

**PRIME
RETAIL**

*SPACE AVAILABLE
FOR LEASE*

9.365 ACRES

Walmart

0.6 Mile
1 Min Drive.

Walmart

MAJOR MARKET TRAFFIC DRIVERS

2.5M
YEARLY VISITORS
Ranked 77/154 - 50%



SHOE SHOW

Rainbow

CITITRENDS

metro
by T-Mobile

**HERITAGE
CORNERS
SHOPPING CENTER**
9.365 ACRES



Victory Dr.
26,700 VPD



VICTORY DRIVE

FORT BENNING ROAD



Fort Benning Rd.
8,080 VPD

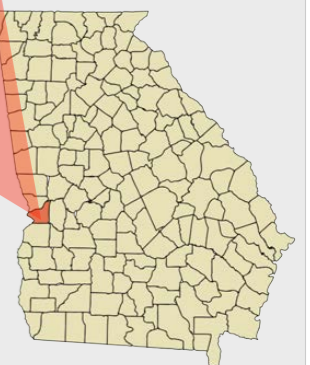
Residential



**CLOSE PROXIMITY TO
FORT MOORE**

Fort Benning is the 6th largest installation and 3rd largest troop density. Fort Benning is a United States Army post straddling the Alabama-Georgia border next to Columbus, Georgia. Fort Benning supports more than 120,000 active-duty military, family members, reserve component soldiers, retirees and civilian employees on a daily basis, it is a true military community.

12,816 military
3,745 civilian employees
26,900 family members



**HERITAGE
CORNERS
SHOPPING CENTER**

**SPACE AVAILABLE FOR LEASE
FORT MOORE /COLUMBUS - GA**

3759 Victory Dr. Columbus, GA 31903

PROPERTY SUMMARY



SURROUNDING BUSINESSES



2.5M

YEARLY VISITORS
Ranked 77/154 - 50%

MAJOR MARKET TRAFFIC DRIVERS



TRAFFIC COUNTS



VICTORY DRIVE

26,700 VPD

FORT BENNING ROAD

8,080 VPD

Heritage Corners is located in a Federal Opportunity Zone and a New Market Tax Credit area it is Hub Zone/Qualified.



CLOSE PROXIMITY TO HOUSEHOLDS

Growing Area



STRONG CAR TRAFFIC



HIGH DENSITY POPULATION

114,662 within a 5 mile radius



LOCATED NEXT TO FORT MOORE



SIGNALIZED INTERSECTION



GREAT VISIBILITY AND ACCESS



NO BARRIERS TO ENTRY



MAJOR STREET WITH TRAFFIC FLOW



Victory Dr. &
Fort Benning Rd.

ROAD FRONTAGE CONVENIENT ACCESS

26,700 VPD & 8,080 VPD

DEMOGRAPHIC PROFILE

POPULATION	1 MILES	3 MILES	5 MILES	10 MILES
2024 Estimated Population	8,397	44,476	95,181	238,761
HOUSHOLDS				
2024 Estimated Households	3,522	17,108	37,371	96,072
HOUSEHOLD INCOME				
2024 Estimated Average Household Income	\$41,392	\$55,458	\$61,073	\$76,991
BUSINESS				
2020 Estimated Total Businesses	275	1,013	3,737	9,766
2024 Estimated Total Employees	2,334	7,845	33,538	90,790
Labor Force 2024 (16 Years & Over)	6,403	33,151	73,119	186,824
Total Annual Consumer Expenditure (2024) - Food & Beverages	\$19.26M	\$116.14M	\$274.38M	\$827.65M

MAJOR EMPLOYERS IN MUSCOGEE COUNTY, GA	# OF EMPLOYEES
Fort Benning	42,870
TSYS, a Global Payment Company	5,500
Muscogee County School District	5,125
Aflac	3,800
Columbus Consolidated Government	3,000
Kia Motors Manufacturing	2,700
Piedmont Columbus Regional	2,850
St. Francis-Emory Healthcare	2,500
Pratt & Whitney	2,250
Anthem Blue Cross Blue Shield	1,650

