



## Victory Drive Investment Opportunity

4200 Victory Dr  
Columbus, Georgia 31903

### Property Overview

Prime investment opportunity! This portfolio includes 10 contiguous parcels totaling approximately 1.67 acres. One parcel features a fully leased ±2,505 SF retail space with a reliable income-producing tenant currently paying \$2,400 per month with no landlord maintenance responsibilities. The remaining nine parcels offer undeveloped land, ideal for future commercial development. Eight parcels are zoned Neighborhood Commercial (NC), allowing for a variety of commercial uses such as retail, office, and mixed-use development, while the remaining two parcels are zoned Single-Family Residential (SFR), which are currently limited to residential use but may offer future redevelopment or rezoning potential. Located on a high-visibility road with an average daily traffic count of over 28,000, this site offers strong exposure and accessibility.

Parcels included in sale: 062 053 001, 062 053 022, 062 053 020, 062 053 003, 062 053 004, 062 053 005, 062 053 006, 062 053 017, 062 053 018, 062 053 019

### Offering Summary

<b>Sale Price:</b>	\$395,000
<b>Building Size:</b>	+/- 2,505 SF
<b>Lot Size:</b>	+/- 1.67 Acres

### Demographics 0.3 Miles 0.5 Miles 1 Mile

<b>Total Households</b>	360	792	2,179
<b>Total Population</b>	781	1,815	5,286
<b>Average HH Income</b>	\$44,502	\$42,431	\$42,490

