

# SALE

## 7505 RIVER ROAD

7505 River Road Columbus, GA 31904



### PROPERTY DESCRIPTION

Prime General Commercial location! 7505 River Road is a rare and premier .62 acre site located in N. Columbus zoned general commercial. The land is level and ready to develop. It Property has easy access to all of Columbus on J.R. Allen Parkway I-80 and 1-185, easy access to Alabama, Lake Harding, and LaGrange. It is a great location for a restaurant, retail, or office site. The property is on well-traveled River Road/GA Hwy 219. A survey and an Environmental Phase 1 report available.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.616 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	471	32,415	110,946
Total Population	1,224	72,203	248,556
Average HH Income	\$148,842	\$73,222	\$60,470

**Jeanne Hasty**  
(706) 256-1000



**COLDWELL BANKER  
COMMERCIAL**  
KENNON, PARKER,  
DUNCAN & DAVIS

# SALE

## 7505 RIVER ROAD

7505 River Road Columbus, GA 31904



**Jeanne Hasty**  
(706) 256-1000



**COLDWELL BANKER  
COMMERCIAL**  
KENNON, PARKER,  
DUNCAN & DAVIS

# SALE

## 7505 RIVER ROAD

7505 River Road Columbus, GA 31904



**Jeanne Hasty**  
(706) 256-1000

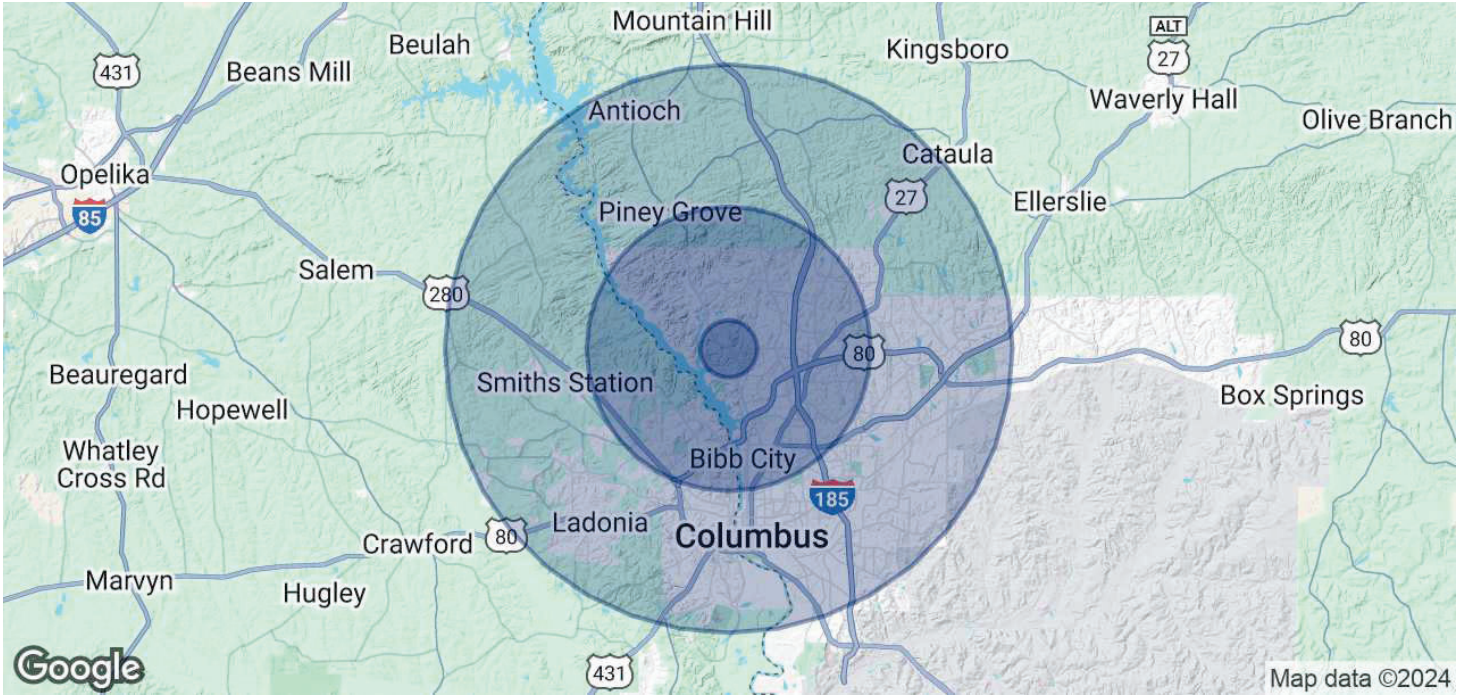


**COLDWELL BANKER  
COMMERCIAL**  
KENNON, PARKER,  
DUNCAN & DAVIS

# SALE

## 7505 RIVER ROAD

7505 River Road Columbus, GA 31904



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,224	72,203	248,556
Average Age	42.3	37.1	37
Average Age (Male)	42.2	36.3	35.3
Average Age (Female)	44.1	38.5	39

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	471	32,415	110,946
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$148,842	\$73,222	\$60,470
Average House Value	\$316,831	\$177,513	\$147,539

2020 American Community Survey (ACS)

**Jeanne Hasty**  
(706) 256-1000



**COLDWELL BANKER  
COMMERCIAL**  
KENNON, PARKER,  
DUNCAN & DAVIS