

Lease

Victory Square Shopping Center
3517 Victory Drive, Unit A-9 Columbus, GA 31903



PROPERTY DESCRIPTION

Unit A-9 is a 1,750 SF retail unit which was constructed in 2016. The space has 2 restrooms and is available on November 1, 2026. Part of a 21,105 SF shadow center which is anchored by Walmart, it is located on Victory Drive, in close proximity to Fort Benning. This is a high traffic area with a daily traffic count of 31,300. Other notable tenants in the center include Verizon, Little Caesars and Cricket Wireless.

PROPERTY HIGHLIGHTS

- High visibility storefront
- Ample parking
- Prominent signage opportunities
- High traffic area
- Traffic count 31,300 cars per day

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Available SF:	1,750 SF
Building Size:	21,105 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,922	16,640	38,017
Total Population	6,945	42,096	95,074
Average HH Income	\$36,818	\$49,443	\$57,800

Carson Cummings
(706) 289-2468

Blake Carter
(706) 566-2916



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

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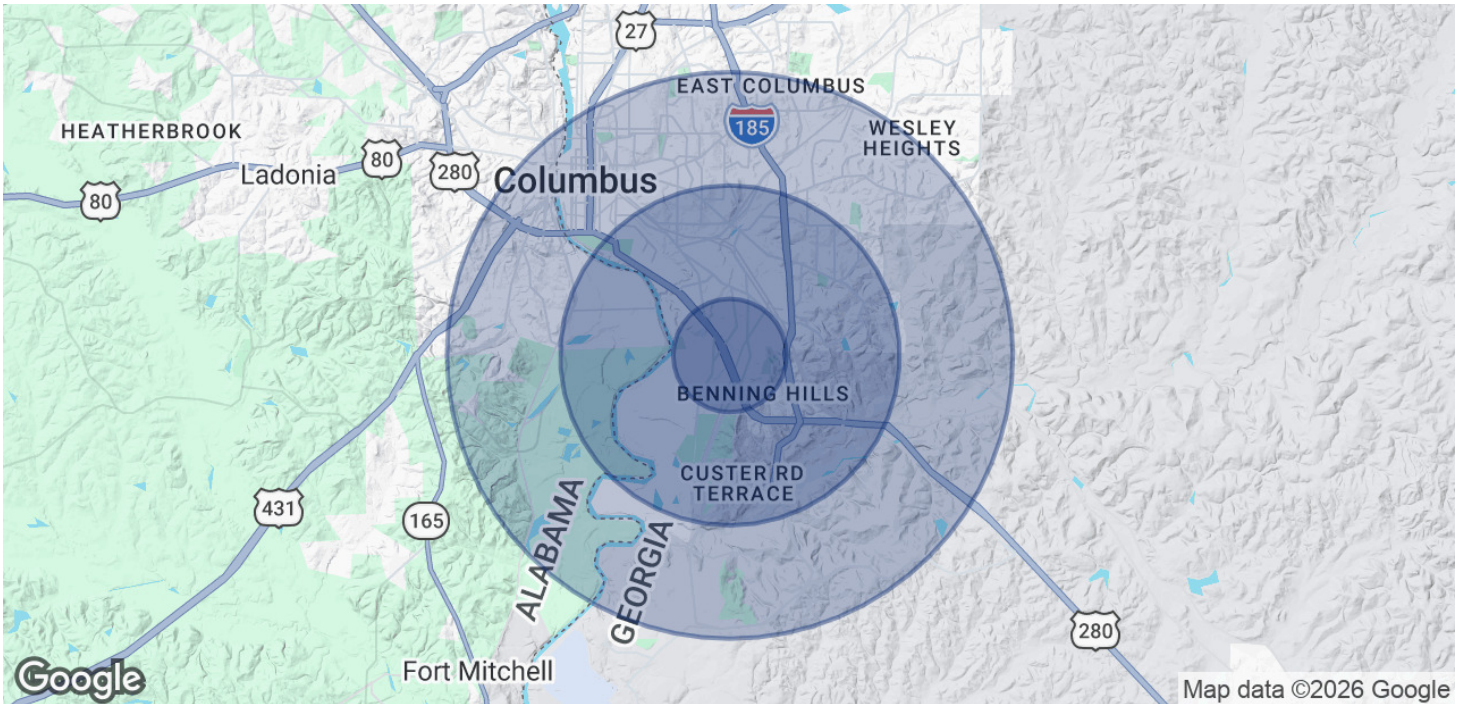


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,945	42,096	95,074
Average Age	39.3	35	35.7
Average Age (Male)	36.5	33.1	33.6
Average Age (Female)	40.9	38.8	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,922	16,640	38,017
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$36,818	\$49,443	\$57,800
Average House Value	\$77,887	\$120,795	\$140,004

2023 American Community Survey (ACS)

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