



## 4590 Woodruff Rd

Columbus , Georgia 31904

### Property Overview

+/- 1.27 acre lot located in Columbus, Georgia. This rough graded lot is across the street from Emory St. Francis Hospital and the St. Francis Shopping Center.

In close proximity to Manchester Expressway/GA 85/US Alt 27.

Traffic count: +/-32,450 cars on Manchester Expressway

### Offering Summary

**Sale Price:** \$295,000

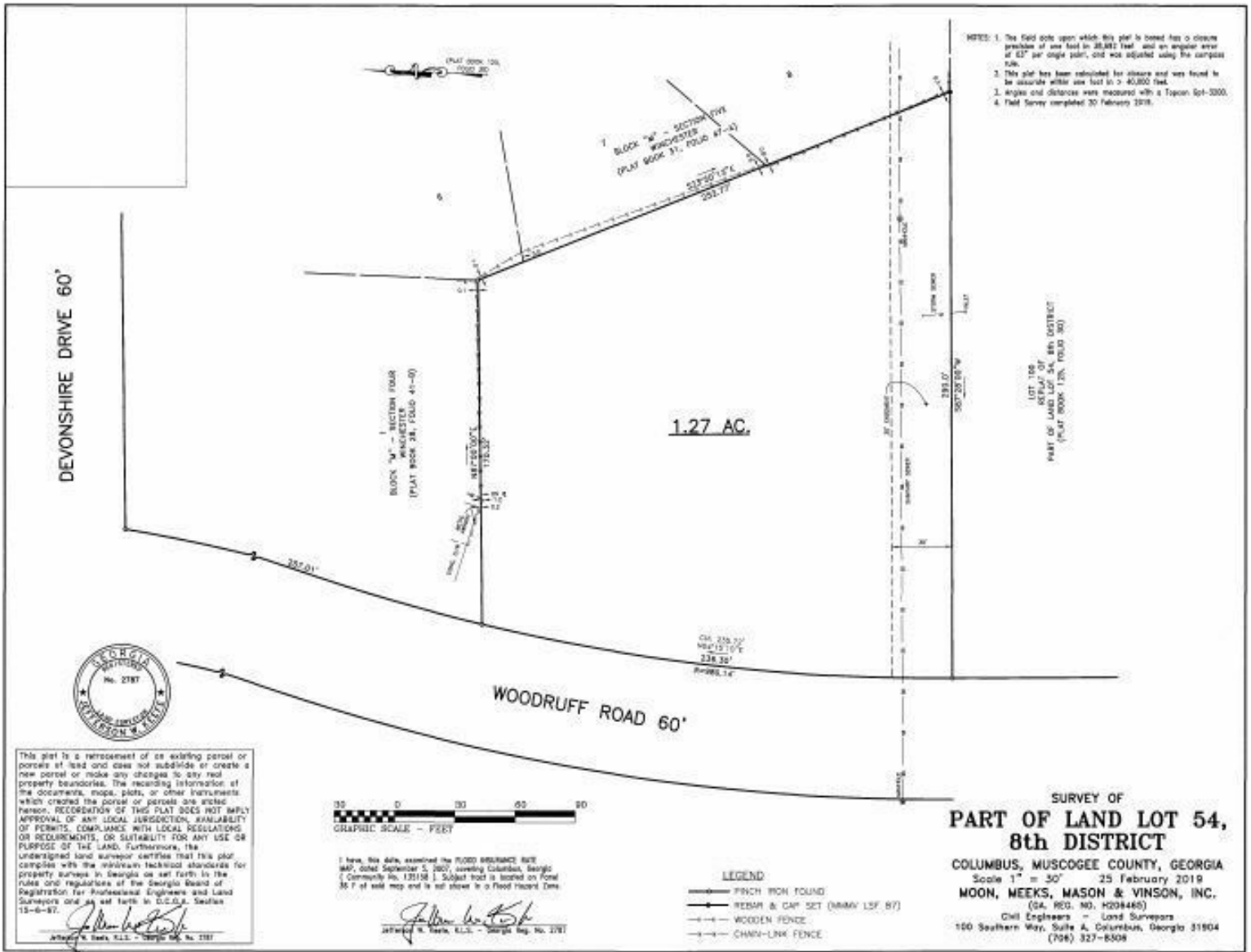
**Lot Size:** 1.27 Acres

### For More Information

**Jack