

FOR LEASE

1838 VICTORY DR.

Columbus, GA 31903



LEASE RATE

\$12.00 SF/yr

Carson Cummings
706 289 2468

Tripp Crawford
706 984 1251



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

The subject property, 1838 Victory Drive, Columbus GA 31903, consists of a free standing 25,442 SF building situated on 3.73 acres and currently serves as an office building. This is a masonry exterior building which was constructed in 2006. The property is situated on U.S. Hwy 280 and in Muscogee County. It's located on a high traffic corridor.

PROPERTY HIGHLIGHTS

- Updated Interior
- Hi-Tech Card Security System
- Two Generators
- Significant Parking Available
- River View from Offices

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	25,442 SF
Lot Size:	3.73 Acres
Building Size:	25,442 SF
Zoning:	LMI
APN:	022 001 006

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,582	58,809	111,417
Total Population	2,955	121,057	251,485
Average HH Income	\$20,042	\$41,482	\$54,821

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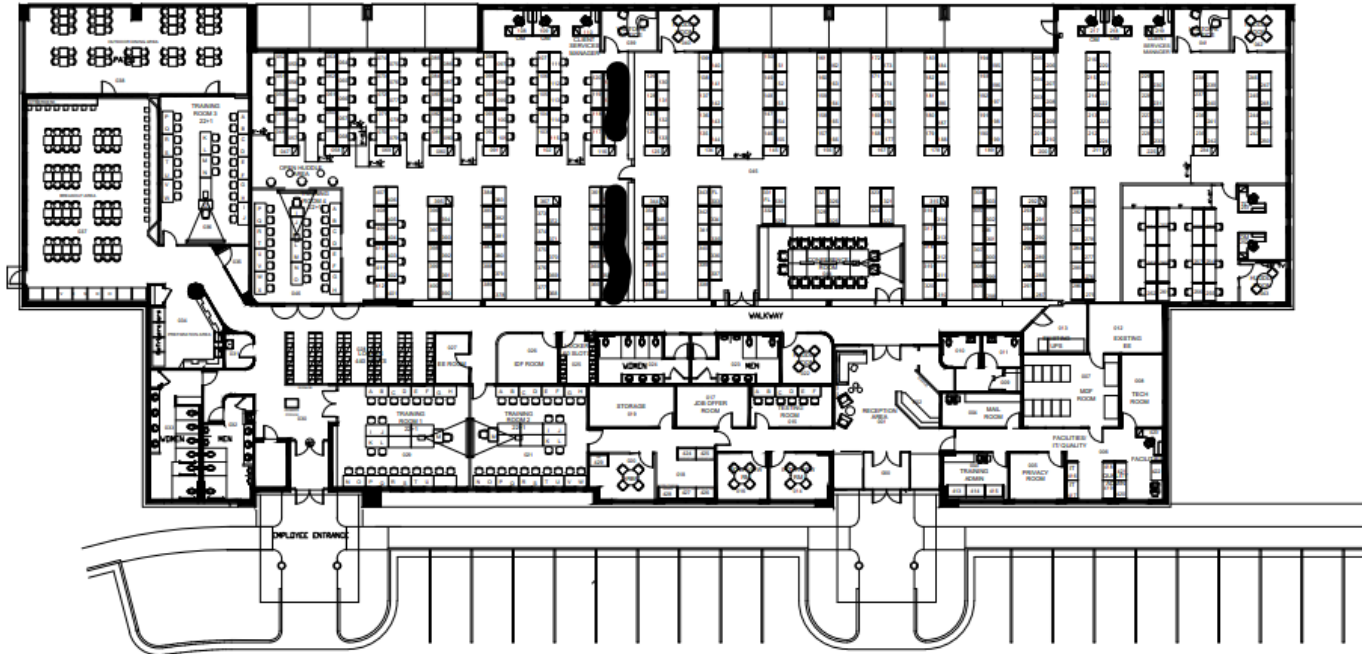


