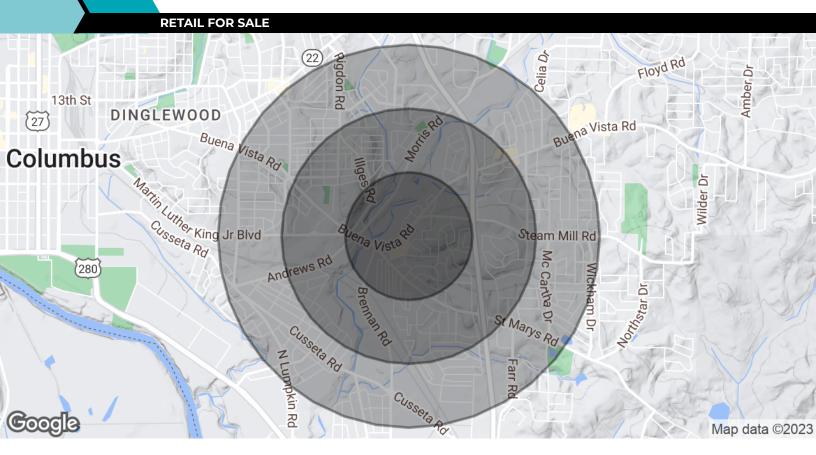




Ashley Lewis
BROKER
864.438.2999
commercial@primerealtysc.com



3418 Buena Vista Road, Columbus, GA 31906



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,338	4,995	10,381
Average Age	41.5	39.5	39.2
Average Age (Male)	36.7	36.1	35.8
Average Age (Female)	45.7	42.8	43.1
HOUSEHOLDS & INCOME	0.5.441.50	3.44.5	3.5.40.50

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	602	2,284	4,853
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$50,807	\$46,391	\$45,022
Average House Value	\$97,865	\$98,750	\$97,600

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



