

LAND  
FOR  
SALE

# OLD TOWN: PRIME OUT PARCELS

6801 VETERANS PARKWAY COLUMBUS, GA 31909



**WENDY ELLIOTT**

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**WOODRUFF** **BROKERAGE**  
**COMPANY**

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Old Town is a 300 Acre Mixed Used Development. Featuring Southern Living Style single family houses, Town Homes, Loft style living and traditional garden style apartments. 32,770 SF of retail space in Mixed Use Building, with 8,500 additional SF under construction. There is something for everyone. Wide porches, walking trails, pocket parks and sidewalks that connect people to Main Street.

### PROPERTY HIGHLIGHTS

- Commercial Pads available for purchase on Veteran's Parkway
- Ideal for QSR, Fast casual dining & sit down restaurant's
- Interior Pad Suits available for professional office/ medical uses
- Veteran's Parkway: 25,000 VPD
- Legacy Reserve Senior Living: 167 Units
- Zoning: PMUD
- Adjacent to Northside High School, Veterans Middle School, North Columbus Elementary and Calvary Christian School

### OFFERING SUMMARY

Sale Price:	\$25.00 / SF
Land Size:	6.9 Acres

SPACES	LEASE RATE		SPACE SIZE
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,936	20,901	48,409
Total Population	4,537	51,360	116,433
Average HH Income	\$84,559	\$94,956	\$93,335

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## AVAILABLE LOTS IN OLD TOWN



# OF LOTS 6 | TOTAL LOT SIZE 0.89 - 1.54 ACRES | TOTAL LOT PRICE \$25.0 - \$25.0 / SF | BEST USE -

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	Retail-Pad	1.54 Acres	\$25.00 / SF	PMUD
Available	2	Retail-Pad	0.89 Acres	\$25.00 / SF	PMUD
Available	3	Retail-Pad	0.91 Acres	\$25.00 / SF	PMUD
Available	6	Retail-Pad	1.48 Acres	\$25.00 / SF	PMUD
Available	7A	Retail-Pad	1.13 Acres	\$25.00 / SF	PMUD
Available	7B	Retail-Pad	0.95 Acres	\$25.00 / SF	PMUD

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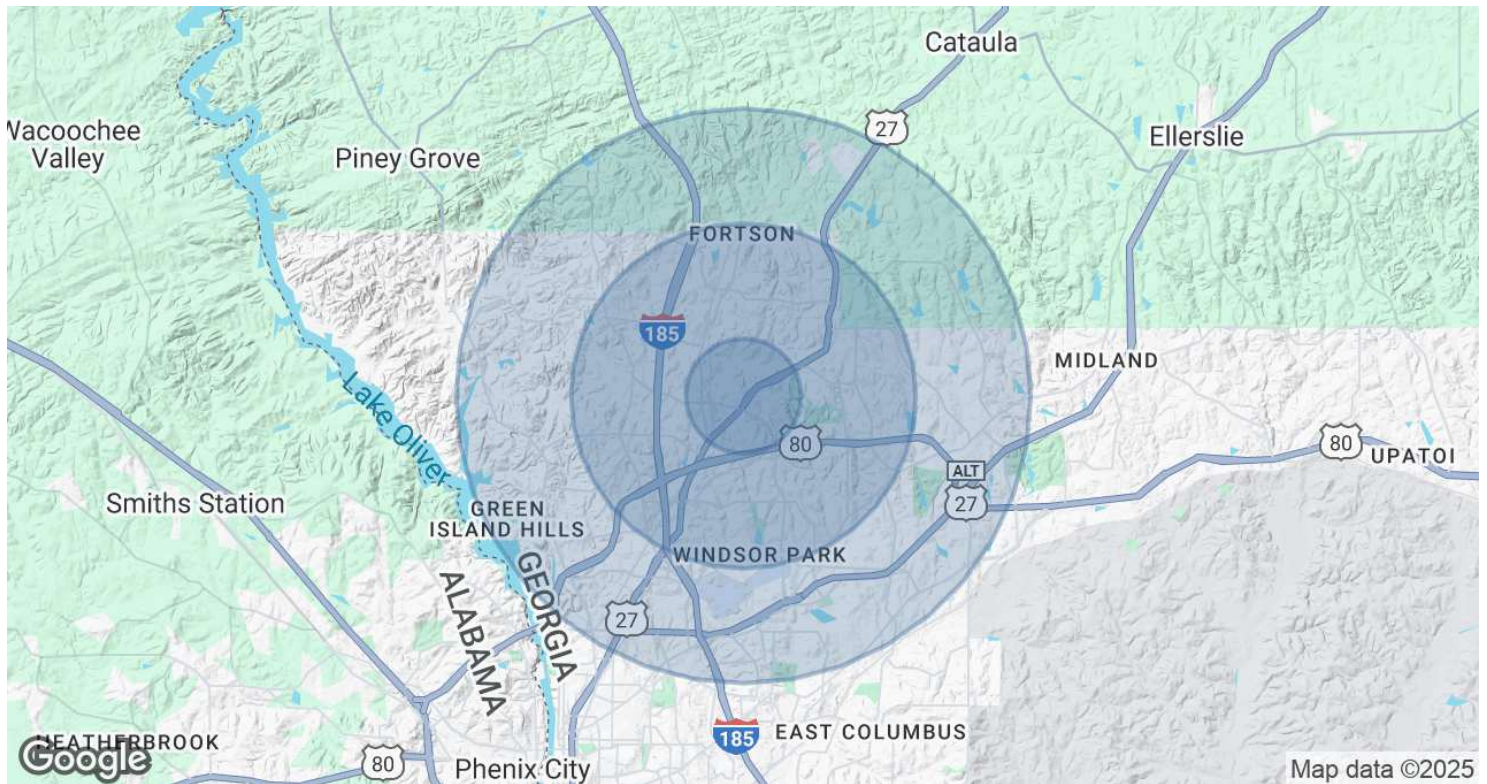
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,537	51,360	116,433
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,936	20,901	48,409
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$84,559	\$94,956	\$93,335
Average House Value	\$221,506	\$261,109	\$266,809

