



8342 Veterans Pkwy

Columbus, Georgia 31909

Property Highlights

- High-traffic Veterans Parkway location
- Excellent visibility and easy access
- Flexible retail or office spaces

Property Overview

Located on high-traffic Veterans Parkway, this retail strip center at 8342 Veterans Parkway offers excellent visibility and accessibility in one of Columbus's most established commercial roadways. The property features flexible retail or office spaces suitable for a variety of uses. With strong daily traffic counts, prominent signage opportunities, and convenient access to major roadways and surrounding residential neighborhoods, this center provides an ideal setting for businesses seeking exposure and steady customer flow.

Offering Summary

Lease Rate:	\$25-\$28 SF/yr (NNN)
Building Size:	+/- 9,151 SF
Available SF:	+/- 1,300 - 2,600 SF
Lot Size:	+/- 0.939 Acres

Demographics 0.5 Miles 1 Mile 1.5 Miles

	0.5 Miles	1 Mile	1.5 Miles
Total Households	622	1,928	3,966
Total Population	1,317	4,194	8,950
Average HH Income	\$63,218	\$68,490	\$73,762

For More Information

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,300- 2,600 SF	Lease Rate:	\$25.00 - \$28.00 SF/yr

Available Spaces

Suite Size (SF) Lease Type Lease Rate Description

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 500	1,300 SF	NNN	\$28.00 SF/yr	This +/- 1,300 SF space features an open area with a private office, offering a functional layout well-suited for a variety of retail, office, or service-oriented uses.



