

FOR SALE

2217 MANCHESTER EXPWY

Columbus, GA 31904



SALE PRICE \$595,000

BUILDING SIZE 4800 SF

ZONED NC

Carson Cummings
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**COLDWELL BANKER
COMMERCIAL
KENNON & PARKER**

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PROPERTY DESCRIPTION

Take advantage of this exceptional commercial property for sale in a high-traffic, highly visible location on Manchester Expressway—directly across from St. Francis-Emory Hospital.

Situated on a 0.75-acre lot, this well-maintained 4,800 SF building, originally constructed in 1974, offers an ideal setting for automotive-related businesses and other commercial ventures.

Zoned Neighborhood Commercial (NC), the property provides flexibility for a range of business uses. Its prominent location ensures excellent exposure, strong traffic counts, and easy accessibility—making it a strategic spot to attract and serve customers.

PROPERTY HIGHLIGHTS

- 4,800 SF building
- Zoned NC
- Strategic location with easy access to I-185 and US Hwy 27
- Excellent visibility
- Ideal for automotive-related businesses

OFFERING SUMMARY

Sale Price:	\$595,000
Number of Units:	1
Lot Size:	0.74 Acres
Building Size:	4,800 SF

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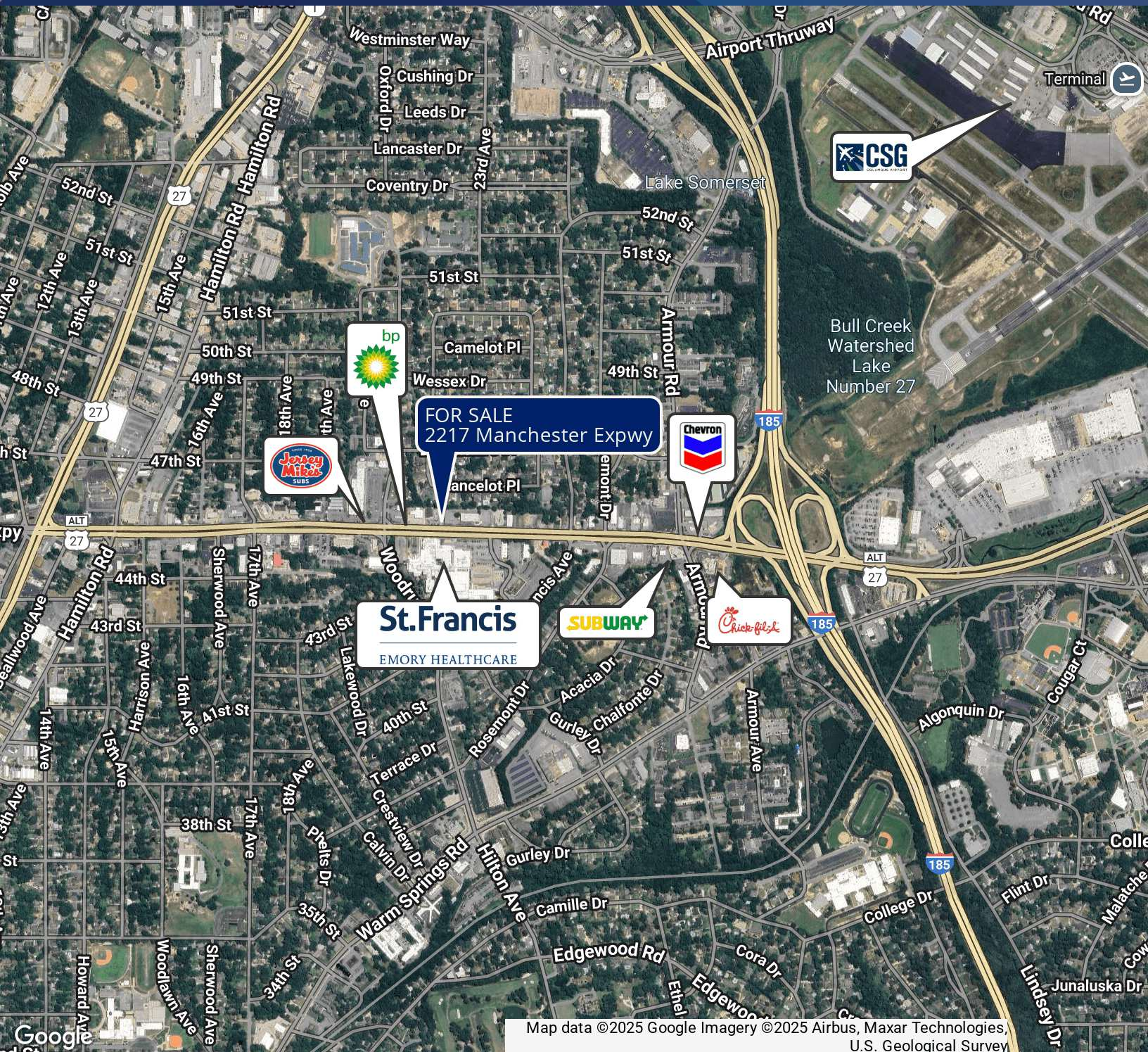


