

FOR SALE

13.9 ACRES OF DEVELOPMENT LAND

7593 Beaver Run Rd, Columbus, GA 31820



LOCATION DESCRIPTION

This area of Columbus offers a prime investment opportunity for land and multi-family/commercial space. This 13.9-acre tract is located near major retail development like Midland Commons and Kitten Lake. It has excellent visibility and 22,900 cars per day. This growth corridor is a hub of activity and innovation. The location provides a blend of suburban convenience and scenic beauty, making it an ideal choice for investors seeking a dynamic and vibrant commercial real estate opportunity.

PROPERTY HIGHLIGHTS

- Zoned RE-1
- Excellent Visibility
- 670 feet of road frontage
- 22,900 cars per day
- Strategic location in Columbus area
- Unlimited development potential
- Prime investment opportunity

OFFERING SUMMARY

Sale Price:	\$3,607,500
Lot Size:	13.9 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	513	2,098
Total Population	422	1,455	5,571

Carson Cummings
(706) 289-2468
carson@cummingscre.com

Blake Carter
(706) 566-2916
blake.carter@kpdd.com

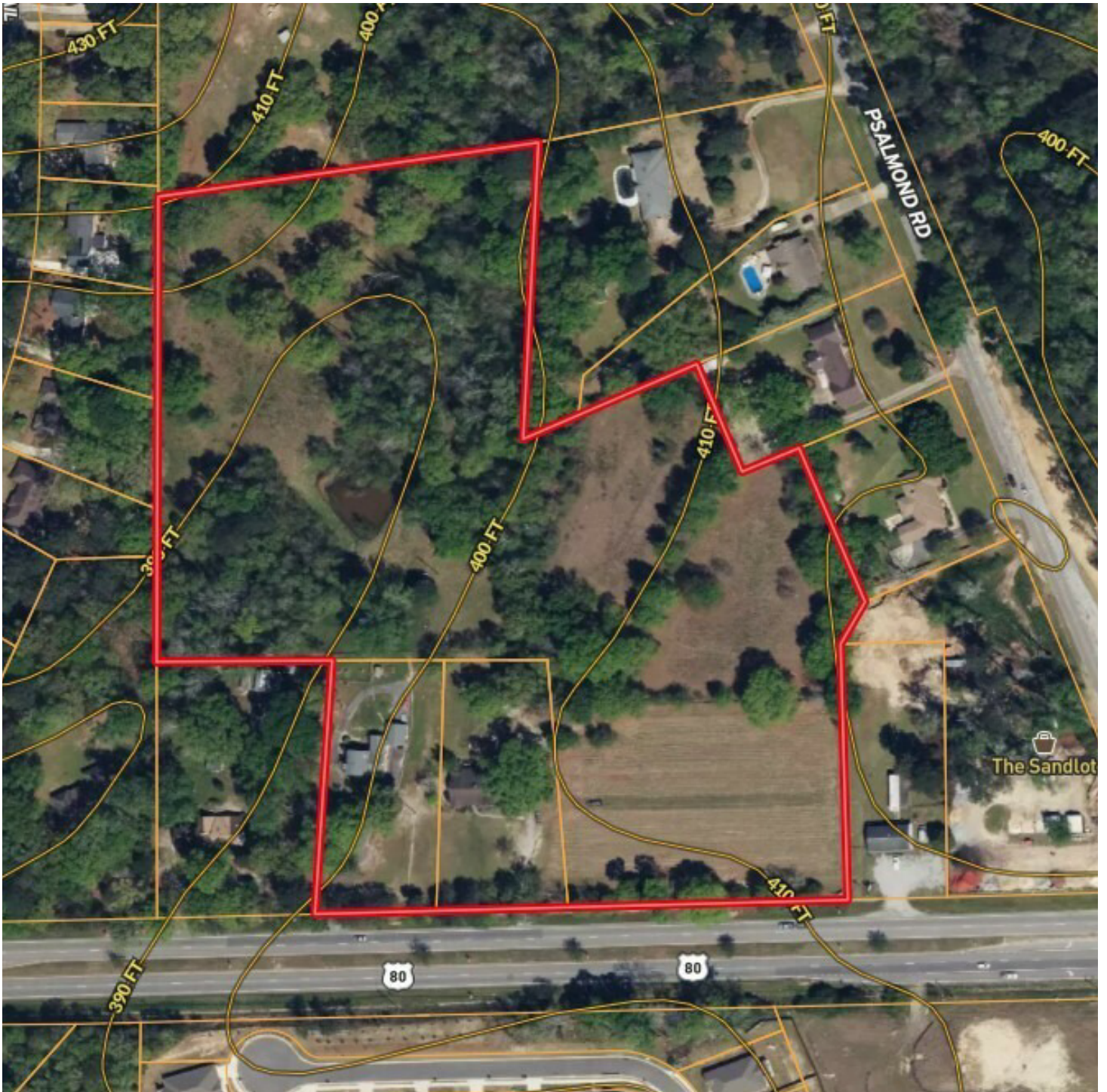


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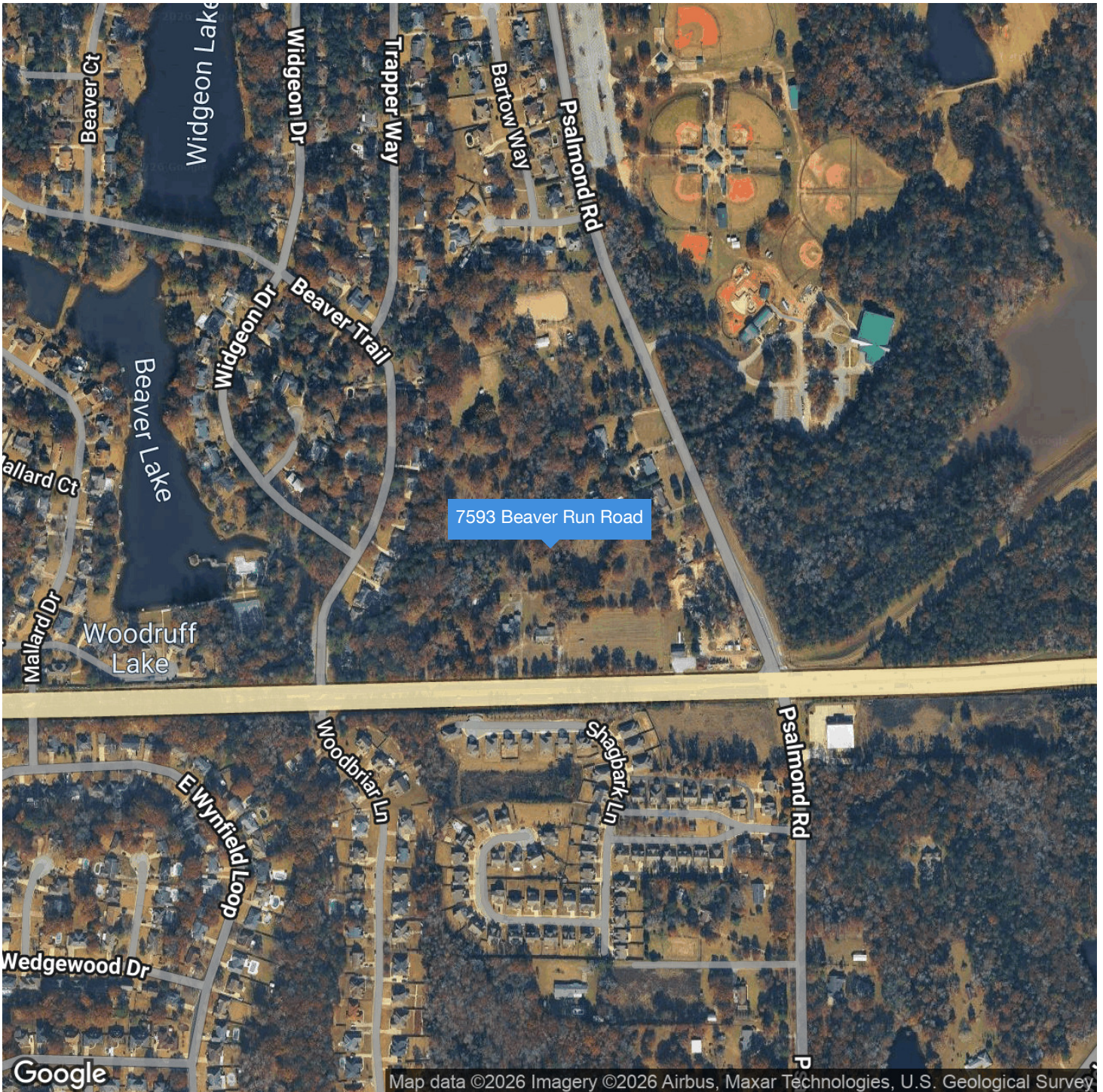