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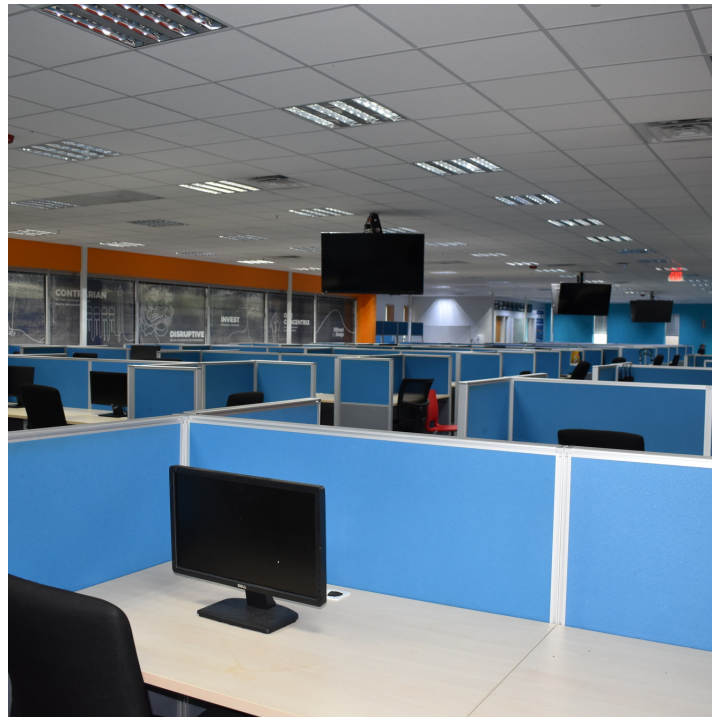
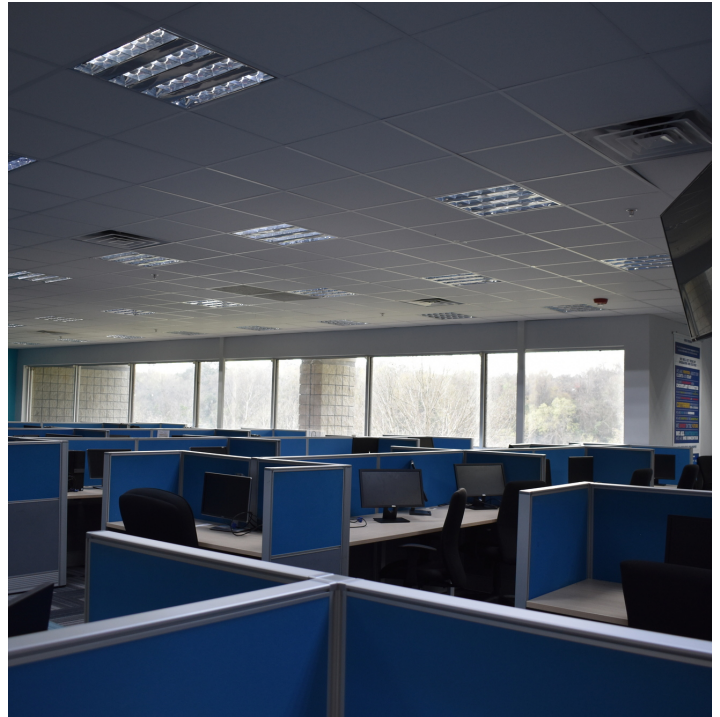


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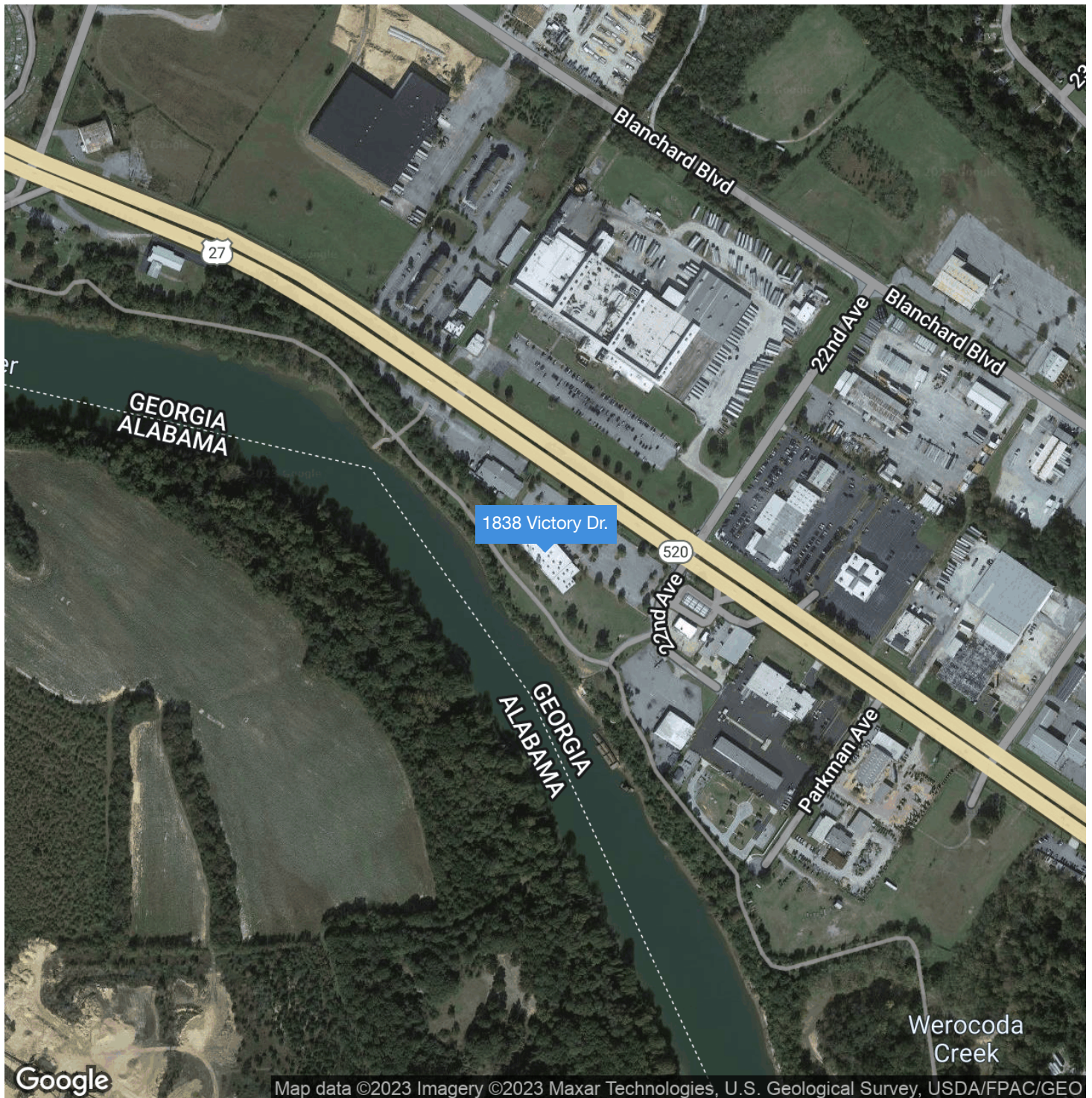