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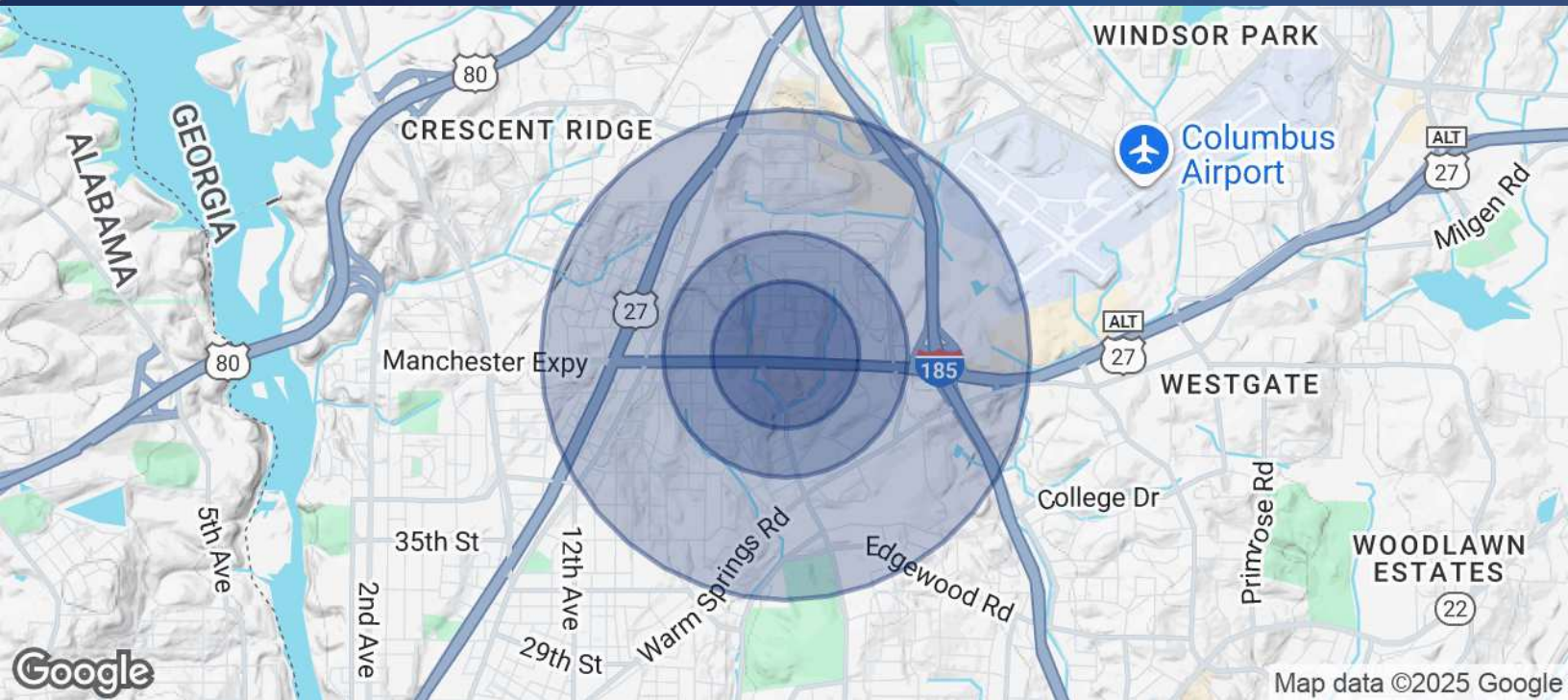


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	905	2,296	8,700
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	397	979	3,313
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$66,528	\$66,479	\$59,057
Average House Value	\$178,383	\$181,683	\$167,942

Demographics data derived from AlphaMap

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