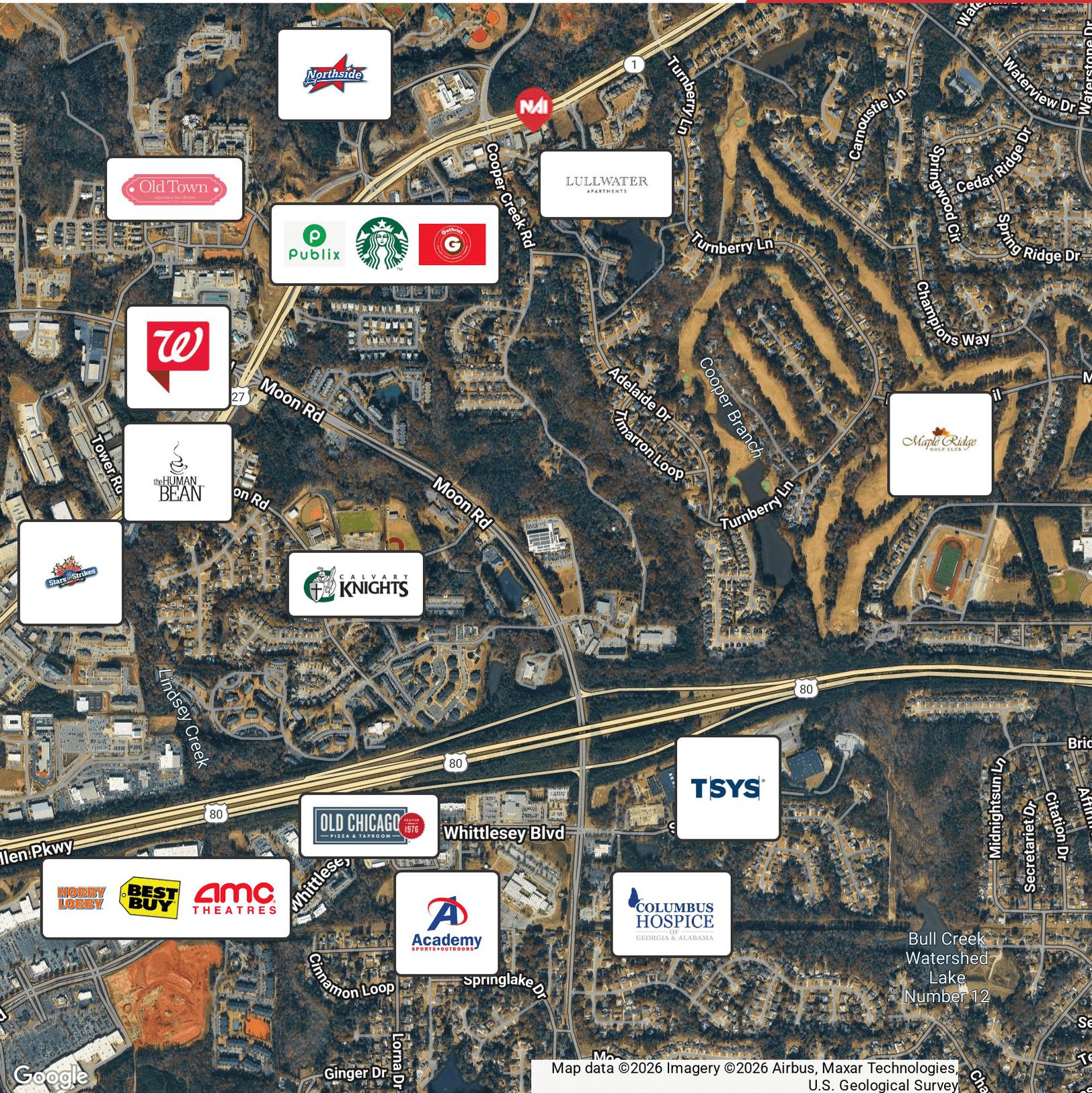
Suite 500



Suite 500

