



FLEX SPACE DEVELOPMENT LAND | FOR SALE

3103 TOWER ROAD, COLUMBUS, GA 31909

General commercial site well-suited for a 3,000± SF of flex space, retail or office building.

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

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1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER

**KENNON, PARKER,
DUNCAN & DAVIS**



PROPERTY INFORMATION

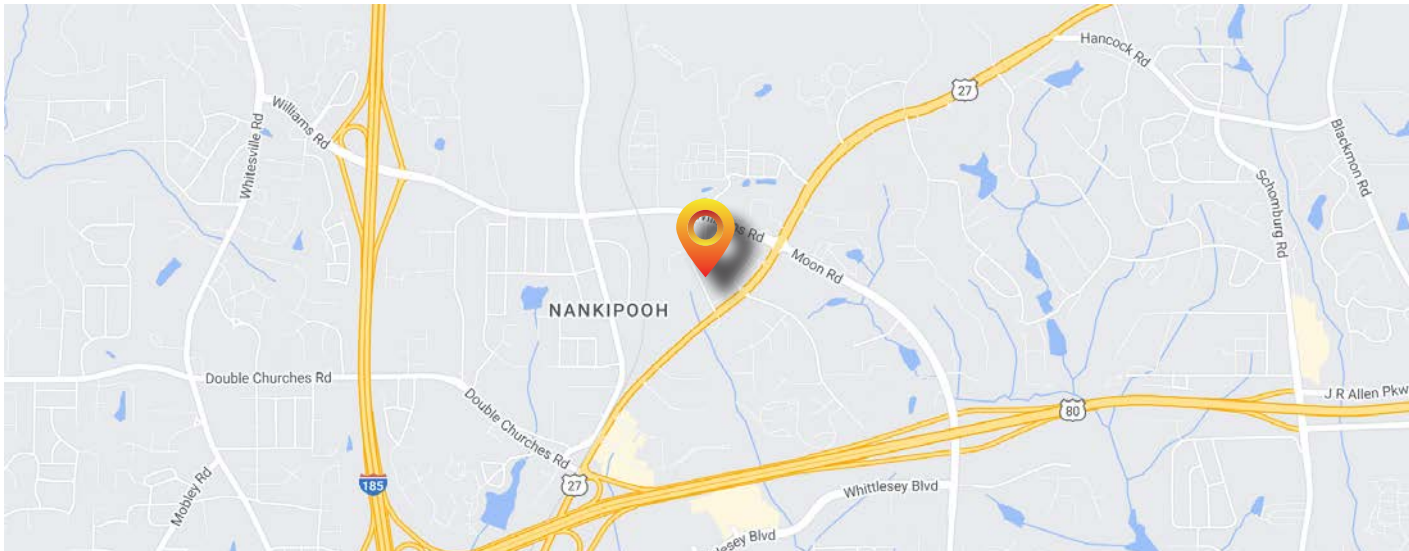
ACREAGE*
0.428 Acres

BUILDING POTENTIAL
3,000 SF

ZONING
General Commercial

- FEATURES**
- North Columbus location
 - Low cost price point
 - All utilities available
 - Easy access to Veterans Parkway and Williams Road
 - High traffic-generating neighbors

SALE PRICE
\$150,000



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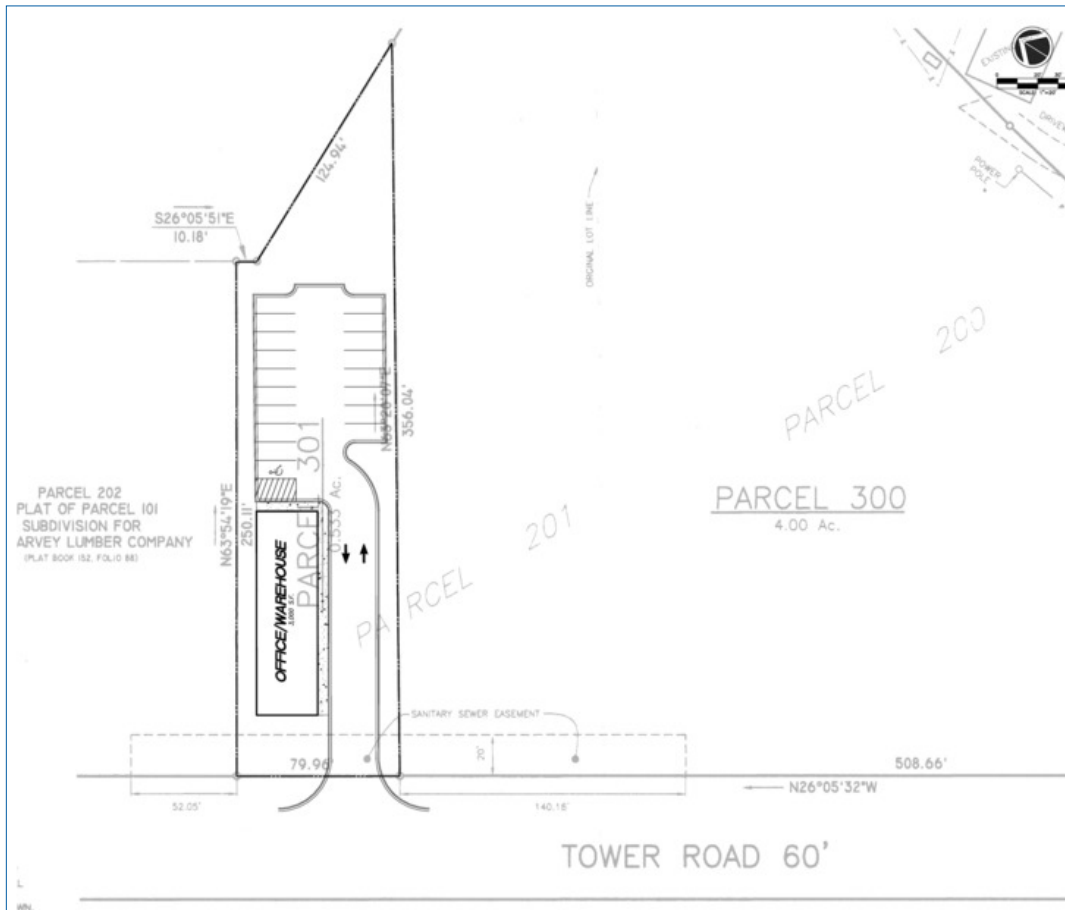


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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	2,555	78,145	244,148
Average Age	37.3	37.6	36
Average Age (Male)	38.7	37.6	34.6
Average Age (Female)	36	37.7	37.4
Total Households	1,167	32,563	97,940
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$73,370	\$67,929	\$56,740
Average House Value	\$187,108	\$161,860	\$151,610



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