Hayes, SIOR, CCIM, MICP**

O: 706 660 5418 x1002

[jhayes@g2cre.com](mailto:jhayes@g2cre.com) | GA #336627



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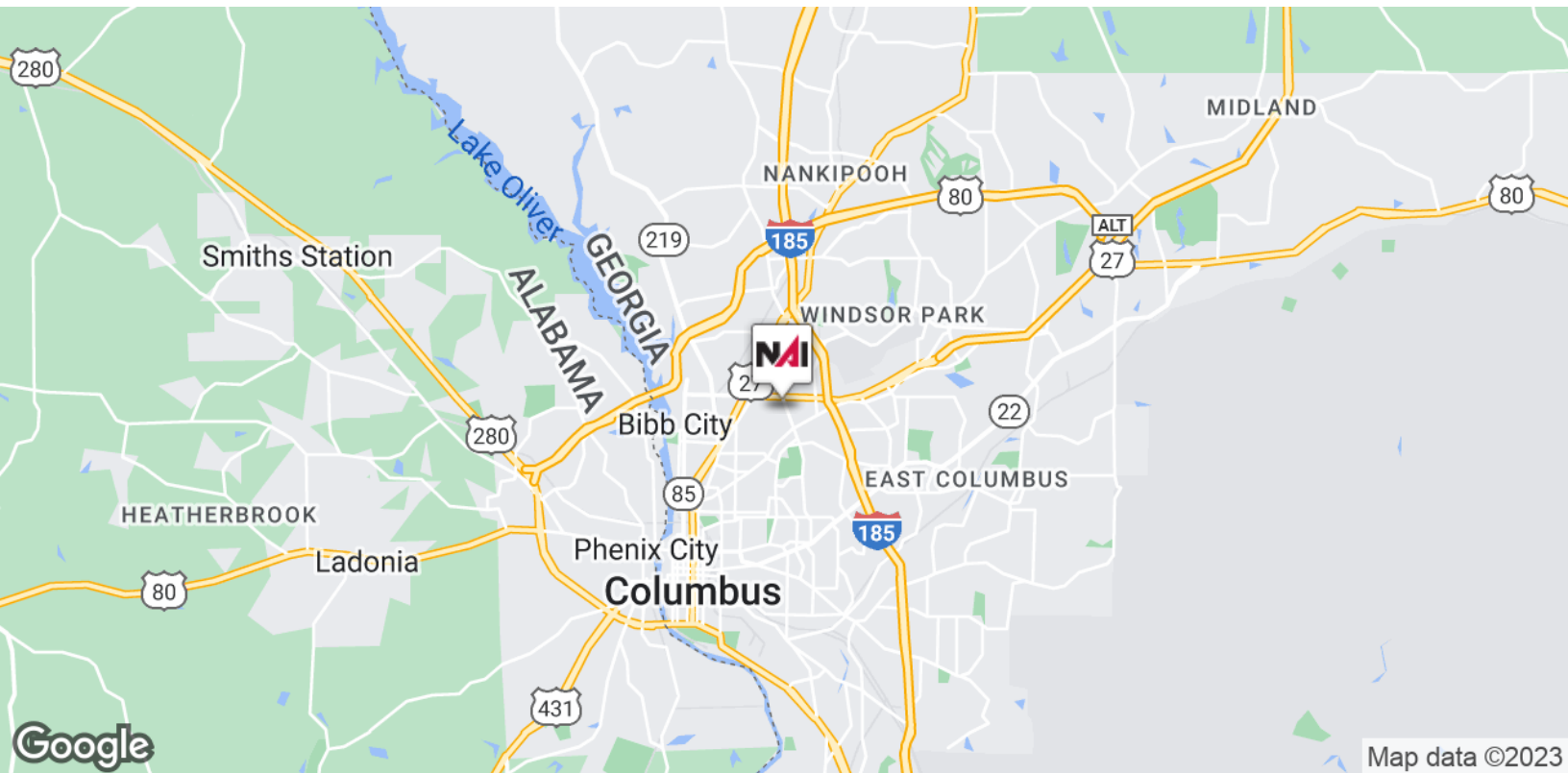
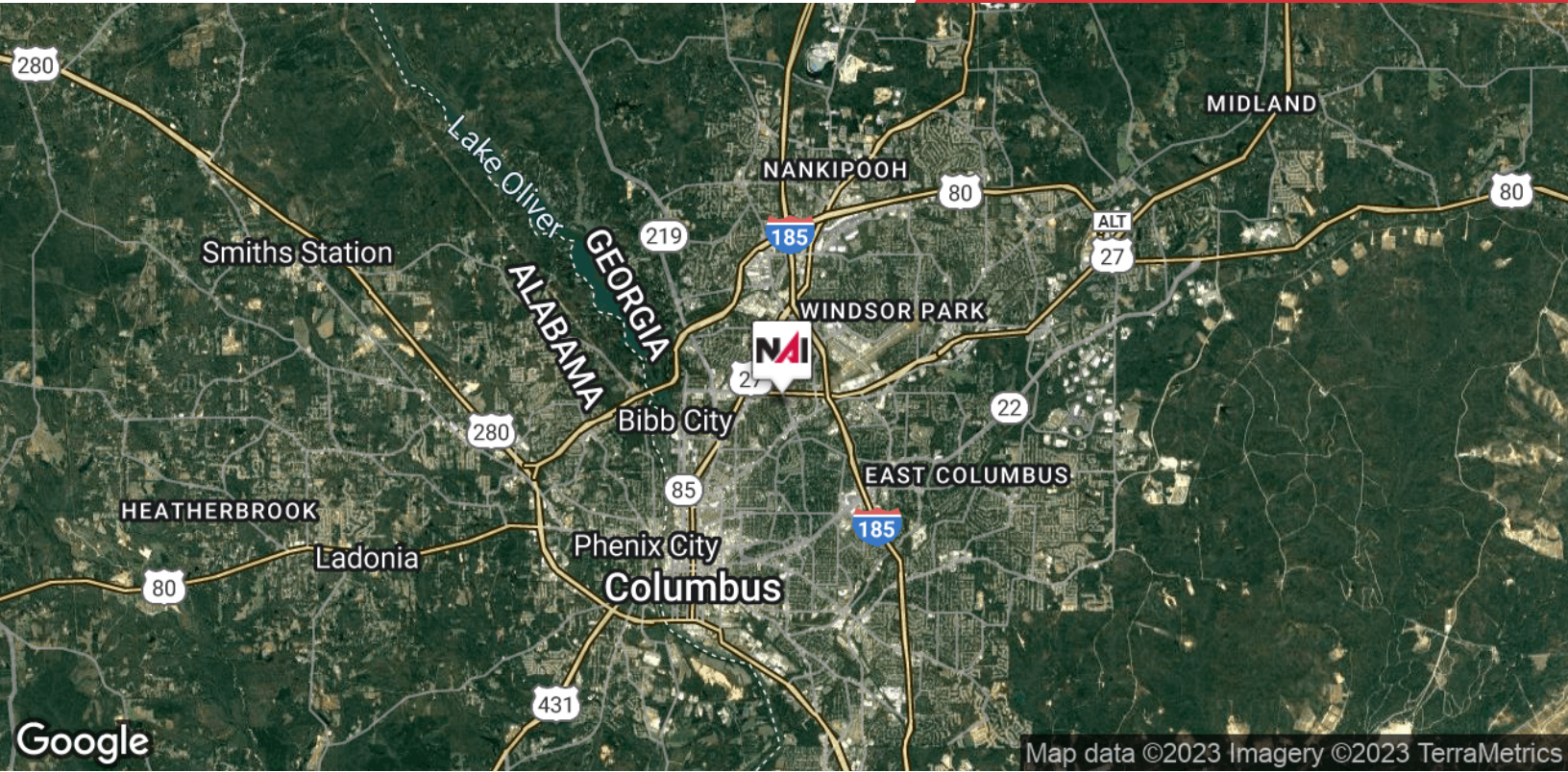