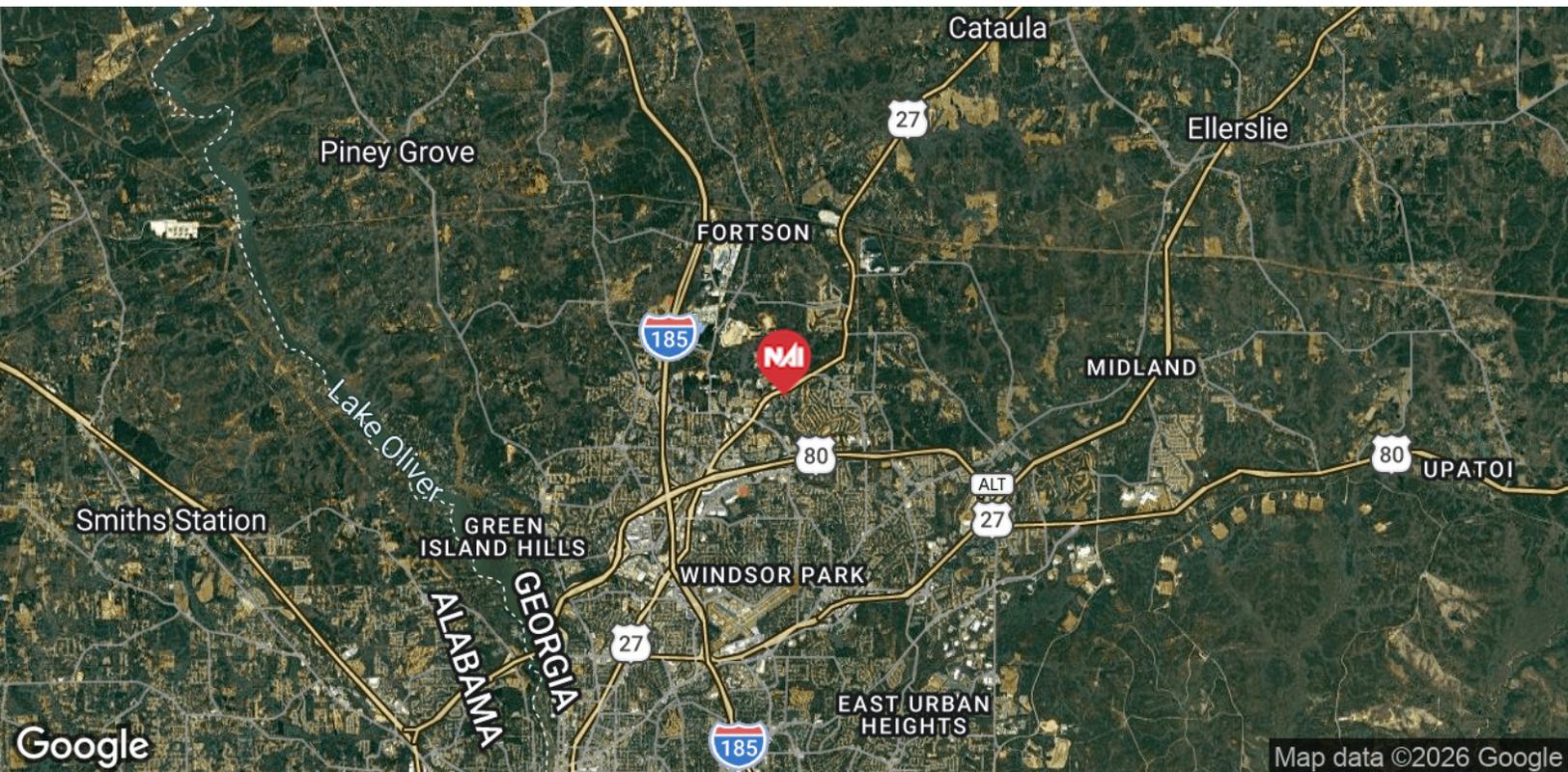
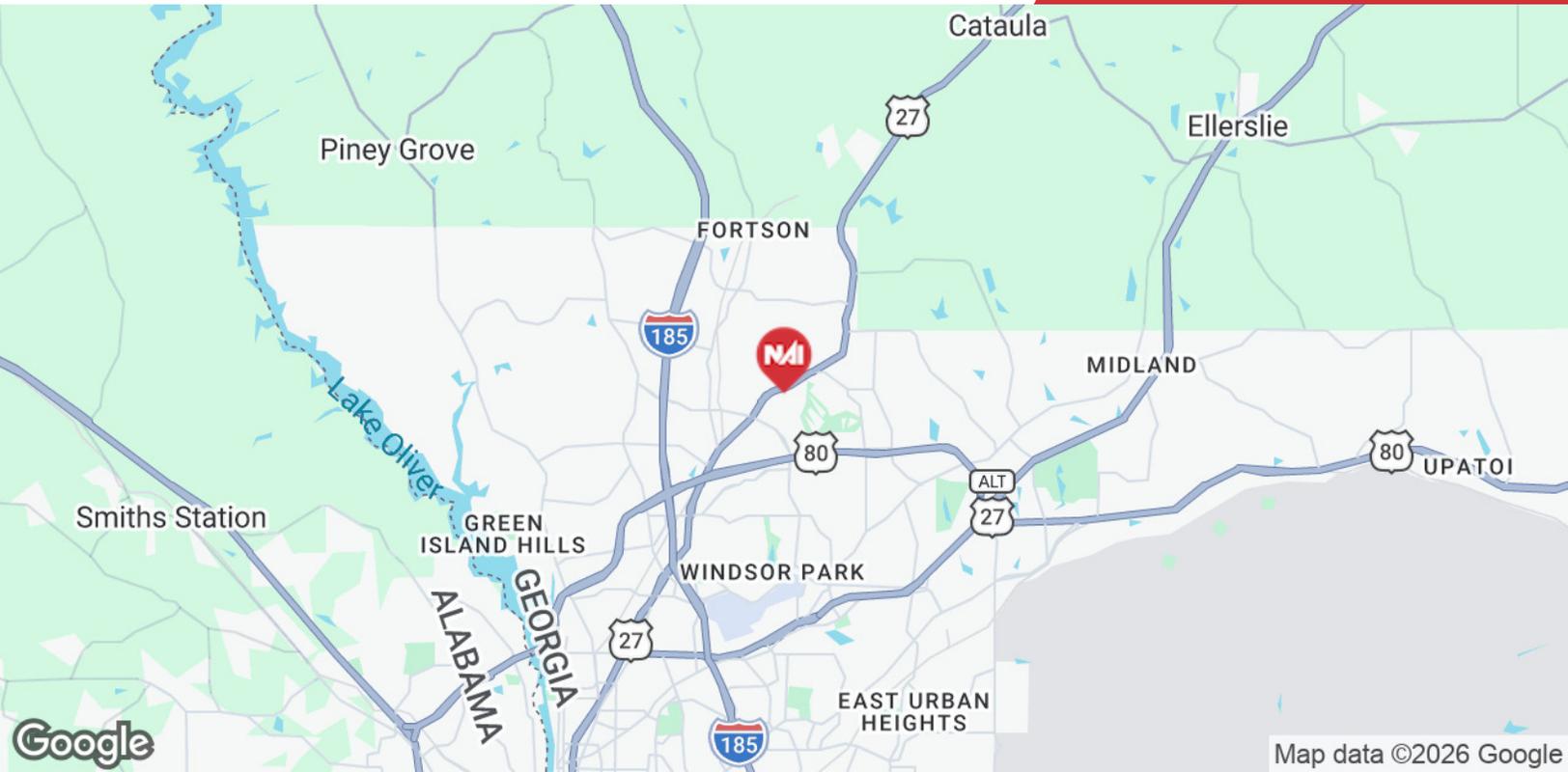