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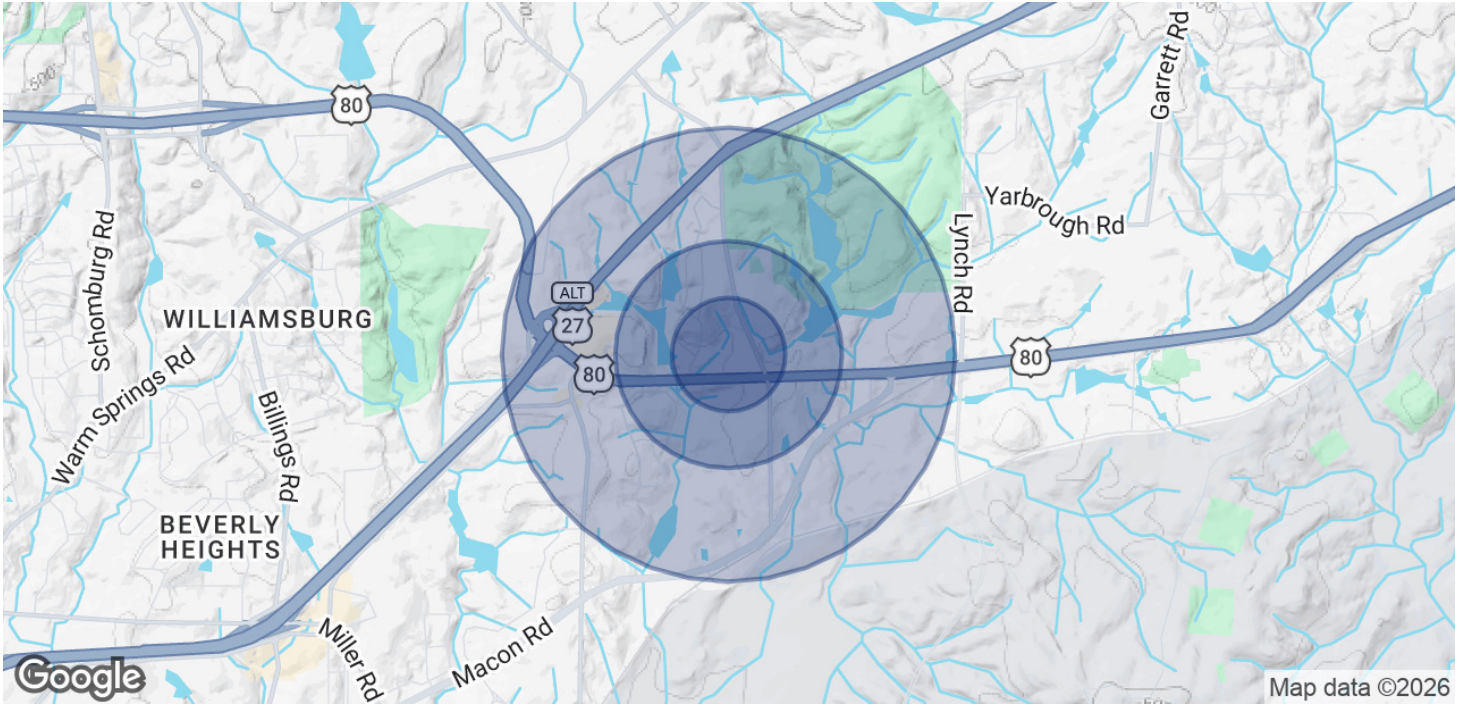


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	422	1,455	5,571
Average Age	31.9	32.4	31.1
Average Age (Male)	29.5	30.2	29.9
Average Age (Female)	33.5	33.9	32.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	513	2,098
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$106,809	\$105,986	\$92,284
Average House Value	\$312,613	\$308,509	\$281,165

2023 American Community Survey (ACS)

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