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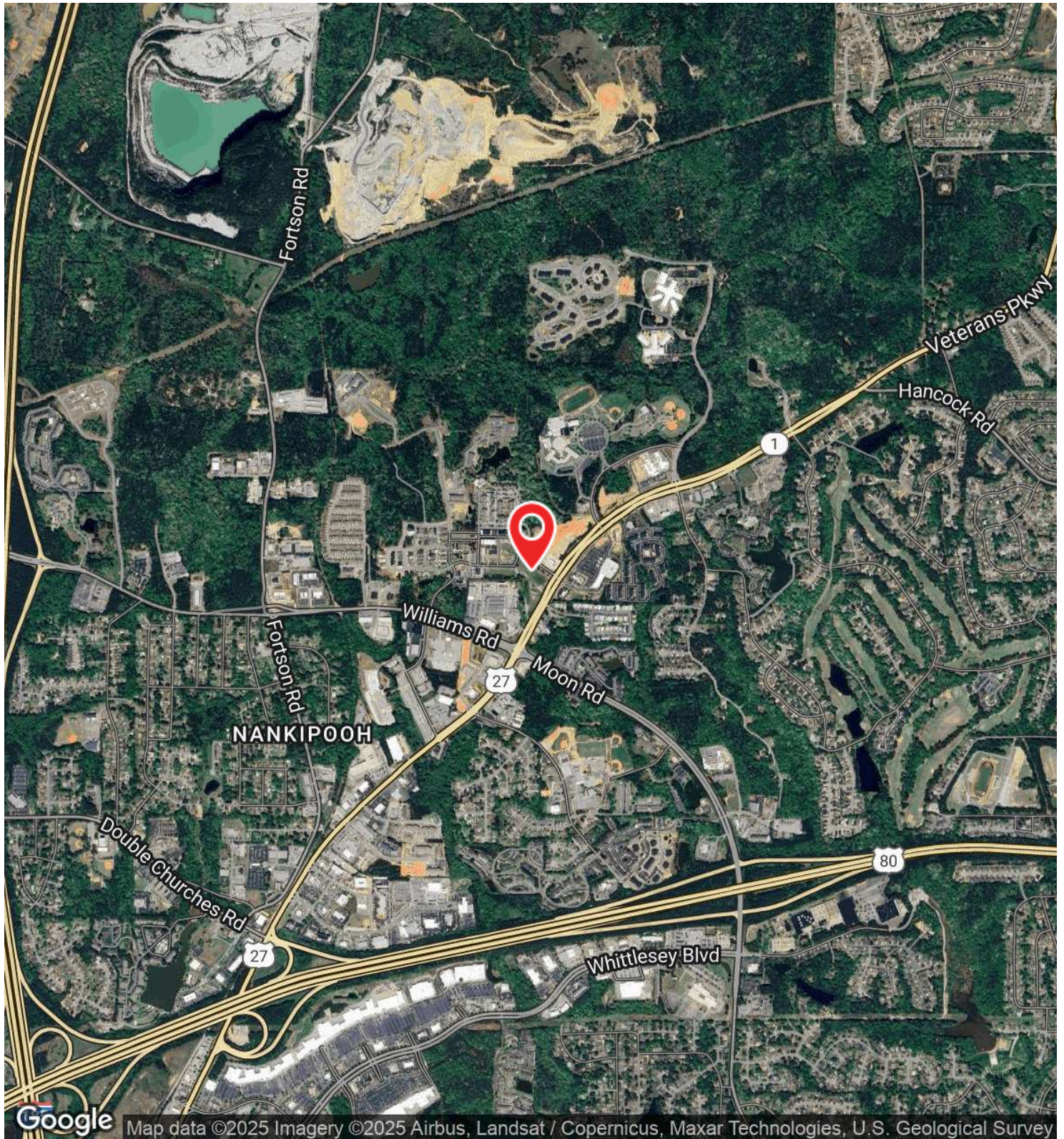
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## LOCATION MAP



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## ADDITIONAL PHOTOS



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## RETAILER MAP



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## MEET WENDY



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