

LAND
FOR
SALE

7170 BEAVER RUN ROAD

MIDLAND, GA 31820



SCOTT BOYCE

(706)-615-9733

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WENDY ELLIOTT

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WOODRUFF **BROKERAGE**
COMPANY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This commercial property in the sought- after Midland area offers a pad-ready site; with existing curb and detention. The property is designed to accommodate a range of retail or service businesses. The prepared pad site offers an opportunity for development, with the necessary infrastructure in place to support an established business. With its desirable Northeast Columbus location, this property is located near Midland Commons.

PROPERTY HIGHLIGHTS

- Will accommodate a 5,400 SF building (135' x 40')
- Pad Ready, Curb and Detention already present
- 30 parking spaces
- Traffic Count: 22, 800 (Hwy 80)
- Zoned: GC
- Suitable for Various Uses
- Close proximity to US HWY 80 & SR 80
- 1.5 miles to Technology Parkway

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	1 Acre

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,733	12,031	31,409
Total Population	5,933	30,286	78,509
Average HH Income	\$94,998	\$99,707	\$91,873

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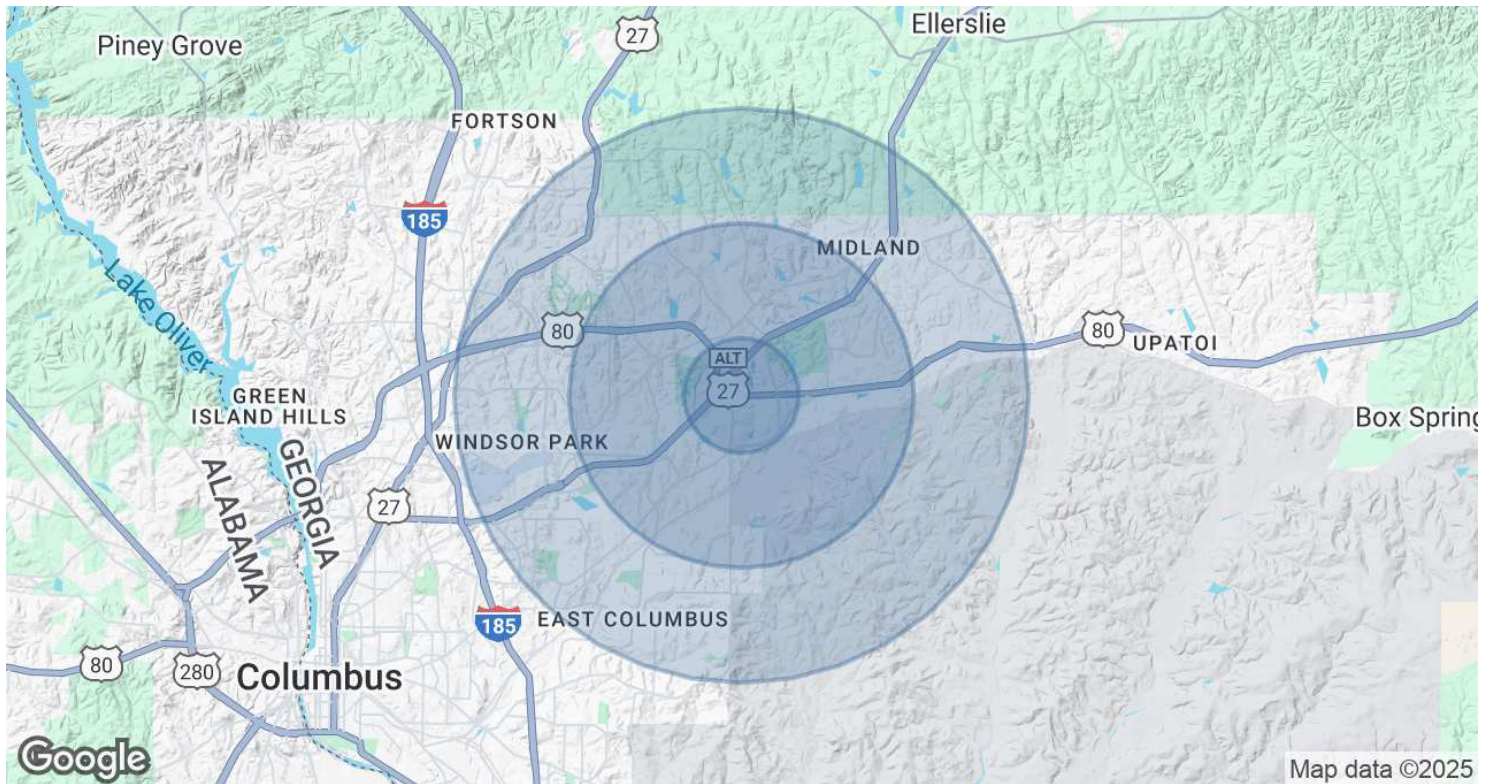
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,933	30,286	78,509
Average Age	37	38	39
Average Age (Male)	36	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,733	12,031	31,409
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$94,998	\$99,707	\$91,873
Average House Value	\$275,212	\$301,974	\$270,432