### For More Information

**Jack Hayes, SIOR, CCIM**

O: 706 660 5418 x1002

jhayes@g2cre.com | GA #336627



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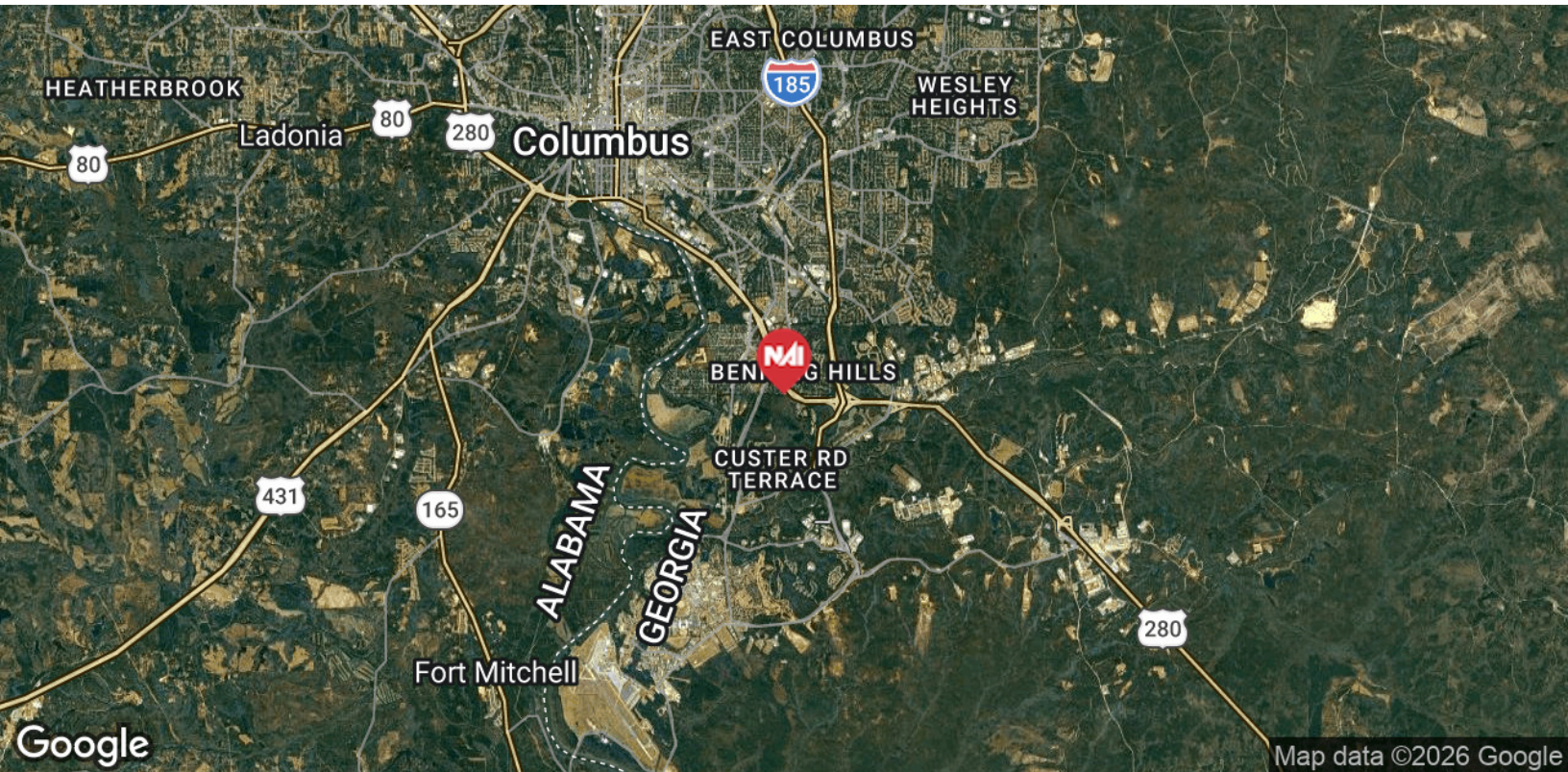
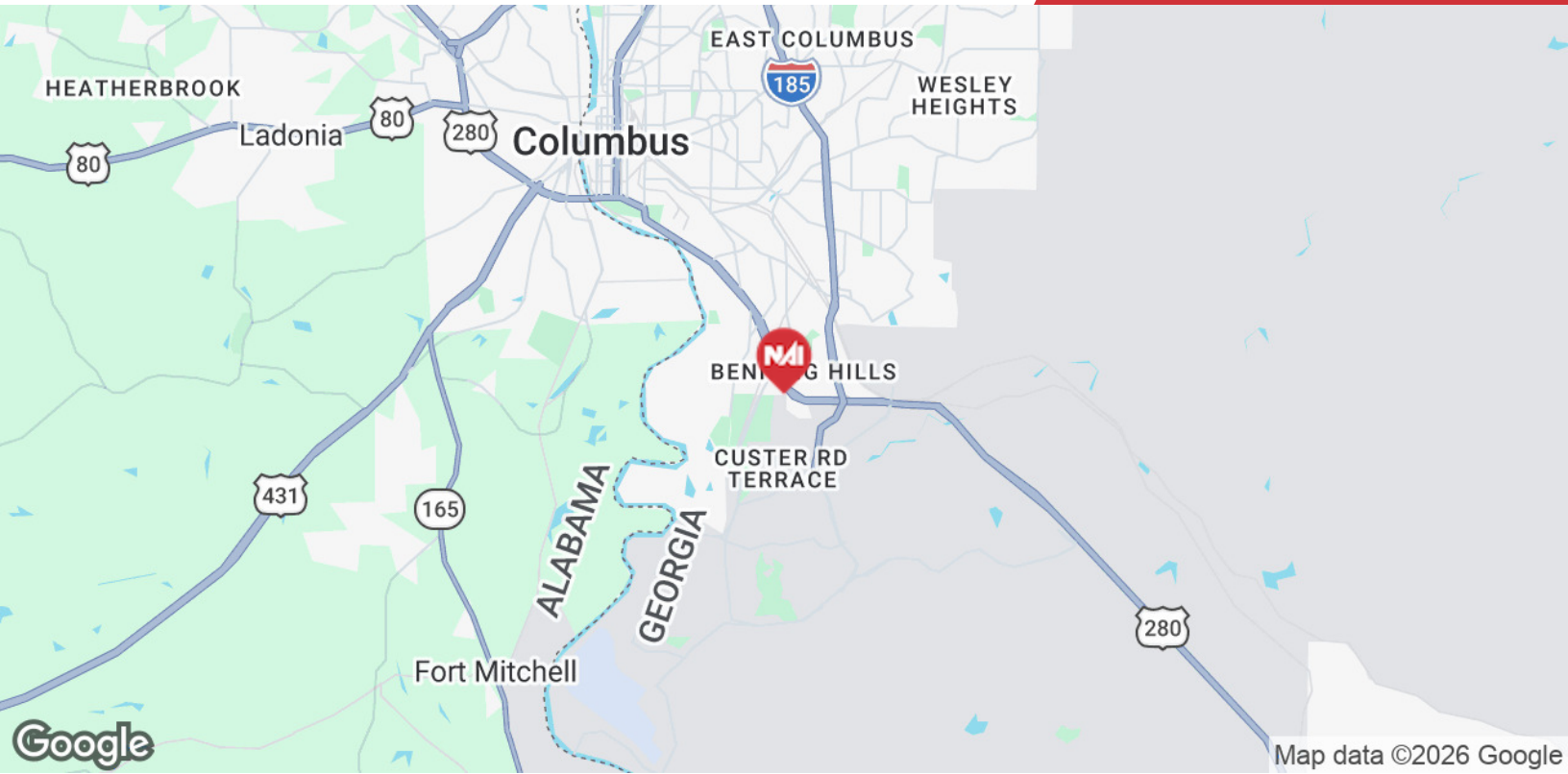
Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, U.S. Geological Survey