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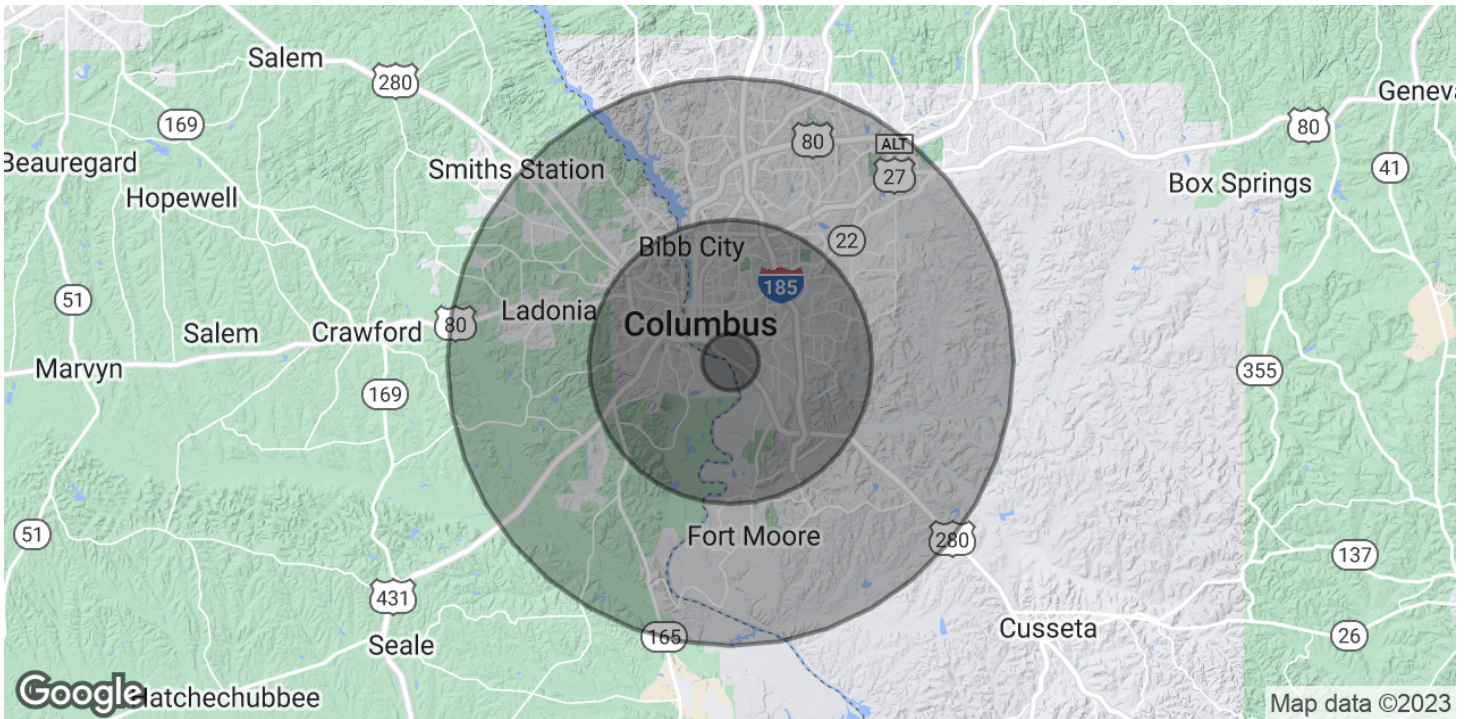


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,955	121,057	251,485
Average Age	30.1	36	35.7
Average Age (Male)	28.6	33.1	34.1
Average Age (Female)	33.7	38.8	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,582	58,809	111,417
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$20,042	\$41,482	\$54,821
Average House Value	\$49,646	\$97,277	\$129,465

* Demographic data derived from 2020 ACS - US Census

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