Demographics data derived from AlphaMap

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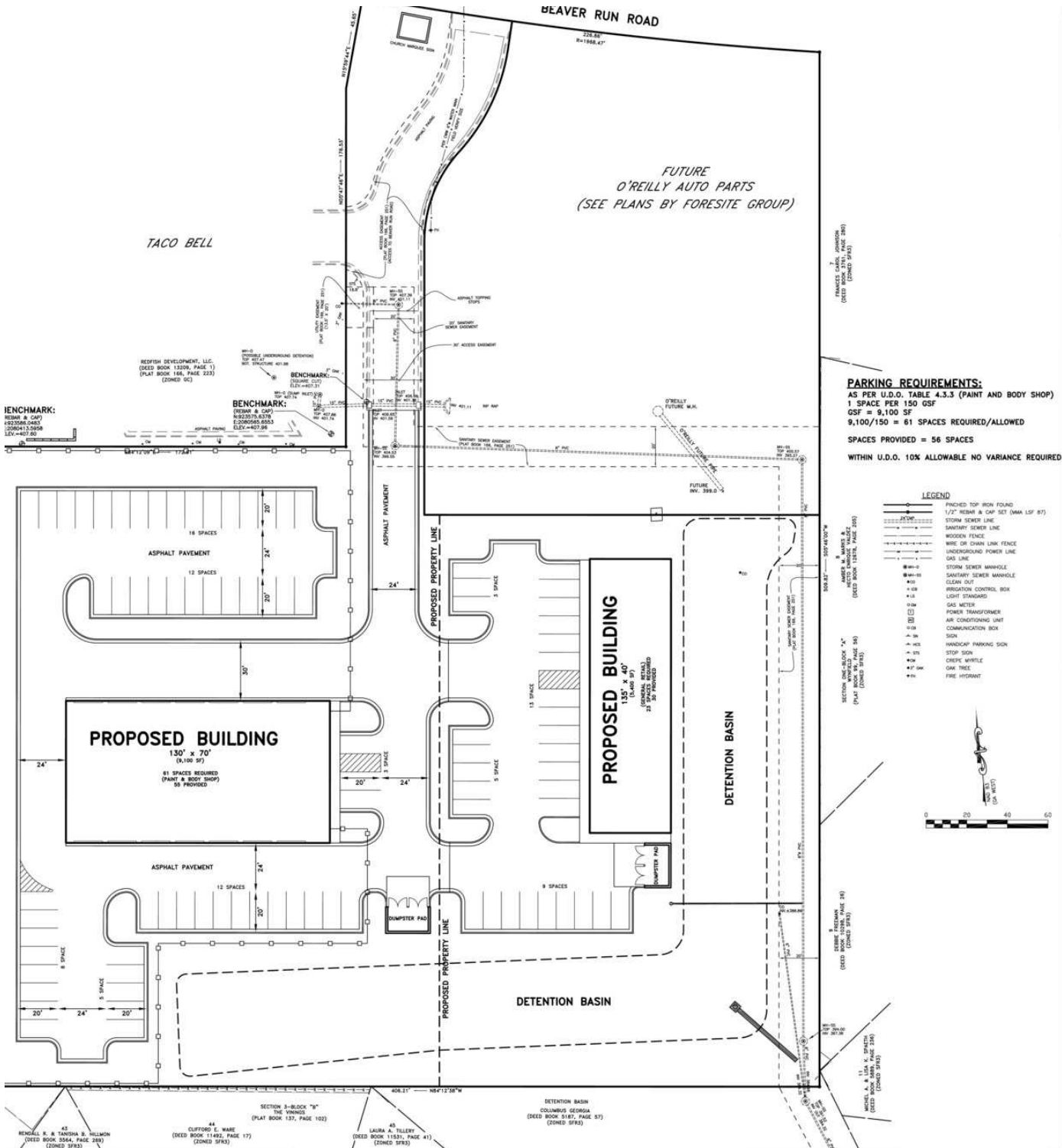
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SITE PLAN



