



## 5736 Veterans Parkway

Columbus, Georgia 31904

### Property Highlights

- 5,391 SF freestanding commercial building
- Former bar & grill with existing infrastructure
- Excellent visibility and accessibility
- Suitable for restaurant, entertainment, or redevelopment use

### Property Overview

5736 Veterans Parkway offers a +/- 5,391 SF freestanding commercial building in a high-traffic Columbus location. Previously operated as a bar & grill, the property features a large open area with stage and bar, private office, restrooms, a kitchen, and two walk-in coolers. Ideal for restaurant, entertainment, or a variety of redevelopment possibilities.

### Offering Summary

<b>Sale Price:</b>	\$850,000
<b>Building Size:</b>	5,391 SF
<b>Lot Size:</b>	0.92 Acres

### For More Information

#### Shaun Roberts

O: 706 660 5418 x1005  
sroberts@g2cre.com | GA #401120

#### Dave Jackson

O: 706 660 5418 x1006  
djackson@g2cre.com | GA #344658



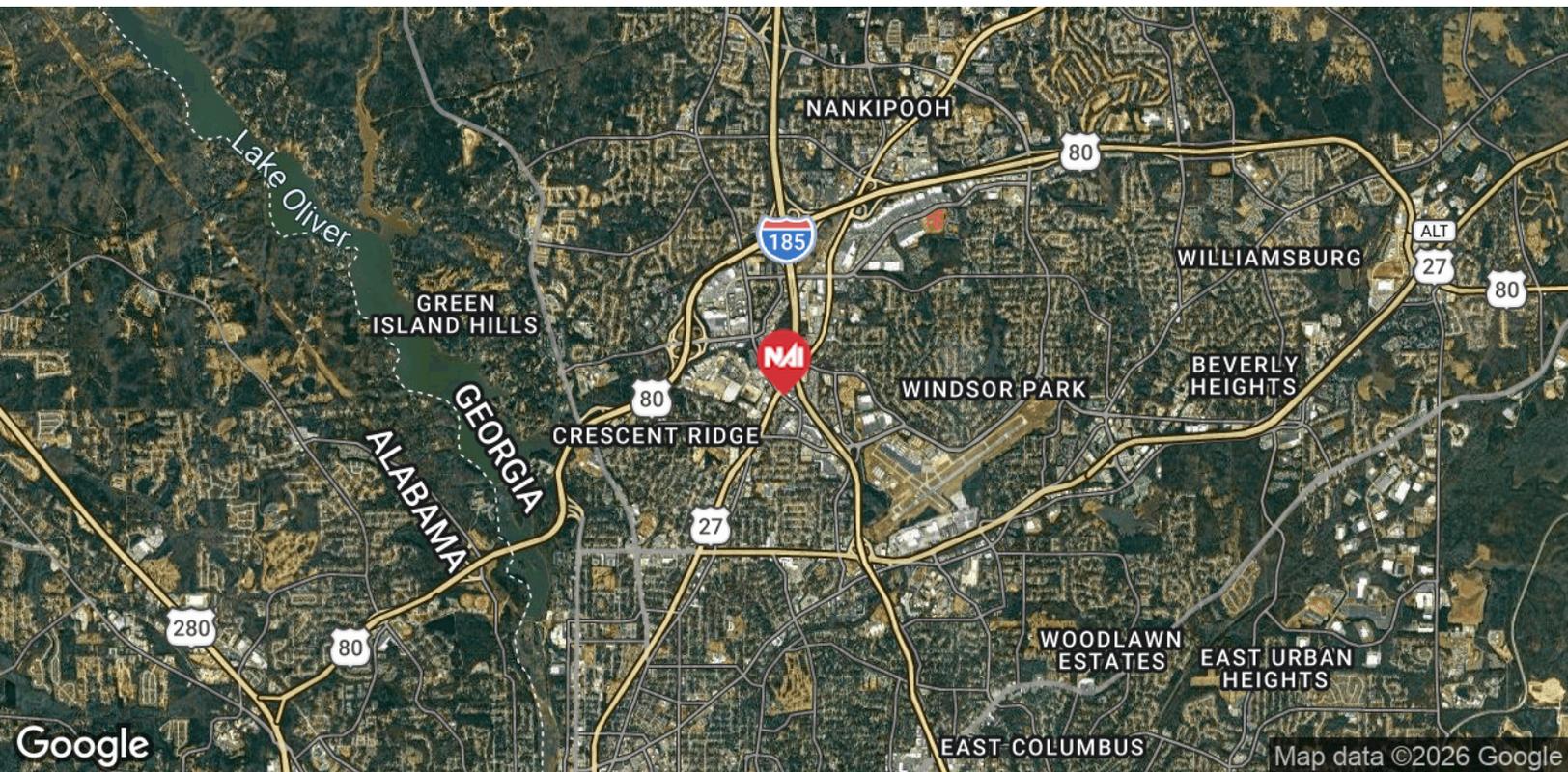
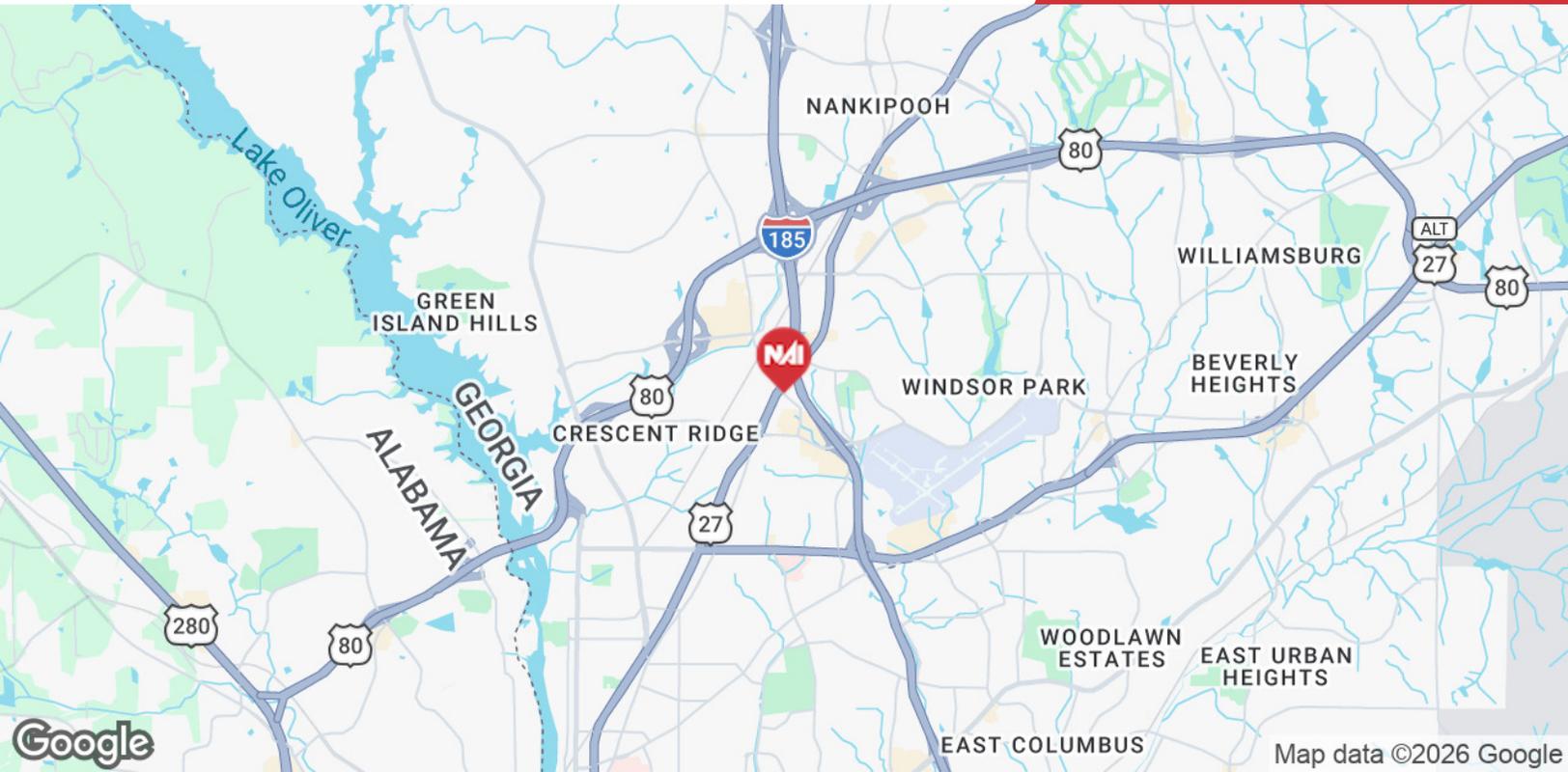
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



