



Lot 1

8301 Veterans Parkway Columbus, GA 31909



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 8301 Veterans Parkway, Columbus, GA. This property, zoned G-C, is perfectly positioned for an investor seeking a North Columbus location. With its strategic location and commercial zoning, this parcel represents a promising prospect for a variety of commercial.

OFFERING SUMMARY

Sale Price:	\$25.00 / SF
Lot Size:	1 Acres

PROPERTY HIGHLIGHTS

- Zoned G-C for versatile commercial development
- Shared Detention in rear portion
- 'Pad-ready' sites with utility lines, water, and rough grading
- Traffic light at Veterans Parkway/American Way intersection
- Good road frontage for maximum exposure to traffic
- Approximately 24,000 vehicles per day for high visibility
- Located just north from Old Town and Publix Shopping Center

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,073	15,636	34,614
Total Population	4,449	38,172	84,970
Average HH Income	\$101,634	\$108,075	\$102,079



SCOTT BOYCE

(706)-615-9733

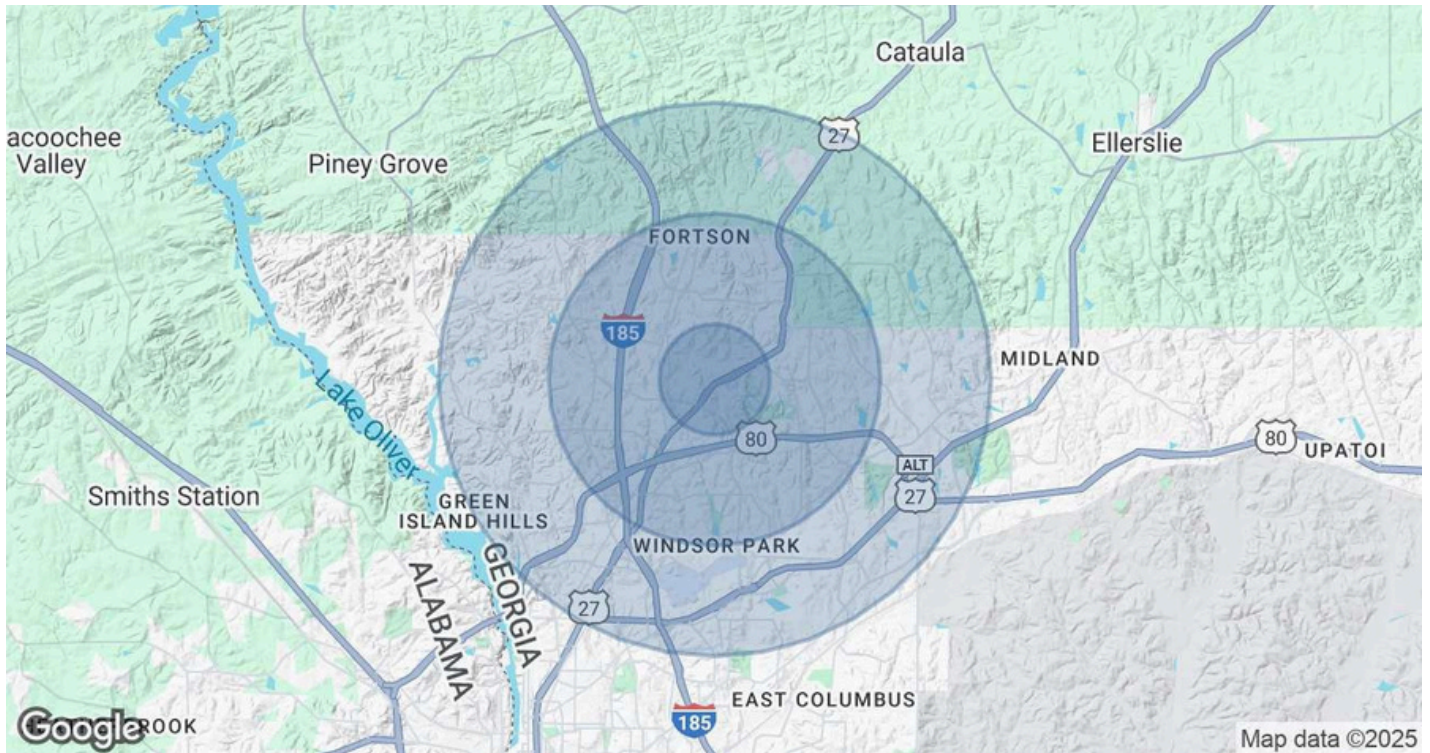
scottb@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,449	38,172	84,970
Average Age	38	39	39
Average Age (Male)	36	38	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,073	15,636	34,614
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$101,634	\$108,075	\$102,079
Average House Value	\$323,335	\$291,734	\$287,360

