



Victory Plaza Shopping Center

3649 Victory Dr Columbus, Georgia 31903

Property Highlights

- Ideal for Retail, Office, or Service Users
- High-Visibility Location on Victory Drive
- Ample On-Site Parking

Property Overview

Victory Plaza Shopping Center is an approximately 18,500-square-foot retail center anchored by Dollar General. Built in 2003, the property offers a modern alternative to many of the older shopping centers in the area. Available suites are ideal for retail, office, medical, and service-oriented businesses.

Located on the westbound side of Victory Drive at the intersection of Victory Drive and Marathon Drive, the center offers excellent visibility and accessibility less than one mile from Fort Moore. The property is also situated within Columbus's Enterprise Zone, where qualifying businesses may be eligible for financial incentives.

Offering Summary

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	+/- 5,000 SF
Lot Size:	+/- 2.36 Acres

Demographics 0.5 Miles 1 Mile 3 Miles

Total Households	1,003	3,539	18,579
Total Population	2,071	6,738	38,342
Average HH Income	\$25,723	\$25,288	\$34,749

For More Information

Shaun Roberts

Commercial Advisor

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	+/- 5,000 SF	Lease Rate:	\$15 SF/yr

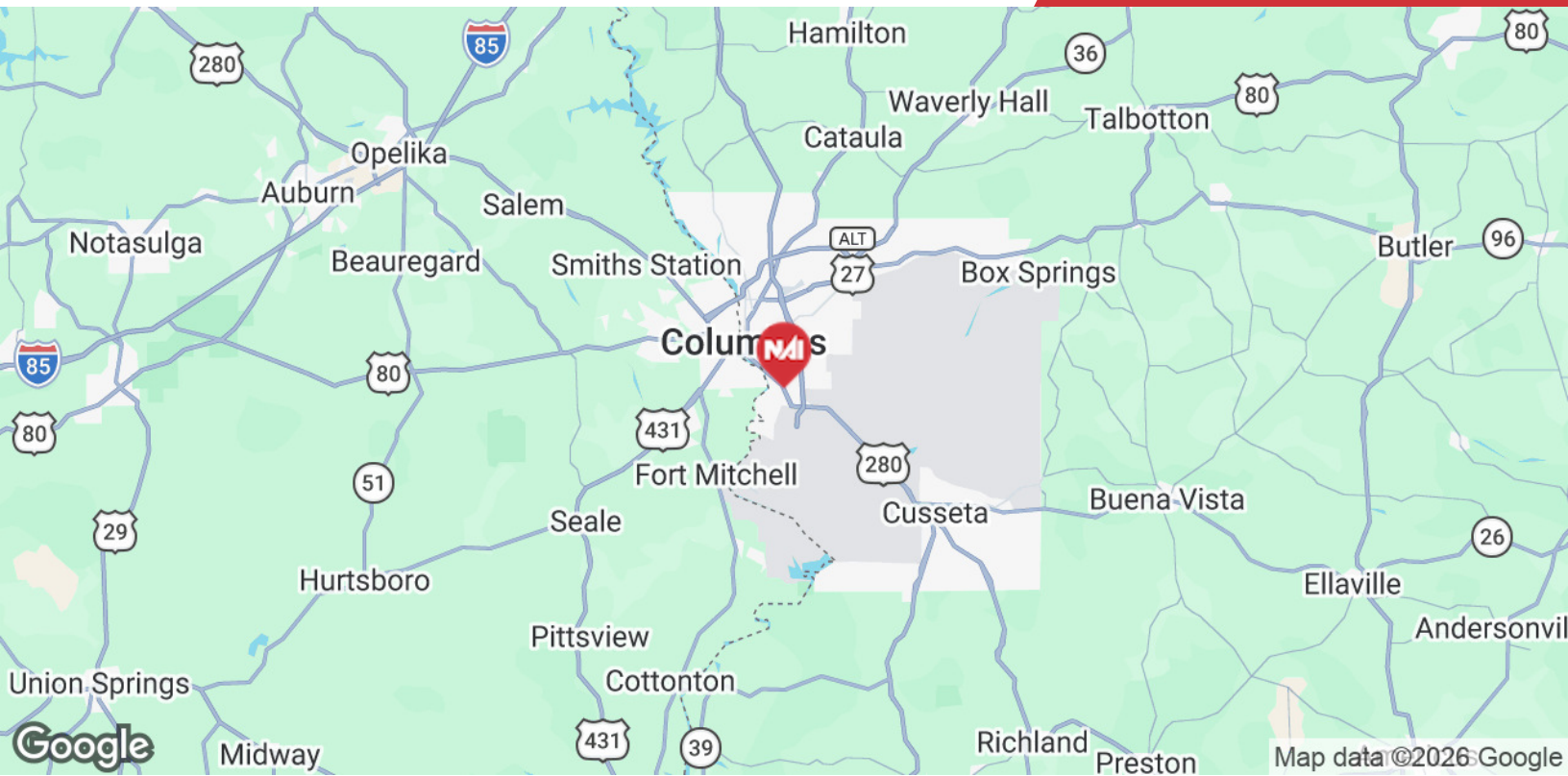
Available Spaces

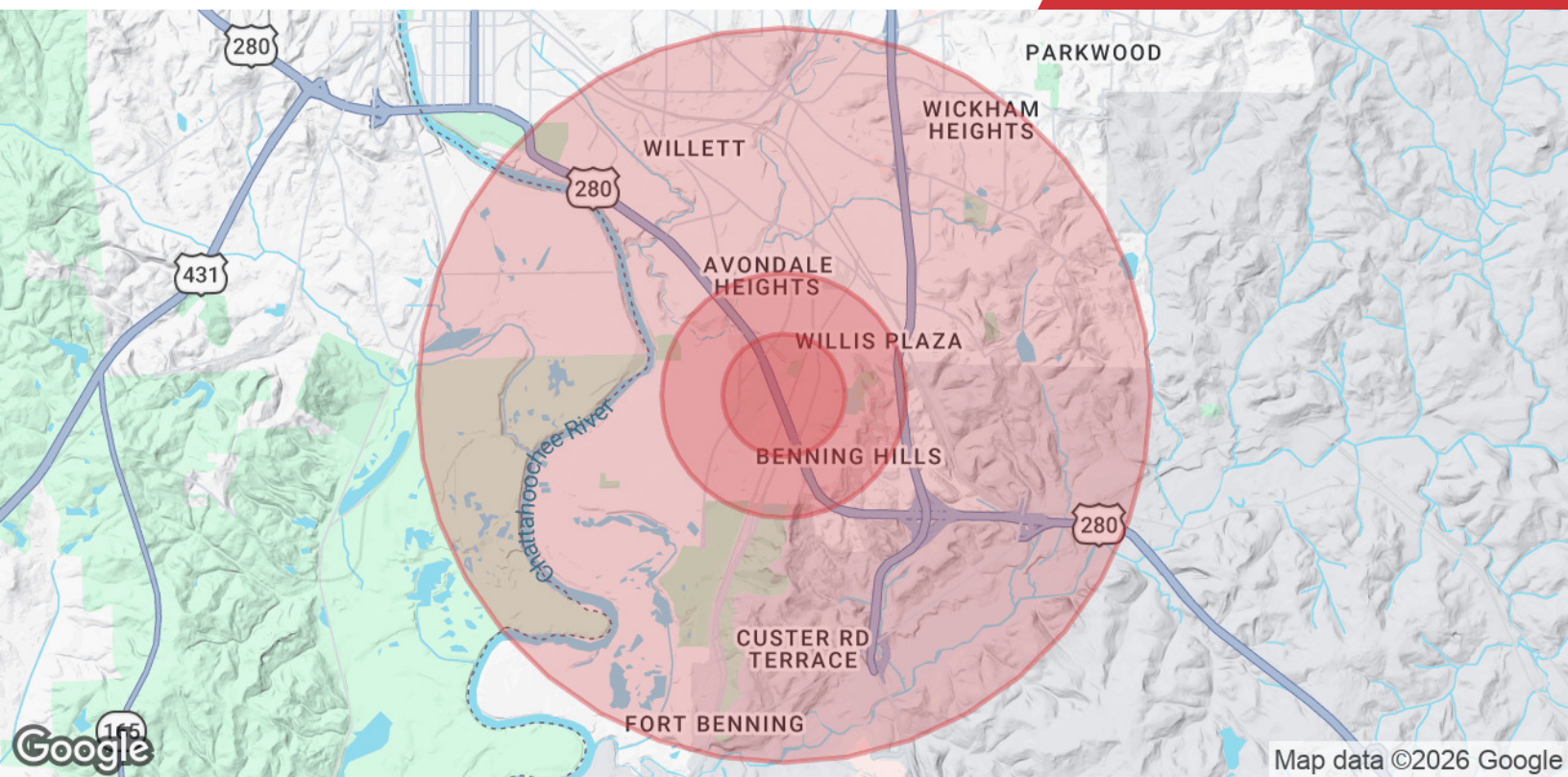
Suite Size (SF)Lease TypeDescription

Suite B	5,000 SF	NNN	Versatile +/- 5,000 SF space ideal for retail, office, or professional use. Previously occupied as executive office suites, the space offers a flexible layout and can be leased as one full unit or divided into up to three separate suites to meet your business needs.
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Population

	0.5 Miles	1 Mile	3 Miles
Total Population	2,071	6,738	38,342
Average Age	36.9	37.0	35.9
Average Age (Male)	35.4	34.8	32.8
Average Age (Female)	35.3	39.1	40.3

Households & Income

	0.5 Miles	1 Mile	3 Miles
Total Households	1,003	3,539	18,579
# of Persons per HH	2.1	1.9	2.1
Average HH Income	\$25,723	\$25,288	\$34,749
Average House Value	\$41,324	\$53,612	\$75,494

* Demographic data derived from 2020 ACS - US Census