

RETAIL LOCATION

PENDING BUSINESS RELOCATION*

1210 13TH STREET
COLUMBUS, GA 31901



FOR SALE

ERNEST SMALLMAN IV, CCIM
c 706-888-6651
ernie@erniesmallmancre.com
1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER
KENNON, PARKER,
DUNCAN & DAVIS



Excellent retail or redevelopment location available in the heart of midtown Columbus, located at the signalized intersection of 13th St. and 13th Ave., with traffic counts estimated at \pm 17,900.

\pm 0.33 ACRE LOT



Columbus
Ft Moore
Phenix City | **MARKET**

FEATURES

- Convenient location to Columbus and the surrounding areas
- 1.1 miles to Uptown Columbus
- 0.5 miles to Midtown Columbus
- High Traffic Counts
- Great Opportunity for Redevelopment

SALE PRICE
\$495,000.00
PENDING BUSINESS RELOCATION*

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

NEARBY RETAILERS

WITHIN 2 MILES



Logos for: WELLS FARGO, McDonald's, COUNTRY'S BARBECUE, CHATTABREWCHEE SOUTHERN BREWHOUSE, The Black Cow Amazin' Grazin', PICKED UP CHICKEN & BIRRIES, ZELMO'S ZIP IN

kinetic CREDIT UNION

Logos for: RED LOBSTER FRESH FISH-LIVE LOBSTER, piggy wiggly, JARFLY COLUMBUS, GEORGIA

MORE NEARBY RETAILERS

- Krystal
- Burger King
- Arby's
- Wells Fargo
- Waffle House
- Dunkin'
- Taco Bell
- Family Dollar
- Taco Bell



SCAN HERE
FOR DRONE FOOTAGE



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ERNEST SMALLMAN IV
ERNIESMALLMAN.COM



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1.7
MILES

1.0
MILES

20
MILES

1.7
MILES

39
MILES

TO
UPTOWN
COLUMBUS

TO
VETERANS
PKWY

TO
FT MOORE

TO
PHENIX
CITY

TO
WEST
POINT



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CONTACT



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FOR MORE INFORMATION