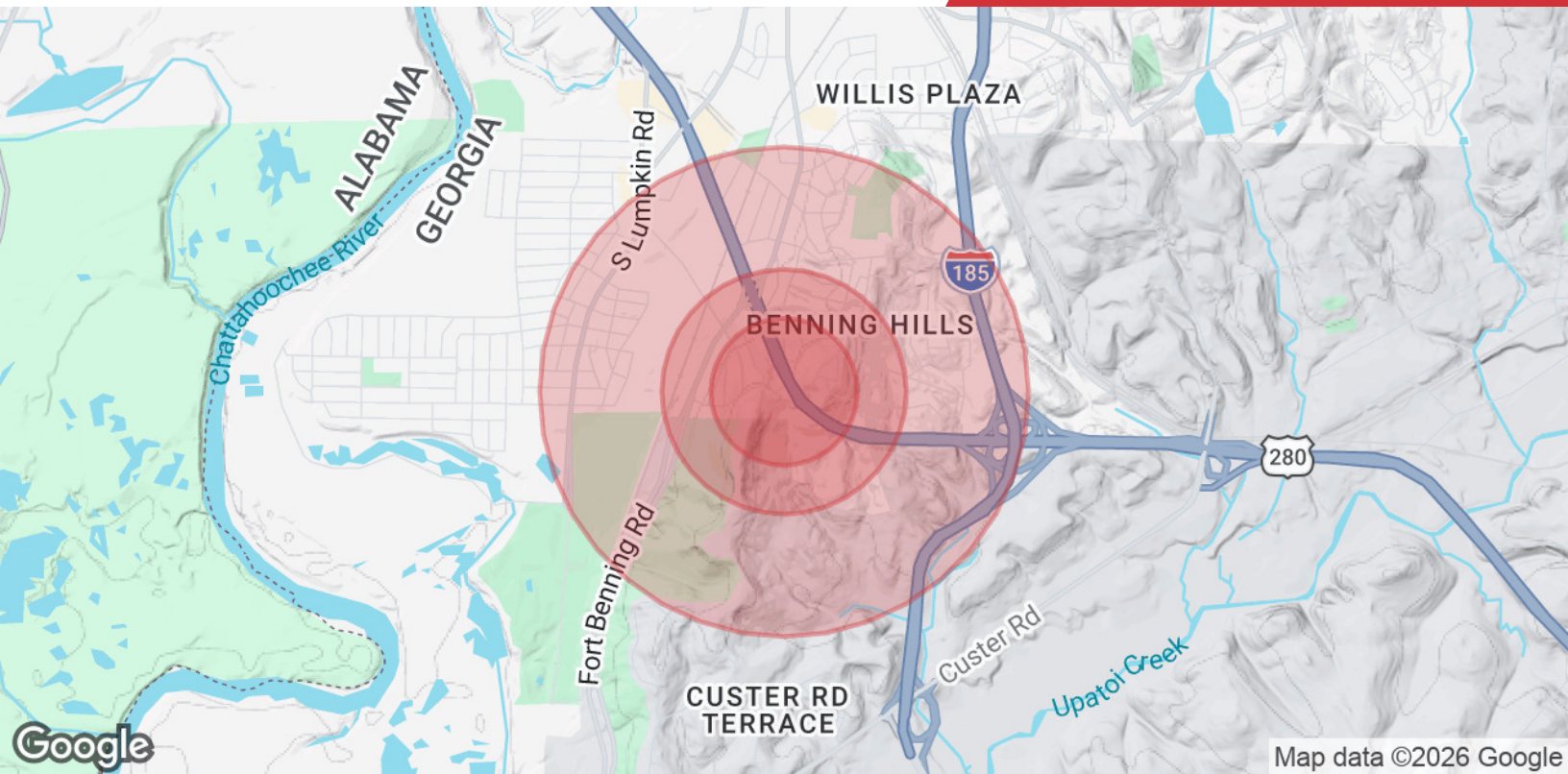
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### Population

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	781	1,815	5,286
<b>Average Age</b>	38	37	37
<b>Average Age (Male)</b>	38	37	36
<b>Average Age (Female)</b>	37	37	37

### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	360	792	2,179
<b># of Persons per HH</b>	2.2	2.3	2.4
<b>Average HH Income</b>	\$44,502	\$42,431	\$42,490
<b>Average House Value</b>	\$116,506	\$105,455	\$96,312

Demographics data derived from AlphaMap