



## Former Walgreens (Vacant)

2300 Wynnton Rd, Columbus, GA





# Property Overview

## Former Walgreens | Columbus, GA

2300 Wynnton Rd, Columbus, GA 31906

### Property Overview

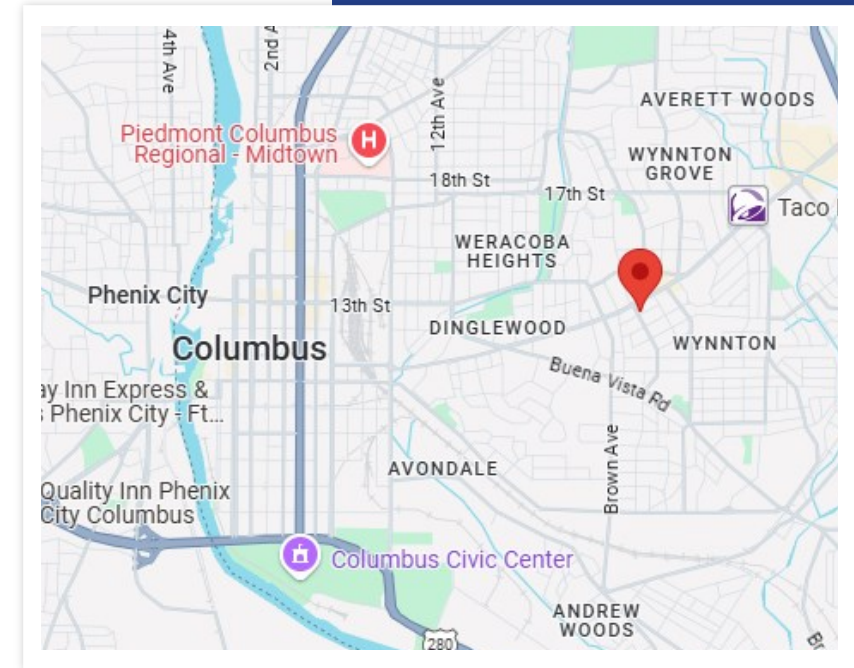
<b>Tenant:</b>	Former Walgreens
<b>Price:</b>	\$1,600,000
<b>Cap Rate:</b>	-
<b>NOI:</b>	-
<b>Building Size:</b>	10,908 SF
<b>Land Size:</b>	1.22 AC
<b>Year Built:</b>	1998



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## Property Highlights

- Positioned within the Columbus MSA - Ranked #164 in the United States for population size
- Located along Macon Road (26,900 VPD)
- Neighboring retailers include O'Reilly Auto Parts, Chick-fil-A, Wendy's, Circle K, Sherwin-Williams, Checkers, & several others
- Several blocks west of Interstate 185 (64,400 VPD)
- Minutes from Midtown Shopping Center & Cross Country Plaza (Publix, Ross, T.J. Maxx, ALDI, Goodwill, Burlington, and more)
- Over 165,000 people live within a five-mile radius
- Average household income within one mile is \$77,472
- Low 3.9% submarket vacancy (CoStar)



## Demographics

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	11,689	73,720	165,561
<b>Total Household Units:</b>	5,474	31,710	68,766
<b>Average Household Income:</b>	\$77,472	\$60,347	\$66,528

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# Location Aerial





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