**MOON MEEKS
& ASSOCIATES, INC.**

REVISIONS:

B

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ADDITIONAL PHOTOS



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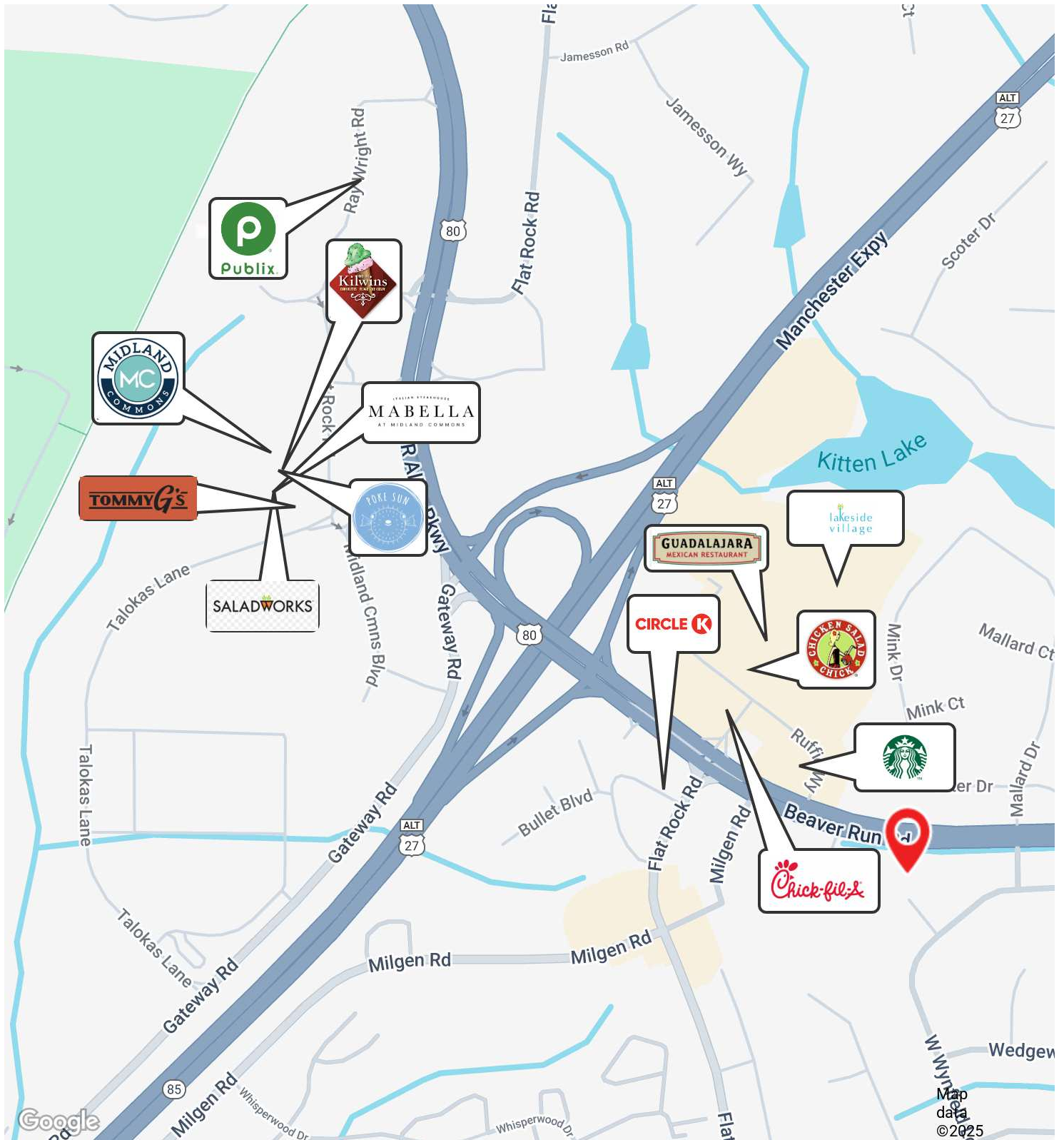
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RETAILER MAP



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MEET SCOTT & WENDY



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