



5250 Veterans Pkwy

Columbus, Georgia 31904

Property Highlights

- Two spaces totaling +/- 13,997 SF
- Signalized intersection
- +/- 1/3 acre fully-fenced rear lot
- Flex layout allowing for light industrial or retail

Property Overview

This versatile property features two conjoined buildings that can be leased together or separately, offering flexibility for a variety of users. The property is well suited for warehouse, retail, or light industrial operations with showroom potential. Space 1 is +/- 5,440 SF and includes a combination of warehouse space and a retail showroom, ideal for businesses needing a customer-facing component along with back-of-house storage or operations. Space 2 is +/- 8,557 SF and consists of warehouse space, providing ample room for storage, distribution, or production needs. The property also includes a ±1/3-acre fenced lot in the rear, offering valuable outdoor storage, vehicle parking, or secured yard space.

Offering Summary

Lease Rate:	\$9.00 SF/yr (MG)
Building Size:	+/- 13,997 SF
Available SF:	+/- 5,440 - 13,997 SF
Lot Size:	+/- 0.94 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Population	8,098	59,454	137,962
Average HH Income	\$59,199	\$80,594	\$80,156

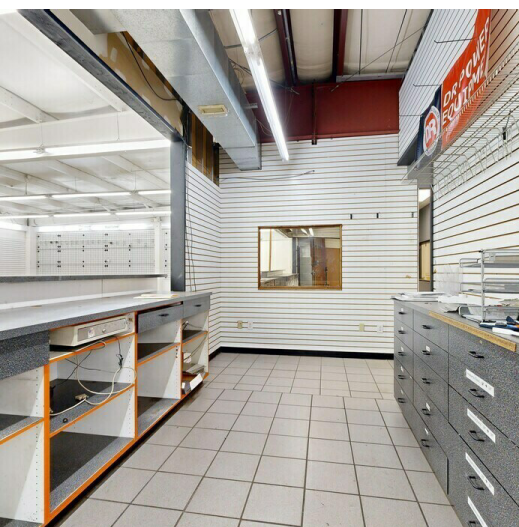
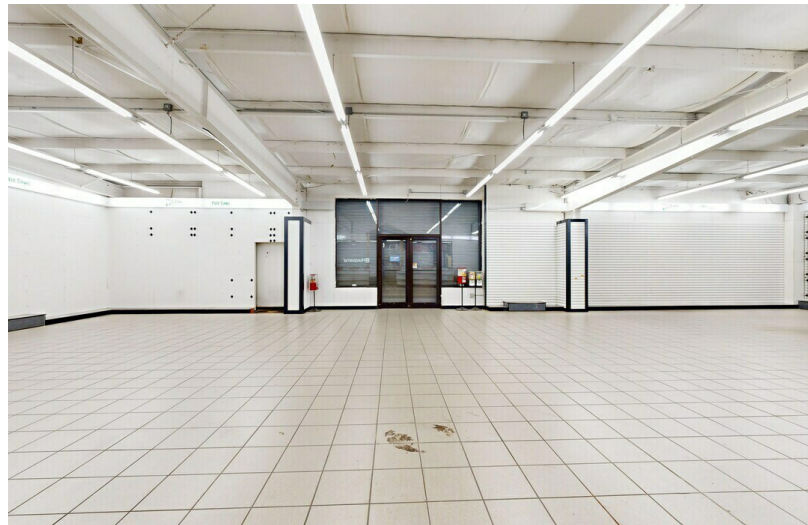
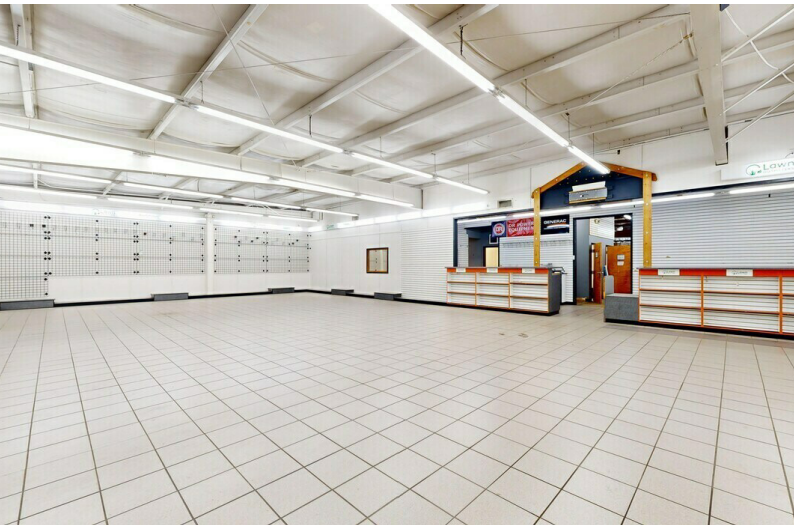
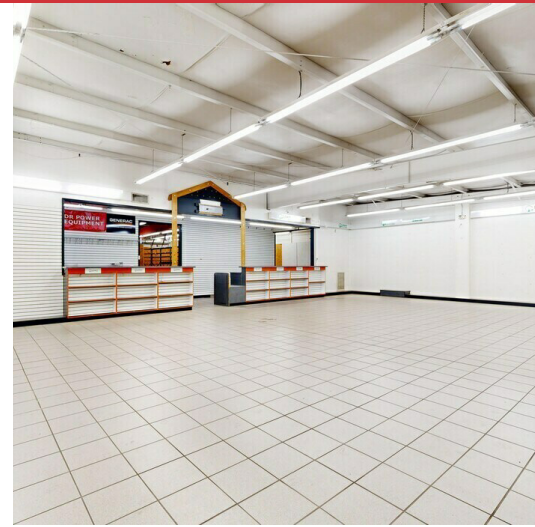
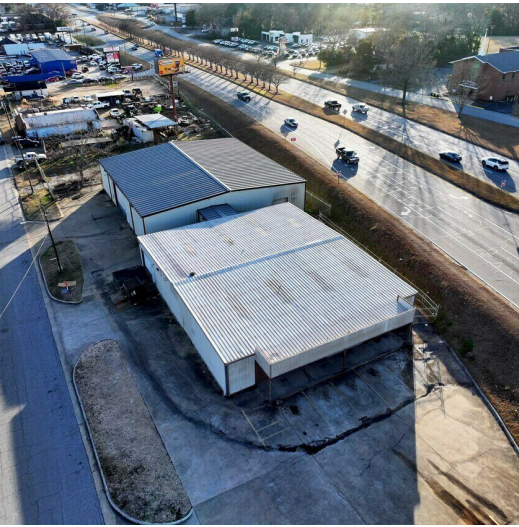
For More Information

