

FOR LEASE

4514 ARMOUR RD

Columbus, GA 31904



PROPERTY DESCRIPTION

This commercial property is located between Armour Road near the intersection with Manchester Expressway. The property is a concrete pad with a canopied area. It is located in close proximity to Manchester Expressway and I-185, with easy access to U.S. Highway 27.

PROPERTY HIGHLIGHTS

- Good location with great visibility
- Close proximity to Manchester Expressway and I-185
- Easy access to U.S. Highway 27
- Zoned General Commercial

OFFERING SUMMARY

Lease Rate:	\$2,800.00 per month (Ground)
Available SF:	1.58 Acres
Lot Size:	70,028 SF
Building Size:	0 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	254	648	2,695
Total Population	567	1,444	6,648
Average HH Income	\$66,263	\$65,851	\$76,128

Carson Cummings
(706) 289-2468

Richard Hill
(706) 330-7492

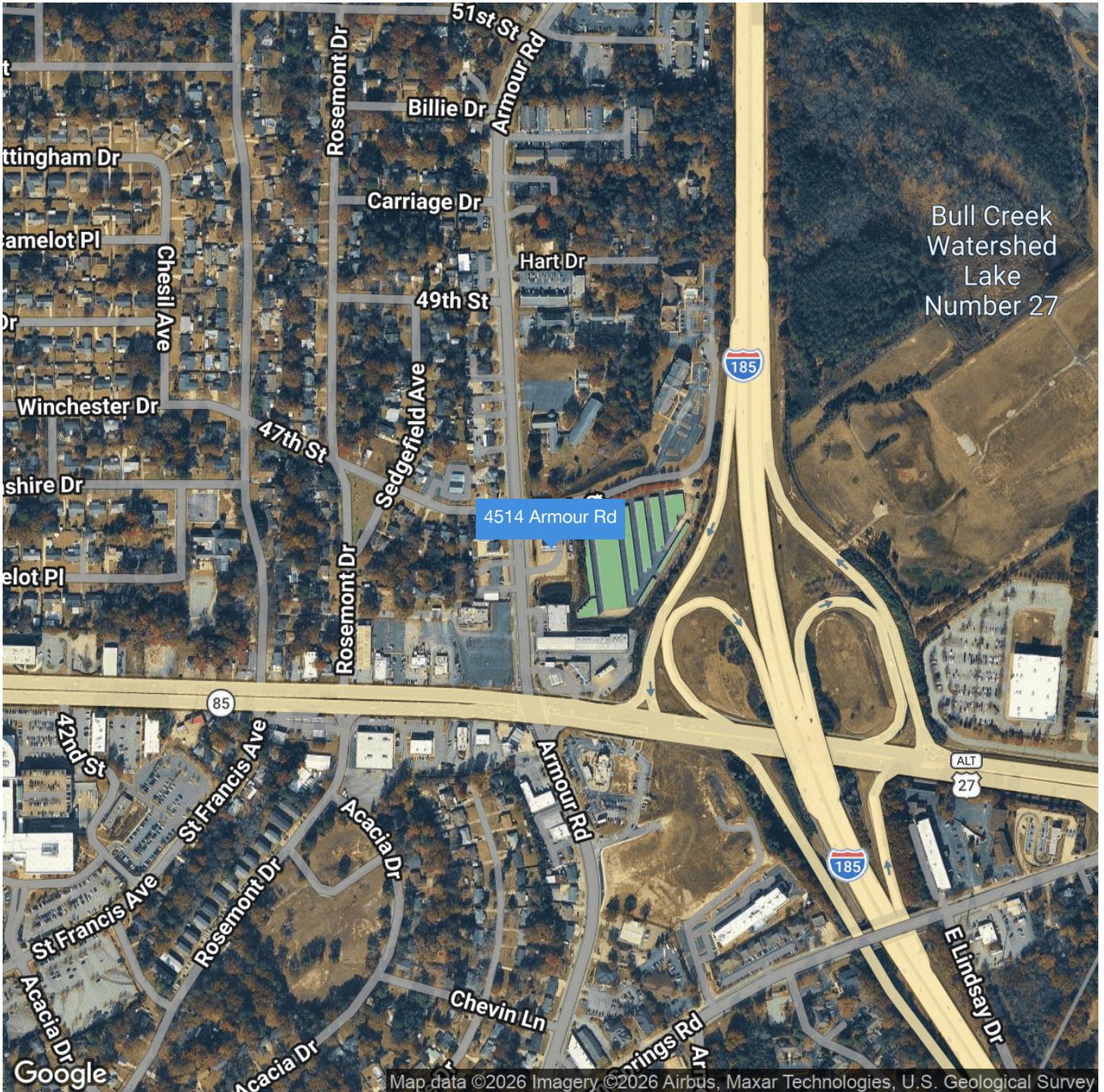


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KENNON & PARKER

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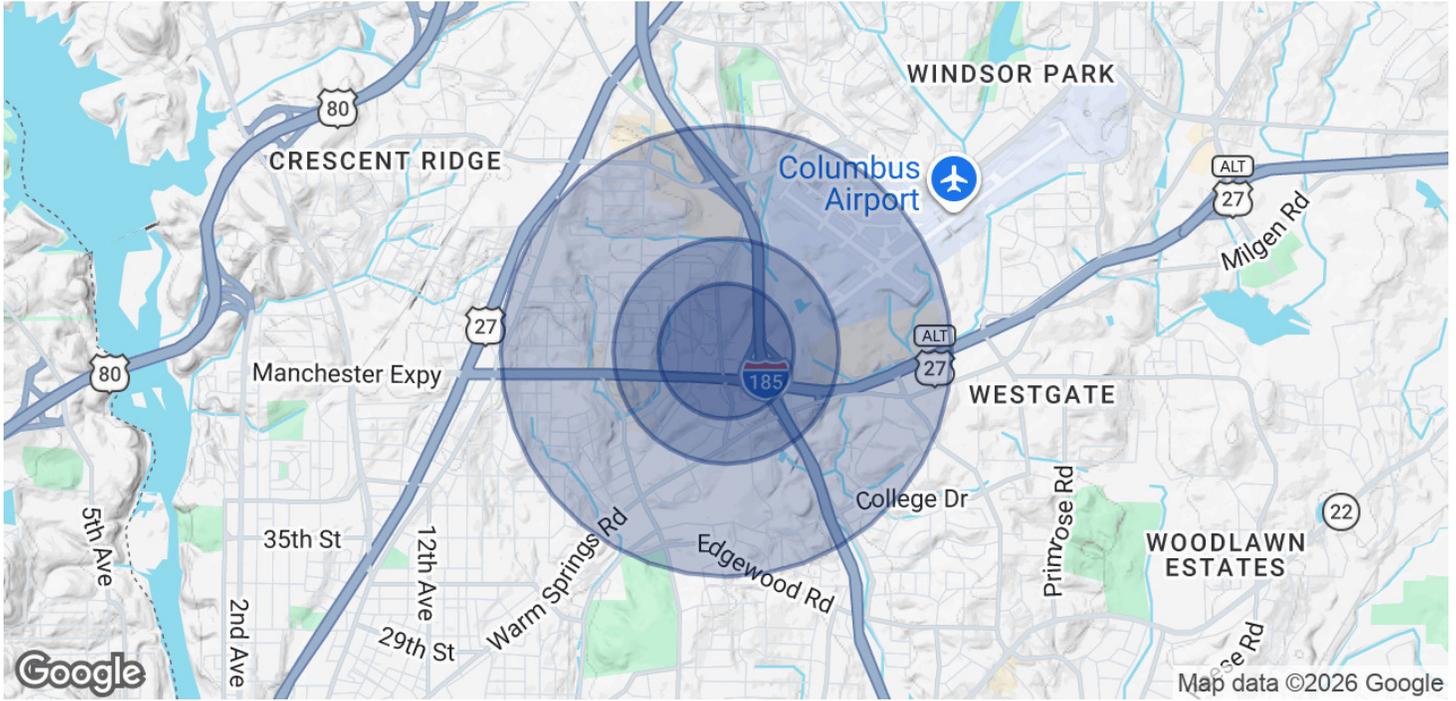


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	567	1,444	6,648
Average Age	39	38	38
Average Age (Male)	37	36	36
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	254	648	2,695
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$66,263	\$65,851	\$76,128
Average House Value	\$182,137	\$181,890	\$209,974

Demographics data derived from AlphaMap

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