

FOR SALE



## 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

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 ± 17,900.

### 立 0.33 ACRE LOT



Columbus Ft Moore Phenix City

MARKET

**\$495,000.00** 

PENDING BUSINESS RELOCATION\*

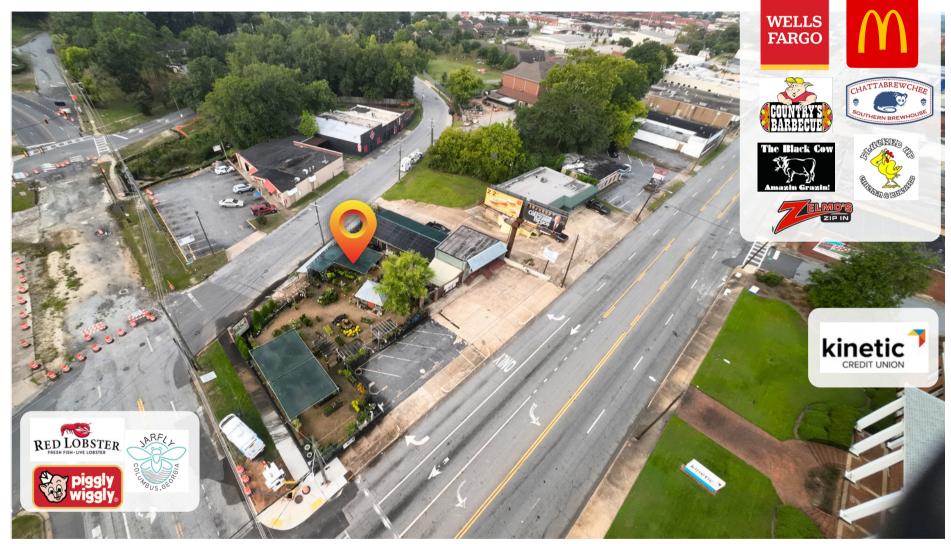
ERNEST SMALLMAN IV, CCIN c 706-888-665 ernie@erniesmallmancre.cor





## NEARBY RETAILERS

#### WITHIN 2 MILES



#### **MORE NEARBY RETAILERS**

- Krystal
- Burger King
- Arby's

- Wells Fargo
- Waffle House
- Dunkin'

- Taco Bell
- Family Dollar
- Taco Bell



# **SCAN HERE**FOR DRONE FOOTAGE



ERNEST SMALLMAN IV, CCIM

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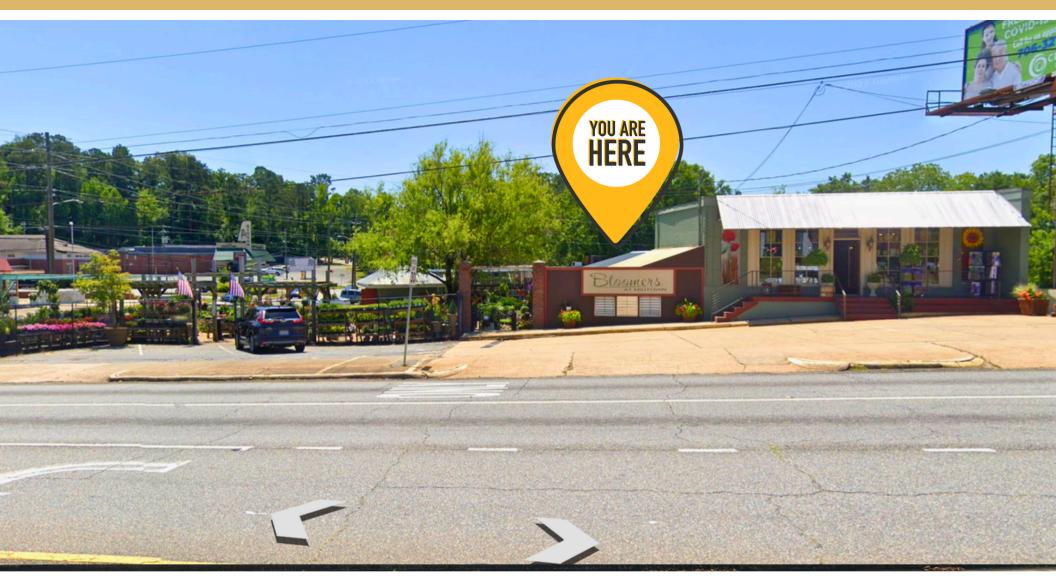
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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant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

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TO UPTOWN COLUMBUS

TO VETERANS PKWY

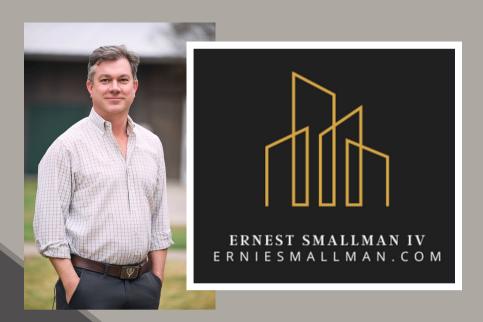
TO FT MOORE TO PHENIX CITY TO WEST POINT

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## **CONTACT**



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