5 Mile Radius



\$61,073

ESTIMATED AVERAGE
HH INCOME



95,181

POPULATION



37,371

HOUSEHOLDS



2.6%

UNEMPLOYMENT
RATE



73,119

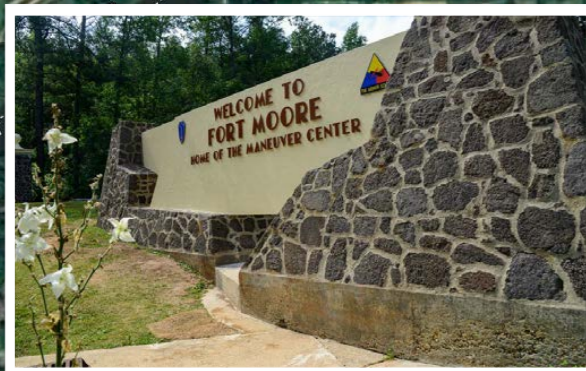
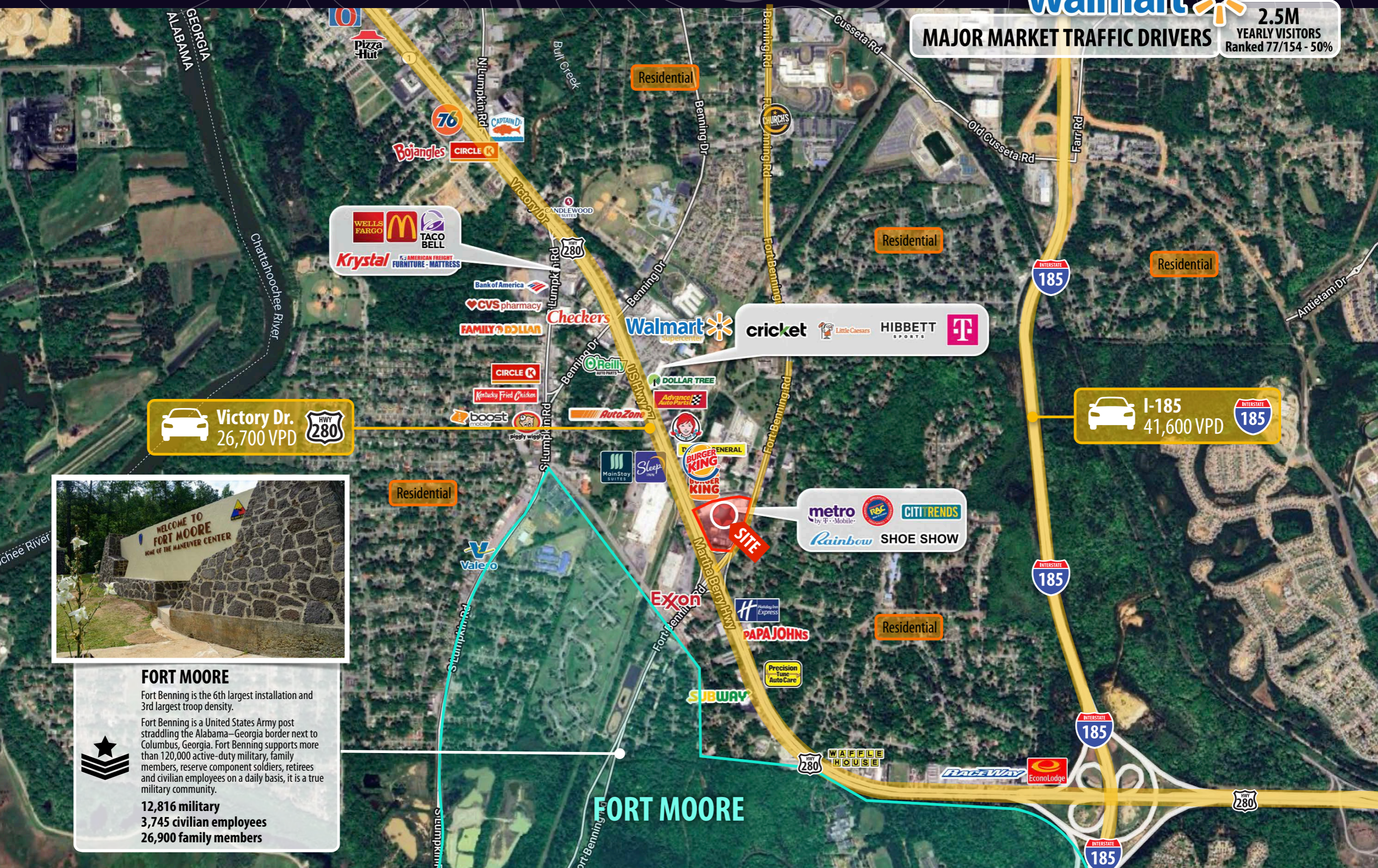
LABOR FORCE

