



Old Town

experience the lifestyle

EST. 2013

Commercial Real Estate Site Map



EXISTING:

- 50 Single family homes
- 32,770 SF Retail
- 7,783 Free standing office
- 10 Townhomes
- 397 Apartments
- Legacy Reserve Senior Living
 - 167 Units

NEW CONSTRUCTION:

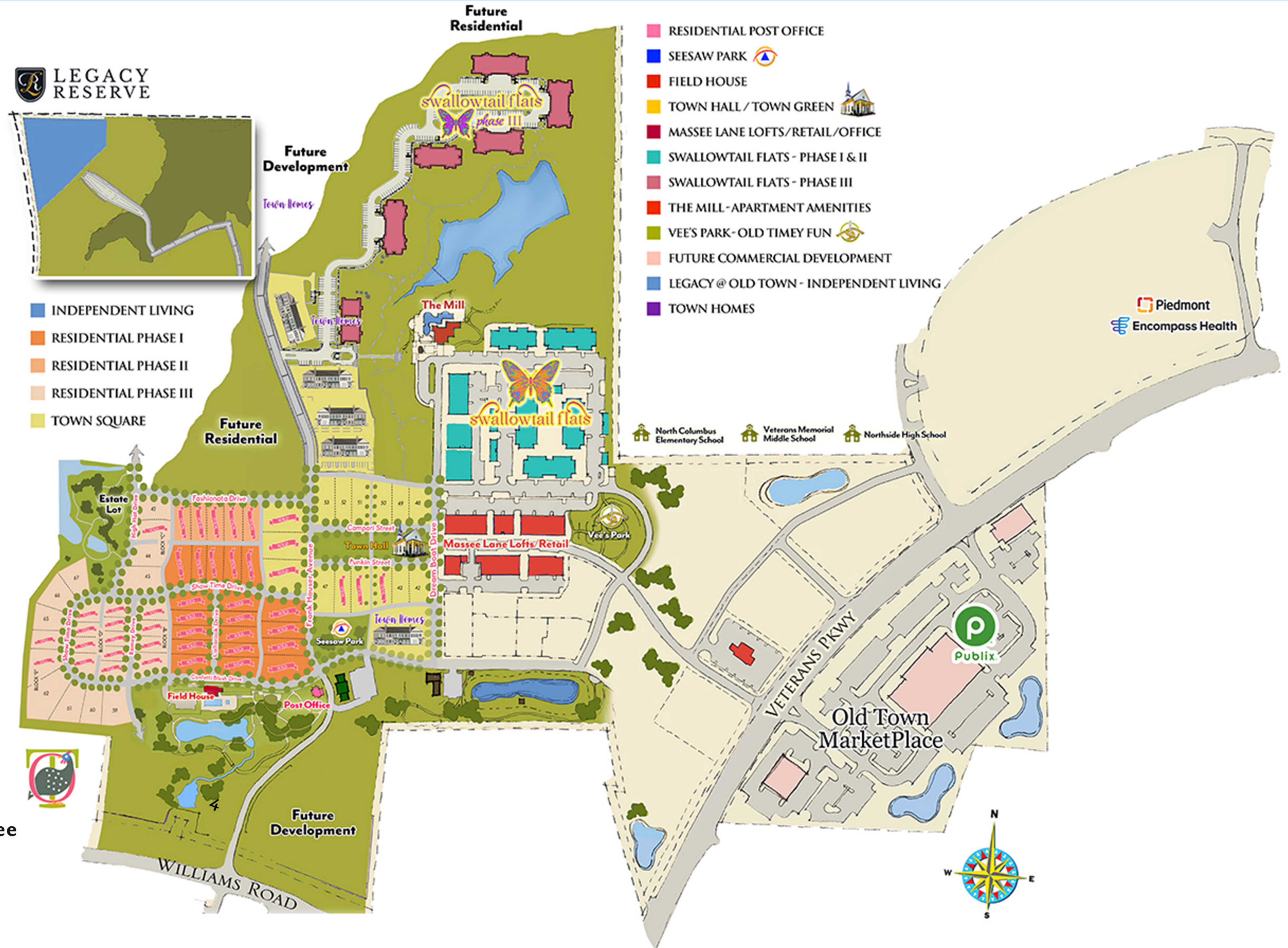
- Mixed Used Building V - 11,750 SF
- Mixed Used Building VI - 20,900 SF
- Fall 2024
- Delivered
- 14 Single Family Lots

FUTURE DEVELOPMENT:

- 211 Residential lots

AVAILABLE FOR PURCHASE:

- Prime Commercial Land
- 1 Acre and 2 acre out lots available on Veteran's Parkway
- Up to 6 acres lots available south of Masee



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New Retail Development Opportunity in North Columbus, GA



- Located at 8201 Veterans Parkway (US Hwy 27)
Four-lane highway connecting Harris County to Columbus
- 1.4 miles from Interstate I-185 at Exit 12 - Williams Road
- 2.7 miles from Bradley Park Shopping Area
- 1.5 miles from Highway 80 and Columbus Park Crossing
(Columbus' largest shopping center)
- 0.7 miles from Maple Ridge (675 homes)
- 3,500 apartment units within 1 mile
- 12.3 miles from Fort Benning; Home of the Infantry and Armor School
- Adjacent to Northside High School, Veterans Middle School, North Columbus Elementary and Calvary Christian

COMING SOON

- Summer 2023: Encompass Stay Apartment Suites (88 rooms)
- Spring 2024: Publix at Old Town Marketplace



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Old Town Demographics and School Enrollment



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Total Population	28,923	39,631	74,429
2020 Households	11,970	16,130	30,133
2020 Average Household Income	\$80,498	\$81,565	\$76,961
2020 Businesses			1,877
2020 Employees			35,360

2021 Traffic Counts

- 10,000 Williams Road
- 19,400 Veterans Parkway / South of Williams Road
- 18,500 Veterans Parkway / Old Guard Road
- 13,600 Moon Road

SCHOOL ENROLLMENT

- Northside High School - 1,508 -
- Veterans Memorial Middle School - 634 -
- North Columbus Elementary - 737 -
- Calvary Christian School - 685 -



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Companies & Employees



FORT BENNING	40,000	GLOUS	900	HOSTESS	325
TSYS	4,690	NCR CUP	725	SWIFT SPINNING	300
MUSCOGEE COUNTY SCHOOL DISTRICT	4,300	HUGHSTON CLINIC	700	BATSON-COOK	300
AFLAC	3,670	HARRIS COUNTY SCHOOL SYSTEM	700		
COLUMBUS REGIONAL HEALTH SYSTEM	3,180	WEST CENTRAL GEORGIA REGIONAL HOSPITAL	665		
COLUMBUS CONSOLIDATED GOVERNMENT	3,130	HEATCRAFT NORTH AMERICA	625		
KIA MOTORS MANUFACTURING, GA	3,000	COLUMBUS BANK & TRUST	620		
ST. FRANCIS HOSPITAL	3,000	SNYDERS-LANE INC.	600		
PEZOLD MANAGEMENT	2,000	CARMIKE CINEMAS	560		
COLUMBUS STATE UNIVERSITY	1,360	CHASSIY	550		
PRATT & WHITNEY	1,100	WC BRADLEY CO.	550		
PRECISION COMPONENTS INTERNATIONAL	975	AT&T GEORGIA	500		
KOSH FOODS	950	COLUMBUS TECH	390		
SYNOVUS FINANCIAL	930	KELLOGG'S	390		
JOHNSON CONTROLS INC.	925	GOODWILL INDUSTRIES	355		

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Fun Facts About Columbus, GA