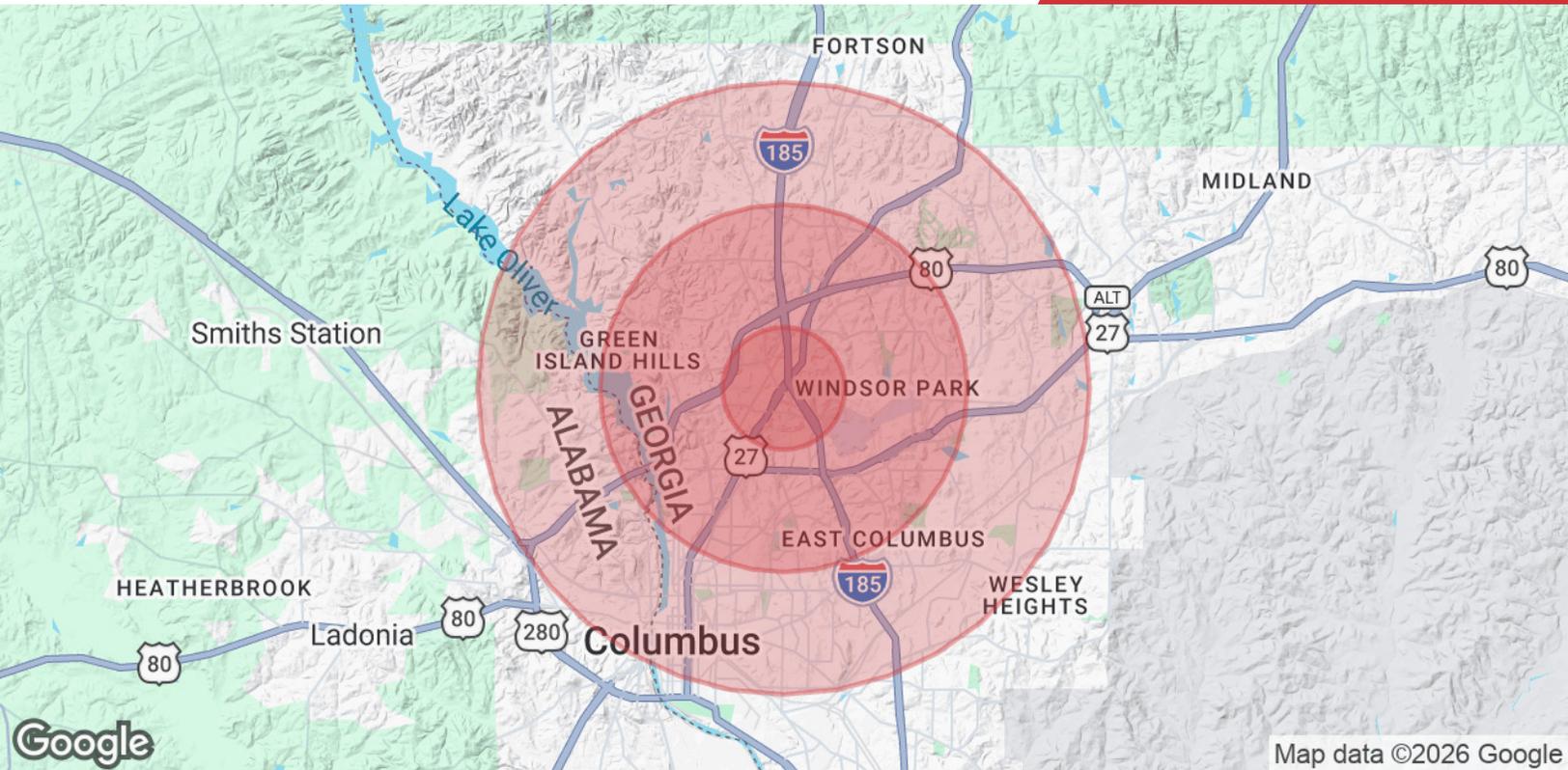
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529  
 Columbus, GA 31904  
 706 660 5418 tel  
**G2cre.com**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	4,904	57,417	139,468
<b>Average Age</b>	35.7	35.5	36.6
<b>Average Age (Male)</b>	36.1	34.5	35.6
<b>Average Age (Female)</b>	34.6	36.8	38.3

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,122	23,724	57,817
<b># of Persons per HH</b>	2.3	2.4	2.4
<b>Average HH Income</b>	\$77,500	\$83,445	\$82,941
<b>Average House Value</b>	\$177,392	\$214,812	\$216,748

2023 American Community Survey (ACS)