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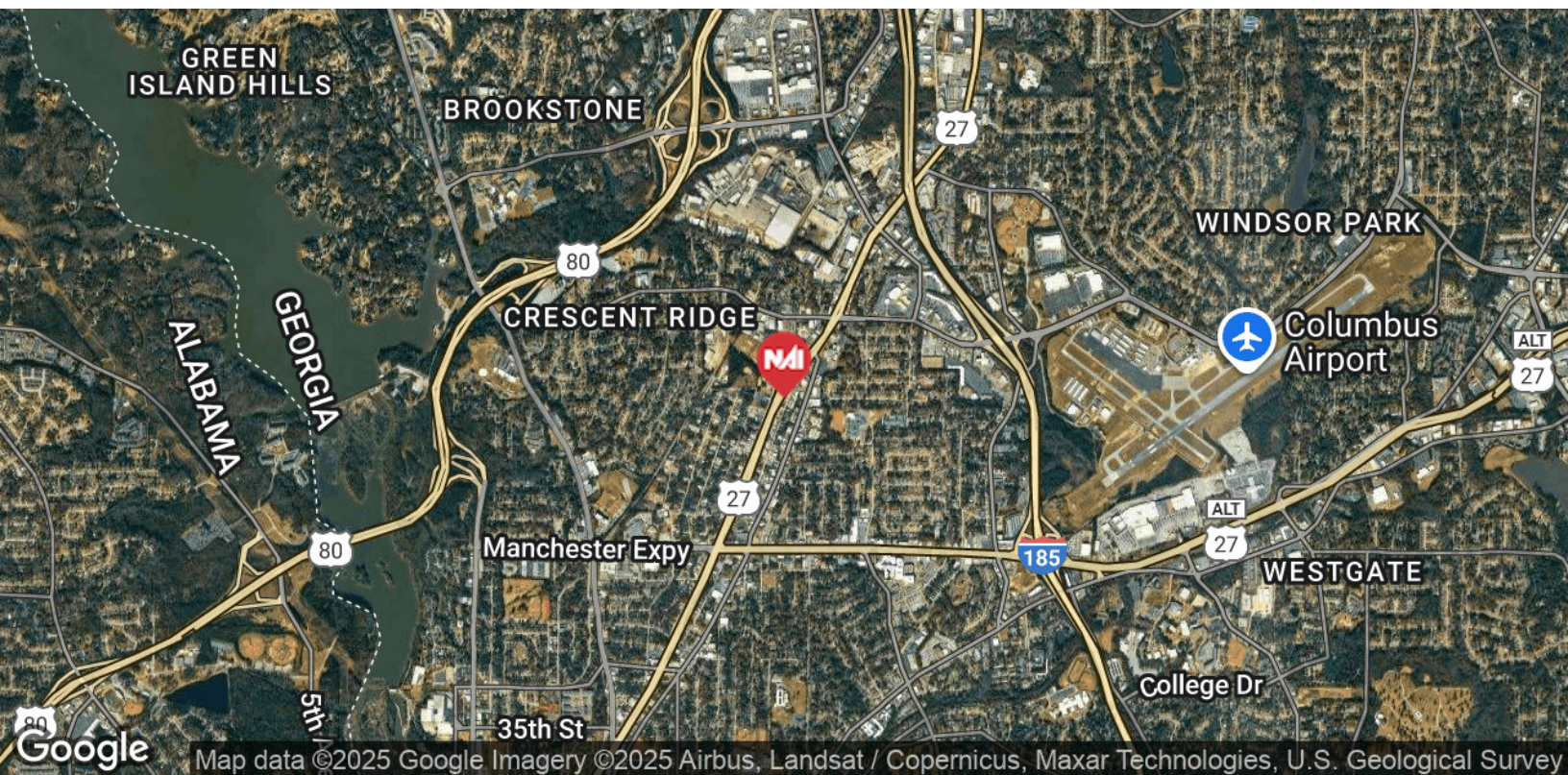
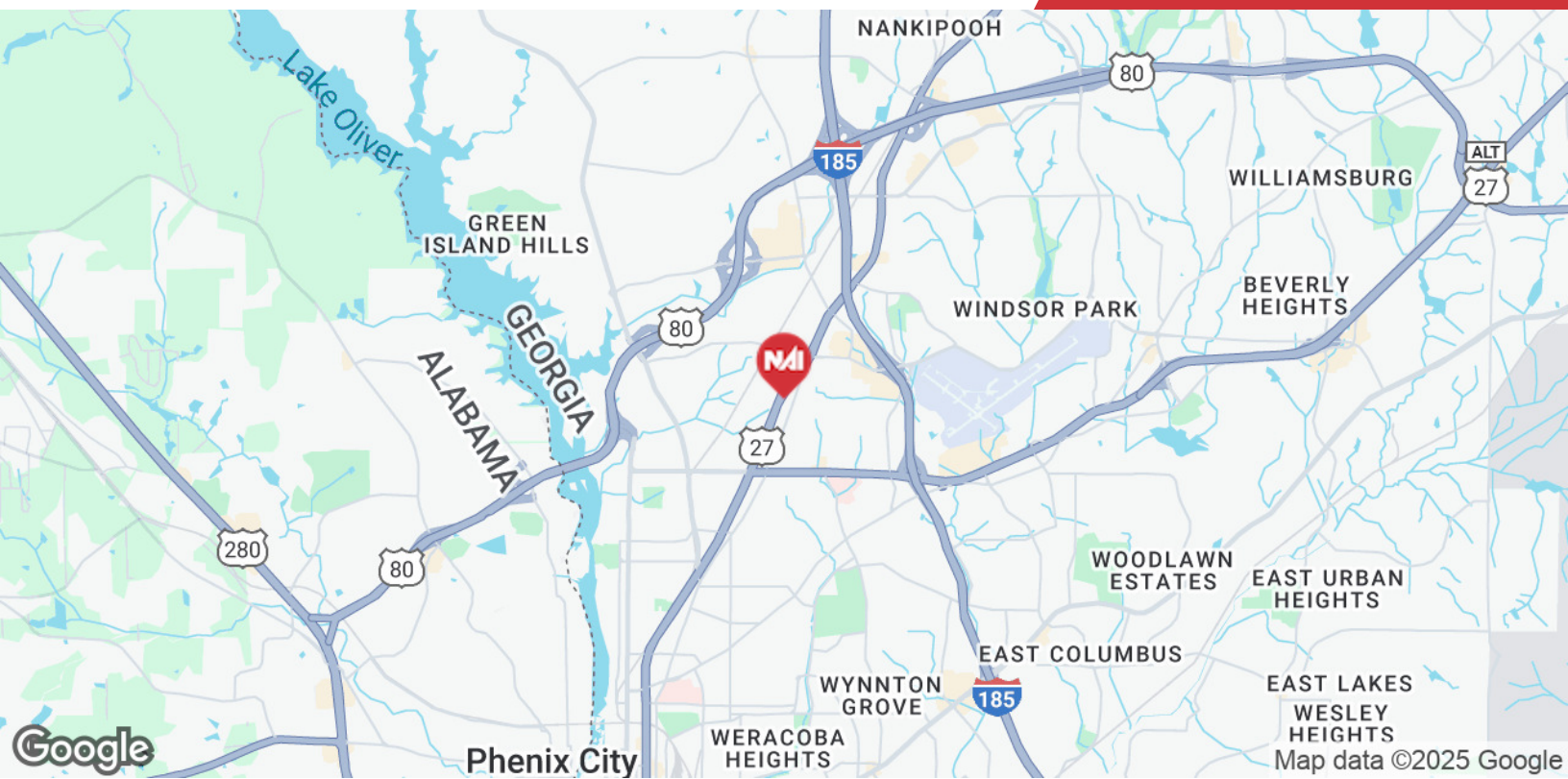
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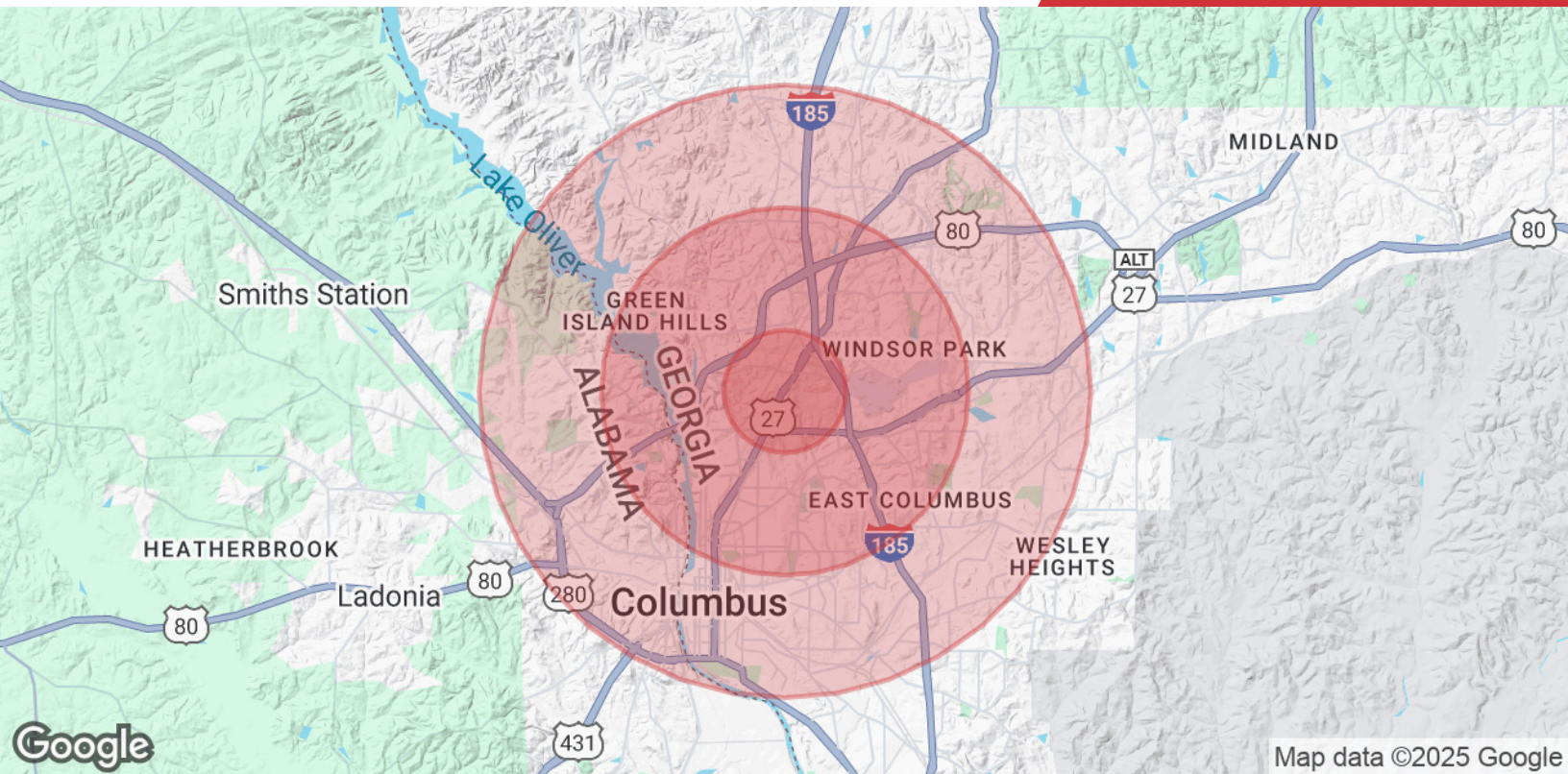
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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,098	59,454	137,962
Average Age	40	40	40
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,987	24,856	57,850
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$59,199	\$80,594	\$80,156
Average House Value	\$153,387	\$227,958	\$240,982

Demographics data derived from AlphaMap