



New Construction Retail Space

9315 Veterans Parkway
Columbus, Georgia 31909

Property Highlights

- Plenty of parking
- End cap for drive-thru
- Off Veterans Parkway

Property Overview

This new construction is a total of +/- 3000 SF available for lease. Two (2) suites are available at +/-1500 SF of space per suite. One suite being an endcap with capability to put in a drive-thru window. Each space leases for \$22 per SF + CAM per month. Location averages approximately 12,300 traffic count daily off Veterans Pkwy. There is access to the building from both Wooldridge Rd and Veterans Pkwy.

Offering Summary

Lease Rate:	\$22.00 SF/month (NNN)
Building Size:	9,900 SF
Available SF:	3,000 SF
Lot Size:	0.999 Acres

For More Information

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Drive-thru



Suite C



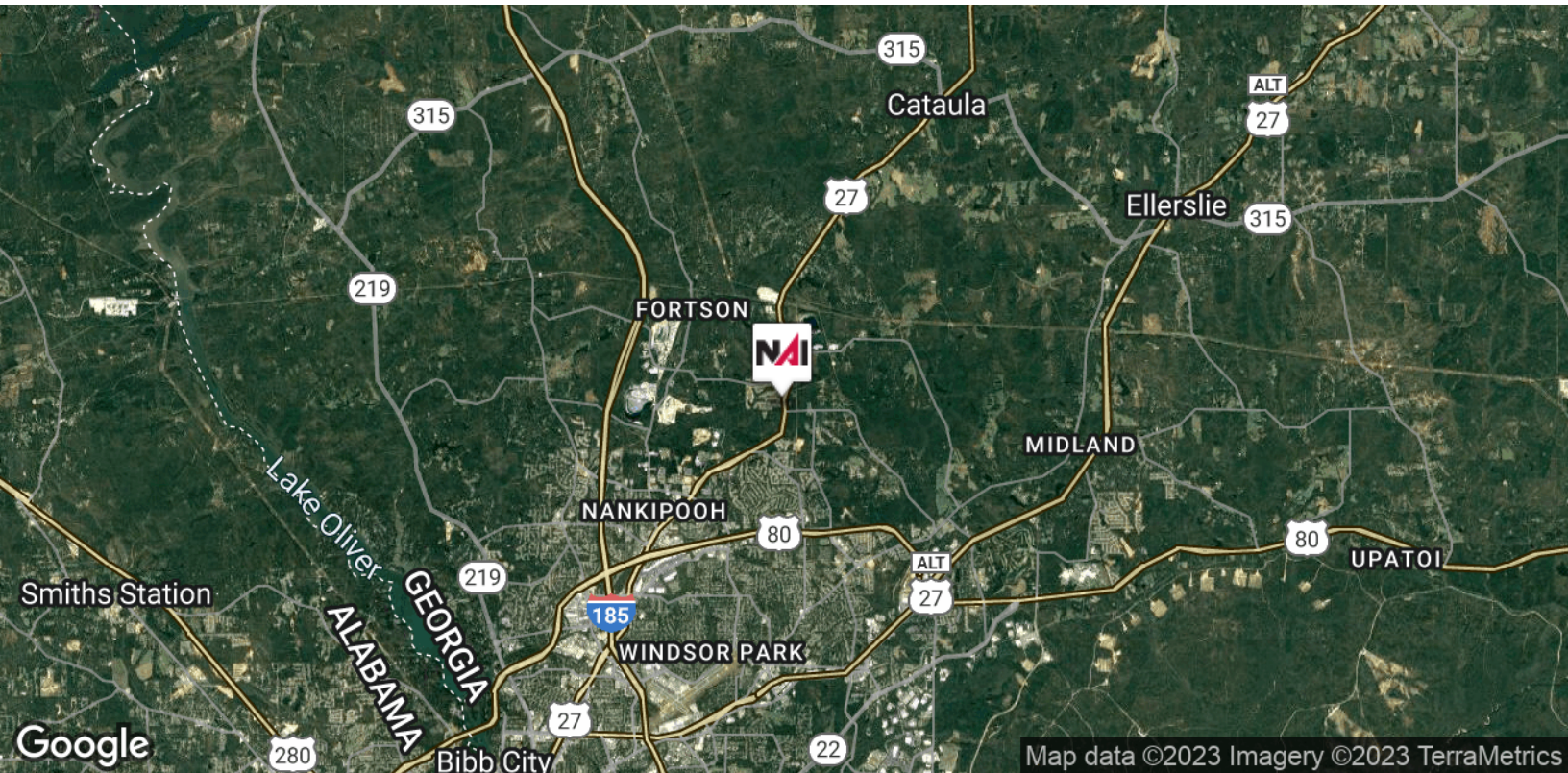
Parking



Suite B

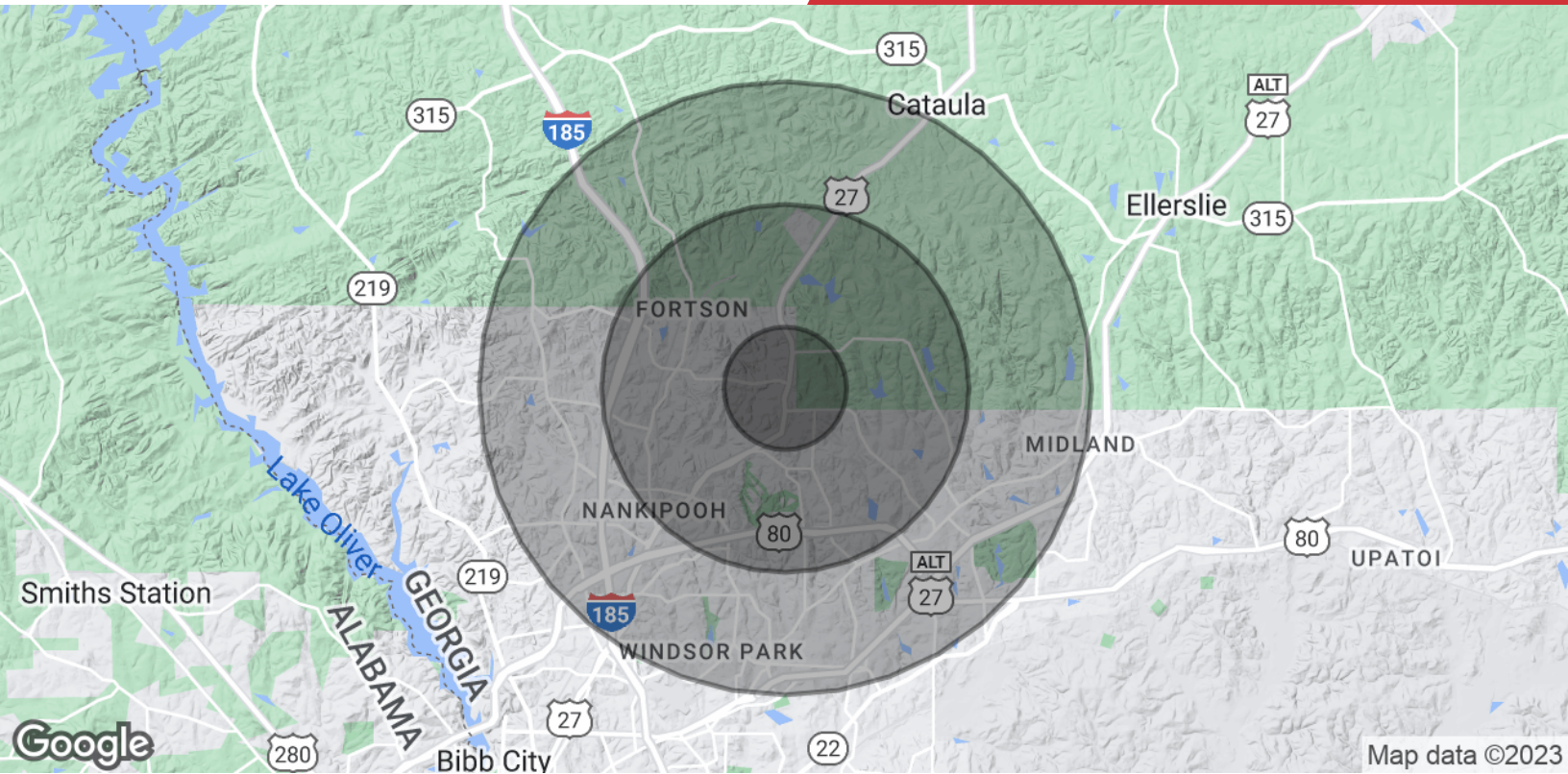
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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,225	16,082	61,439
Average Age	33.6	37.0	36.2
Average Age (Male)	35.3	36.0	35.4
Average Age (Female)	30.6	37.2	37.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	440	6,788	25,682
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$121,520	\$85,959	\$79,210
Average House Value	\$276,699	\$242,786	\$194,206

* Demographic data derived from 2020 ACS - US Census