



FLOURNOY & CALHOUN

REALTORS
(706) - 327 - 1990

Spaces for Lease | Out Parcels for Sale

Midland Commons, is an 88-acre mixed-use development with a live, work, play paradigm consisting of varying, complementary developments. At the heart of the development is the Lifestyle Center which features a collection of restaurants, retail, service users, and upscale lofts convened around a central outdoor venue. The Lifestyle Center is adjacent to the Fall-Line Trace trail and off-road Dragonfly Trail. Residents & customers alike will be able to bike directly into uptown Columbus to enjoy a range of additional dining options, entertainment, and scenic views with its access to the River Walk.



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MIDLANDCOMMONS.COM

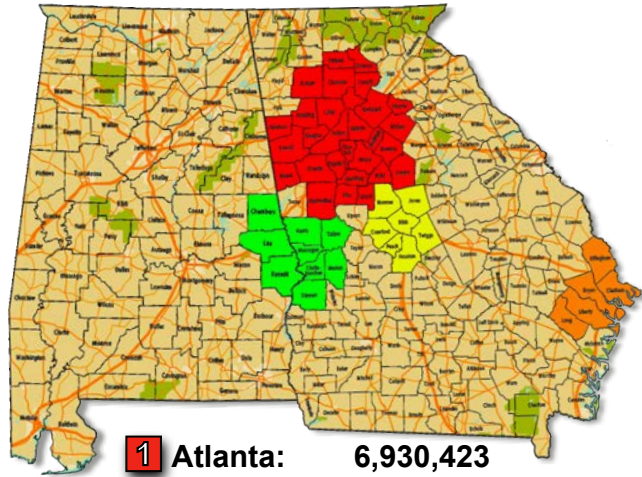


6801 Flat Rock Road
Columbus, GA 31909

Tenants of Midland Commons



Largest Combined Statistical Trade Areas



- 1 Atlanta: 6,930,423**
- 2 Savannah: 597,465**
- 3 Columbus: 503,124**
- 4 Macon: 425,416**

Columbus is located 100 miles Southwest of Atlanta along the West-Central Georgia/ Alabama state line. The U.S. Census Bureau ranks Columbus as the 4th largest Metropolitan Area in Georgia with a population of 328,883 and the 3rd largest trade area in Georgia with a population of 503,124.

2023 IMMEDIATE AREA STATISTICS

Radius	POPULATION	AVERAGE NET WORTH	AVERAGE HOME VALUE	AVERAGE HH INCOME
1 MILE)	7,275	\$666,414	\$280,646	\$104,448
3 MILE)	33,060	\$669,019	\$251,143	\$97,466
5 MILE)	86,190	\$596,379	\$245,056	\$90,059



The Midland area has its consistent growth in the recent past with new developments across commercial and residential markets. The recent expansion of Pratt & Whitney combined with the needs of Anthem Blue Cross/Blue Shield, Aflac, FedEx distribution, Global Payments, and PathTech, along with other companies, the Muscogee Technology Park has increased traffic counts to 70,000+ cars per day at the intersection of J.R. Allen Parkway and Manchester Expressway.

Apart from the consistent growth in a high income sector of the city, Midland Commons' strategic location is further bolstered by its positioning at the Eastern gateway to Columbus at the convergence of U.S. Highway 80 and Georgia 85. With the intersection of two major thoroughfares being fully signalized, and with five points of ingress and egress, Midland Commons is accessible from all directions.



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