MARKET OVERVIEW



MAJOR MARKET TRAFFIC DRIVERS

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**HERITAGE
CORNERS**
SHOPPING CENTER

Vincent Merkle
Direct: 877.841.0605
v@heritage-equities.com

For Ground Lease, Build-To-Suit or Available Space

3759 Victory Dr. Columbus, GA 31903

SURROUNDING RETAIL

Walmart*

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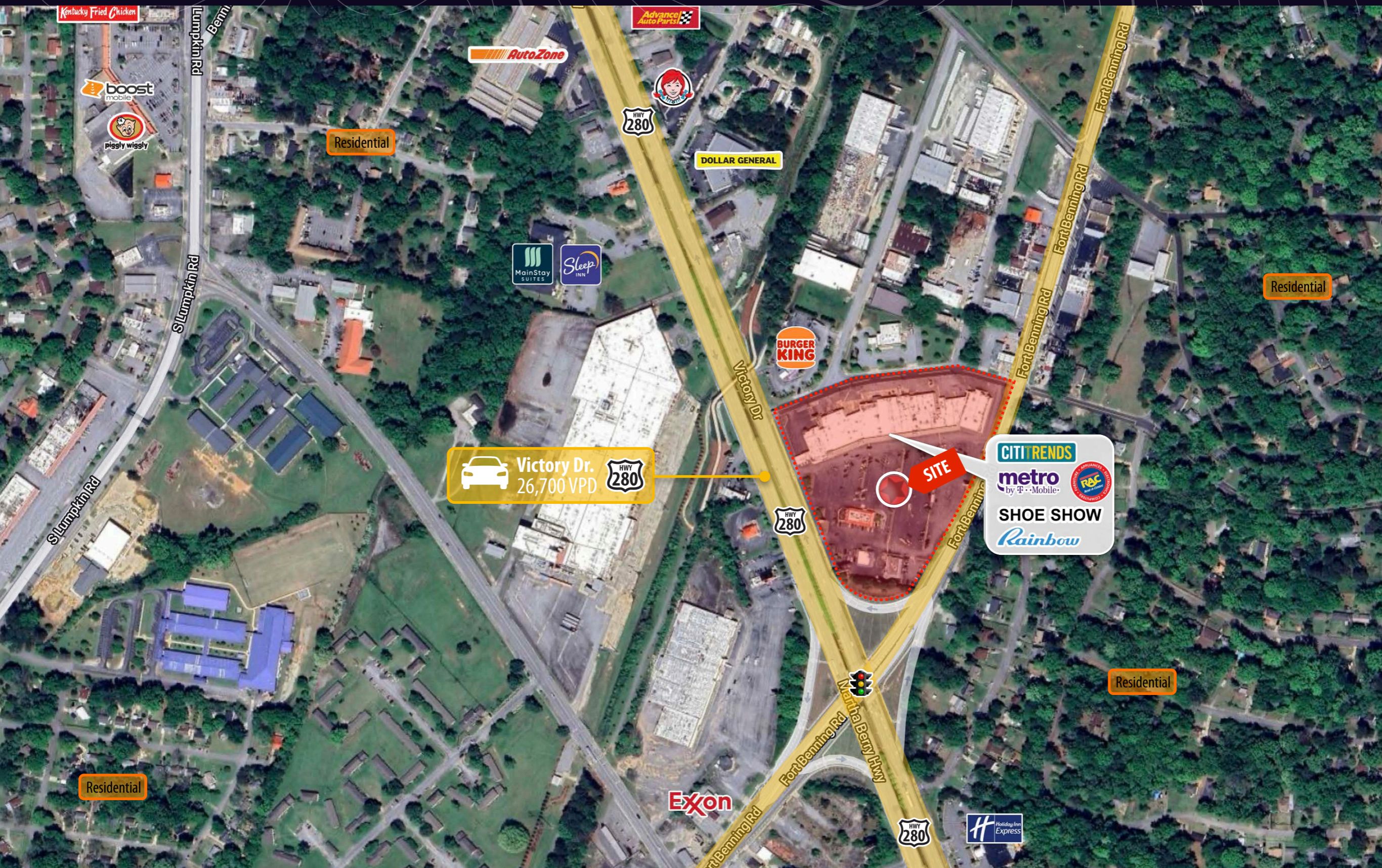
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SITE OVERVIEW