Suite 500



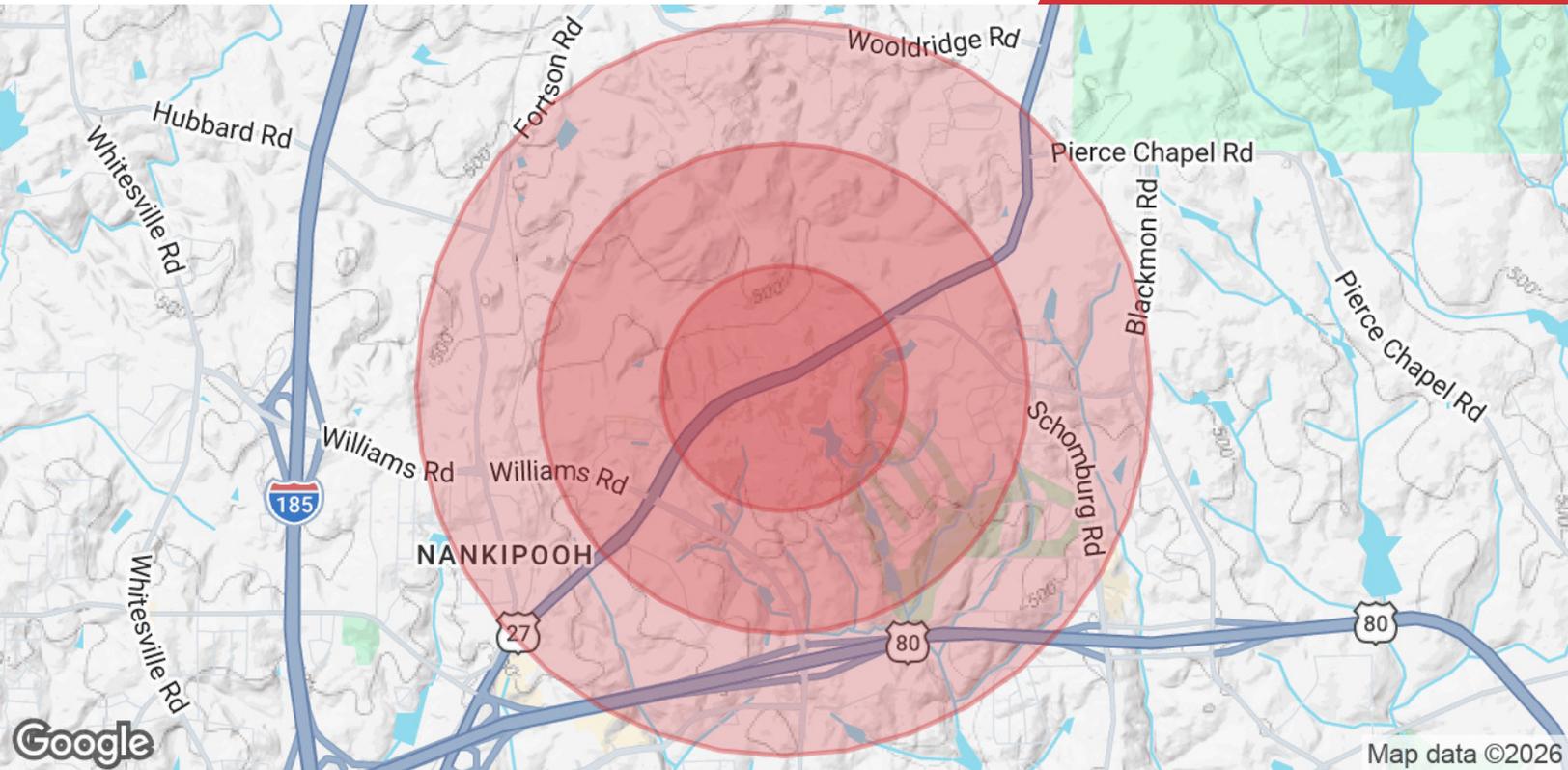
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,317	4,194	8,950
Average Age	34.8	35.3	36.0
Average Age (Male)	33.1	34.0	34.9
Average Age (Female)	34.5	36.5	37.7
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	622	1,928	3,966
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$63,218	\$68,490	\$73,762
Average House Value	\$254,706	\$242,805	\$229,664

2020 American Community Survey (ACS)

Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.