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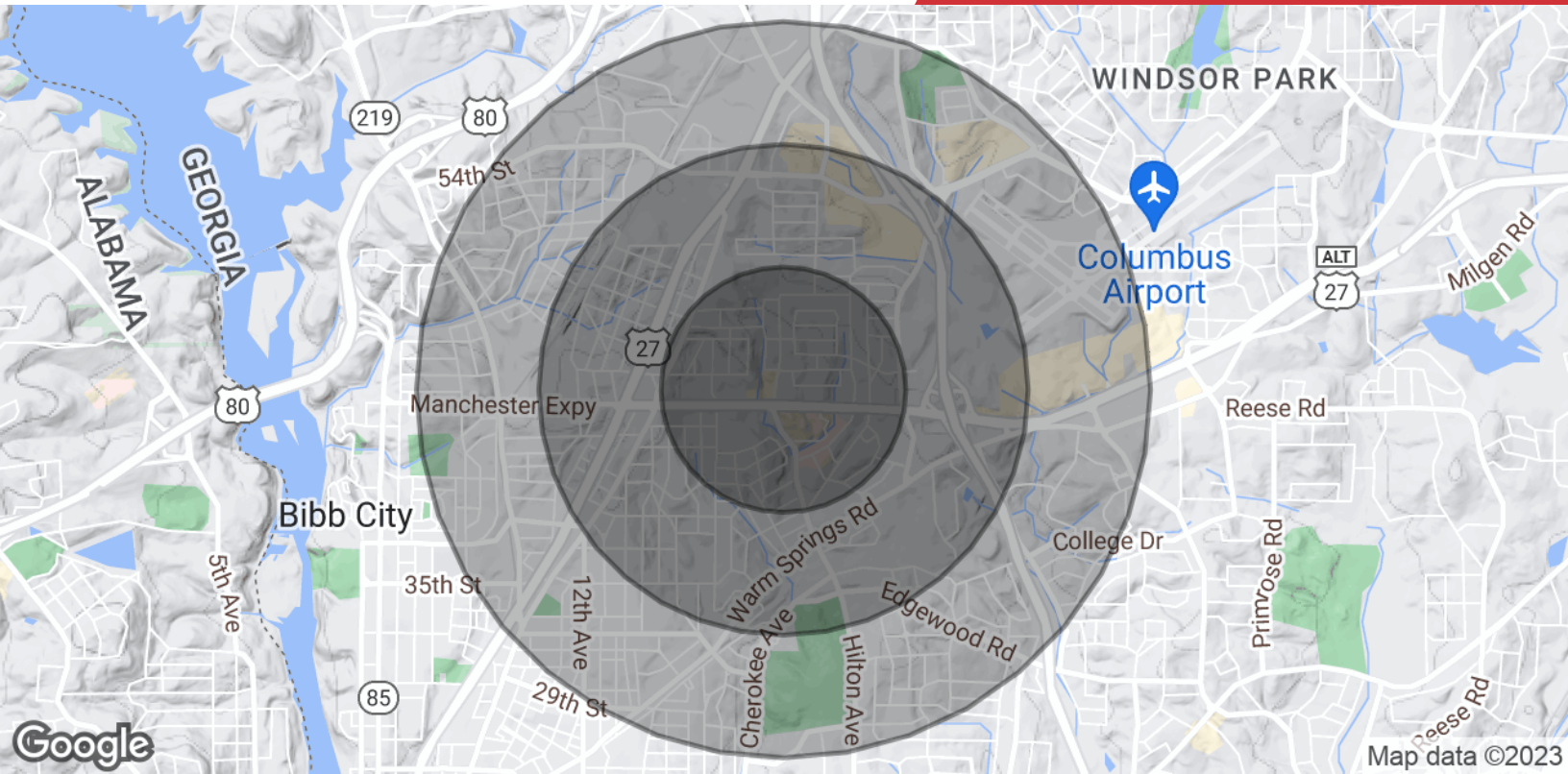




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**Population**

	0.5 Miles	1 Mile	1.5 Miles
<b>Total Population</b>	2,050	7,189	15,447
<b>Average Age</b>	41.8	36.5	34.5
<b>Average Age (Male)</b>	44.4	36.6	34.0
<b>Average Age (Female)</b>	41.0	37.7	36.0

**Households & Income**

	0.5 Miles	1 Mile	1.5 Miles
<b>Total Households</b>	1,155	3,696	7,381
<b># of Persons per HH</b>	1.8	1.9	2.1
<b>Average HH Income</b>	\$50,302	\$45,846	\$50,394
<b>Average House Value</b>	\$119,757	\$115,841	\$117,917

\* Demographic data derived from 2020 ACS - US Census