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STORE #	TENANT	Sq. Ft.
1 & 2	Citi Trends	14,635
3 & 4	VACANT	4,000
5	#1 Chinese Restaurant	1,180
6	VACANT	1,600
7	MadRag	7,900
8	Metro by T-Mobile	2,775
9	Shoe Show, Inc.	5,895
10	Rent-A-Center, Inc.	4,550
11	Family Dollar	12,675
12 & 13	Rainbow Apparel	4,625
14	Simply 10	11,050
15	Super Nails	1,800
15A	VACANT	2,100
16	VACANT	±4,600
17	TitleMax	
18	Vallarta Mexican Restaurant	
19	Sharks Fish n' Chicken	

**AVAILABLE -
LEASE EXPIRING**

**POTENTIAL BTS /
GROUND LEASE SITE**

**POTENTIAL
BTS /GROUND
LEASE SITE**

Victory Dr.
26,700 VPD

Fort Benning Rd.
8,080 VPD

HERITAGE CORNERS SHOPPING CENTER

9.365 ACRES

metro
by T-Mobile

CITITRENDS

Rainbow
SHOE SHOW

GRAPHIC SCALE



(IN FEET)
1 inch = 60'

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COLUMBUS, GA

Columbus, located in Western Georgia, is the second-largest city in the state. the city has a population of **over 200,000 people, and approximately 315,000 in its metro area.** the city is typically divided into 5 geographic areas: downtown, east Columbus, Midtown, north Columbus, and south Columbus. Columbus is known for being an excellent place to live, thanks to its high quality of life, low cost of living, and friendly residents. the city is also a large tourist location in the south due to its many attractions.

Columbus is home to a number of businesses, including several notable corporate headquarters. Aflac, Carmike Cinemas, TSYS, Realtree, Synovus, and the W.C. Bradley Co. all are headquartered in the city.

Columbus offers a wide array of entertainment for visitors and residents to enjoy. Indoor entertainment includes museums, dining, shopping, and theaters. some of the most popular sights in the city are the Coca-Cola space science Center, the Columbus Museum, and the riverCenter for the Performing arts. due to Columbus's location next to the Chattahoochee river, there are an abundance of activities available to outdoor enthusiasts. The Chattahoochee riverwalk is a linear park that wraps around the banks of the river, which has been named the world's best manmade whitewater course by USAToday.



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There are 4,000 homes on post that stay full year round with waiting lists.

Fort Benning has graduation ceremonies nearly every Thursday and Friday mornings of the year. These ceremonies take place adjacent to the National Infantry Museum which is just down the street from Heritage Corners Shopping Center.

Fort Benning population has the following: **12,816 Military (Permanent Active Duty); 19,912 Military Trainees (weekly average); 26,900 Family Members; and 3,745 Civilian Workers.**

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CONTACT US

*Leasing &
Management by:*

HERITAGE EQUITIES INCORPORATED

VINCENT MERKLE

✉ v@heritage-equities.com

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☎ [Mobile: 770.560.3770](tel:770.560.3770)

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*Every effort has been made to provide accurate information but
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