Home to more than
300,000
Residents

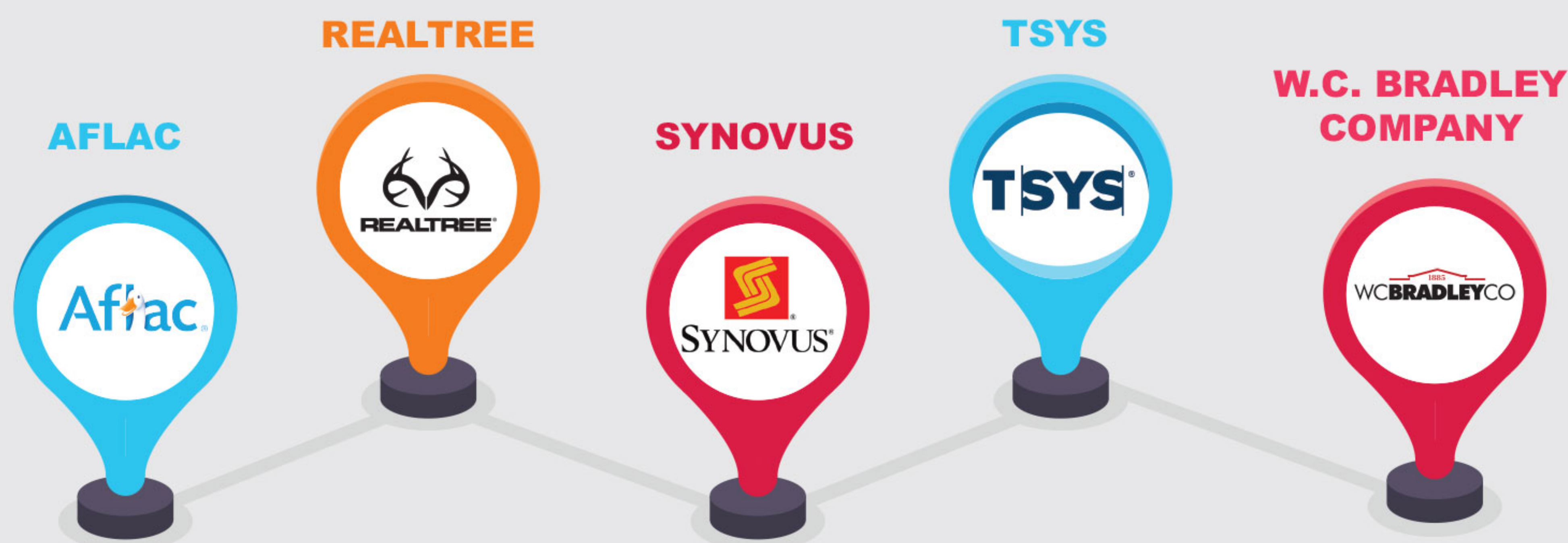


Fort Benning is home to the Maneuver Center of Excellence, Infantry and Armor Schools and many more military leadership schools that form America's best.

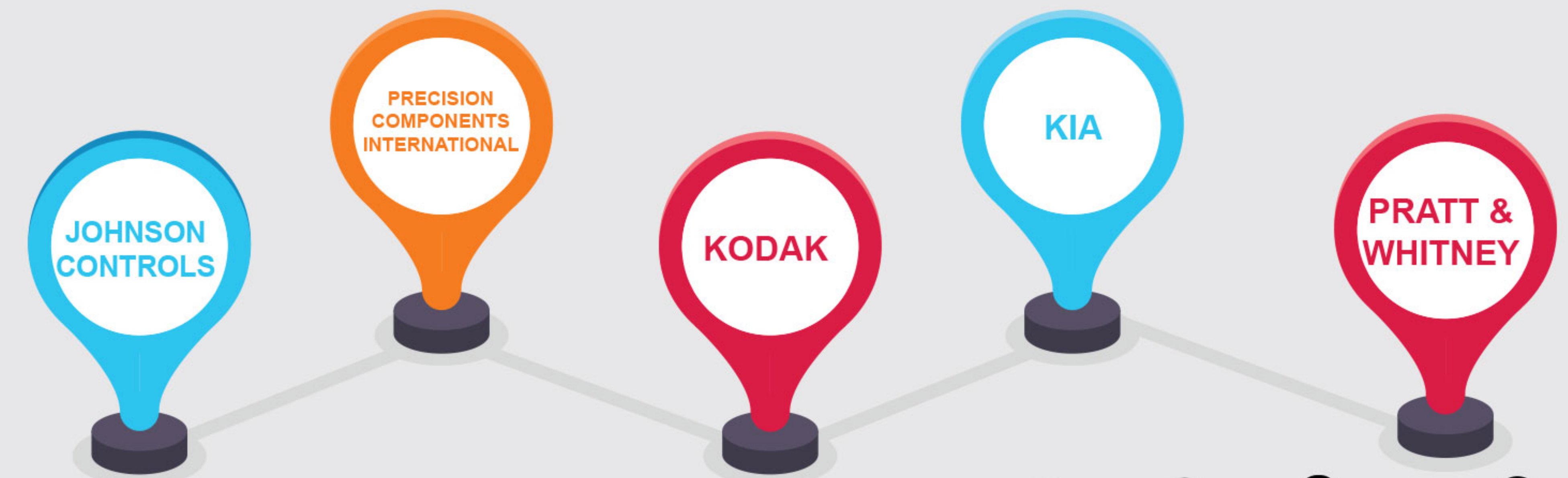


Home of Columbus State University
Troy University
Columbus Technical College

CORPORATE HEADQUARTERS TO:



NATIONAL COMPANIES LOCATED HERE:



Entertainment & Education

The Columbus Museum
The Rivercenter

The Springer Opera House
Coca-Cola Space Science Center



World's Longest Urban
White Water Course



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WOODRUFF
BROKERAGE
COMPANY

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