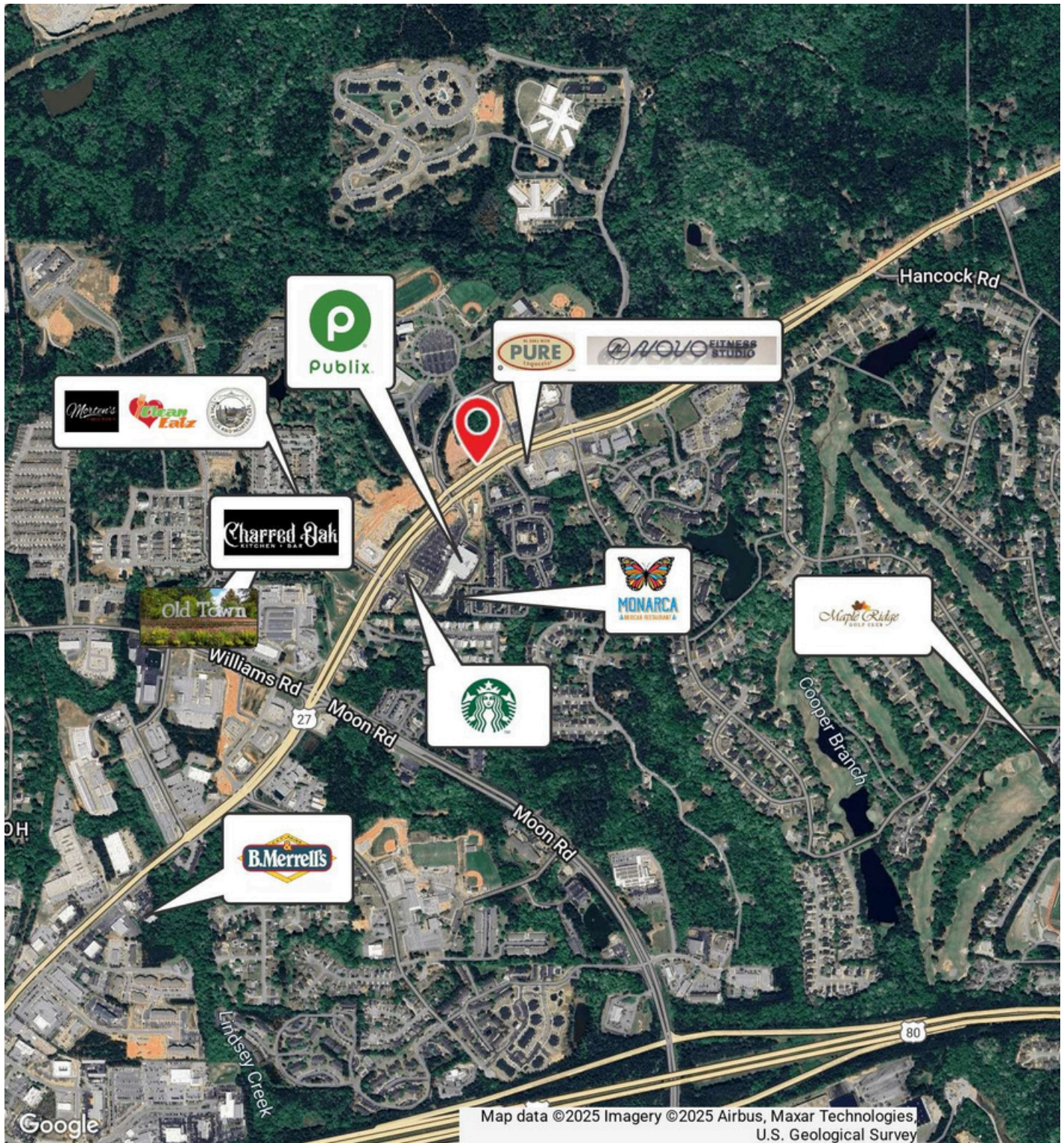
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WOODRUFF **BROKERAGE**
COMPANY

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RETAILER MAP



SCOTT BOYCE
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WOODRUFF **W** BROKERAGE
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