



1505 Manchester Exp

Columbus, Georgia 31904

Property Highlights

- +/- 10,076 SF freestanding restaurant building
- High traffic area with strong daily counts
- Ample on-site parking
- Excellent visibility along Manchester Expressway

Property Overview

+/- 10,076 SF freestanding restaurant opportunity at 1505 Manchester Expressway in Columbus, GA. Formerly a hibachi buffet, the space includes a large dining area, buffet lines, and a fully equipped commercial kitchen, making it ideal for a new restaurant concept. Excellent visibility, strong traffic counts, and ample on-site parking make this a prime location for full-service dining.

Offering Summary

Lease Rate:	Negotiable
Building Size:	+/- 10,076 SF
Lot Size:	+/- 2.48 Acres

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	223	858	3,491
Total Population	532	2,127	9,032
Average HH Income	\$65,176	\$59,478	\$61,390

For More Information

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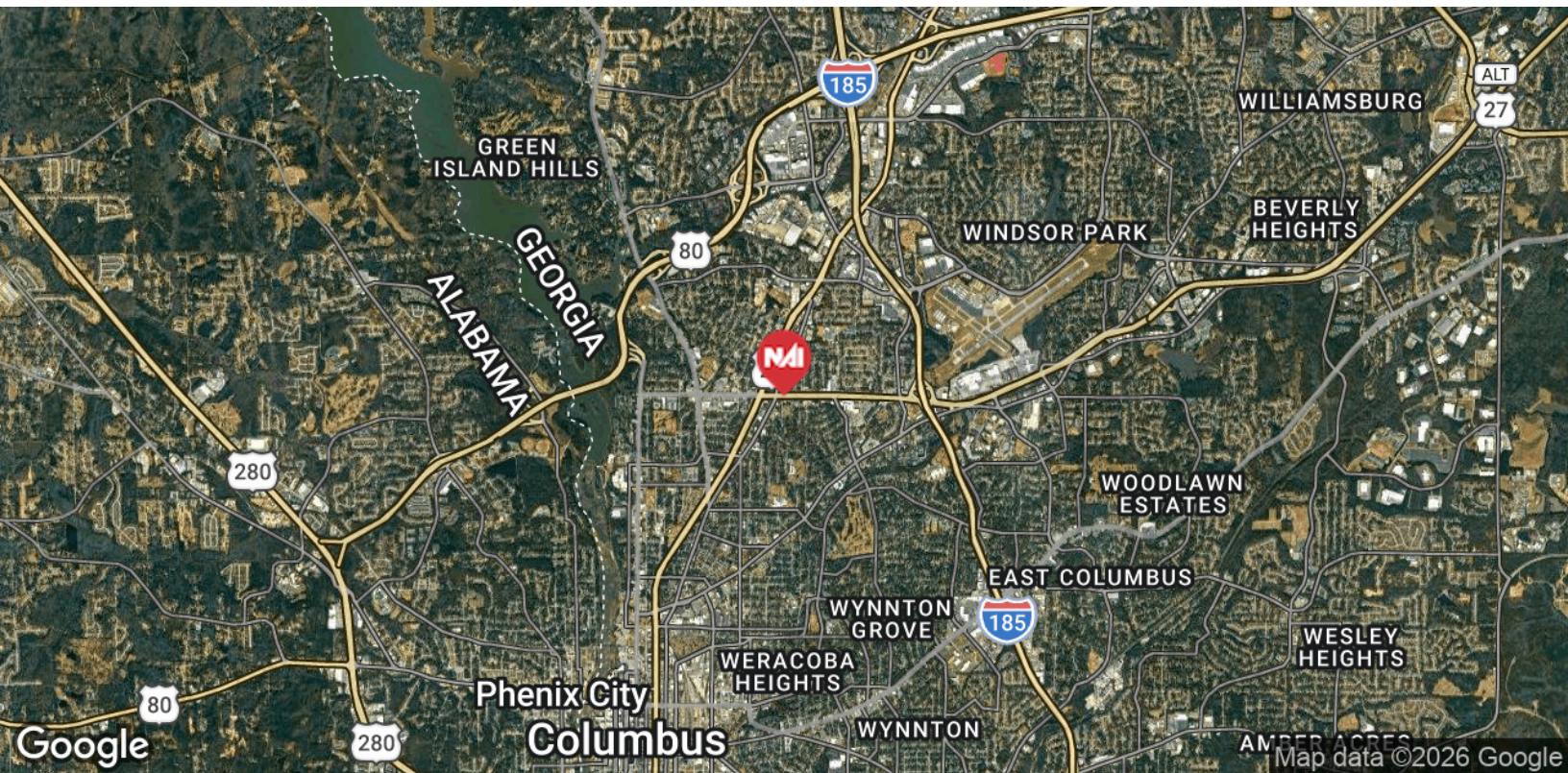
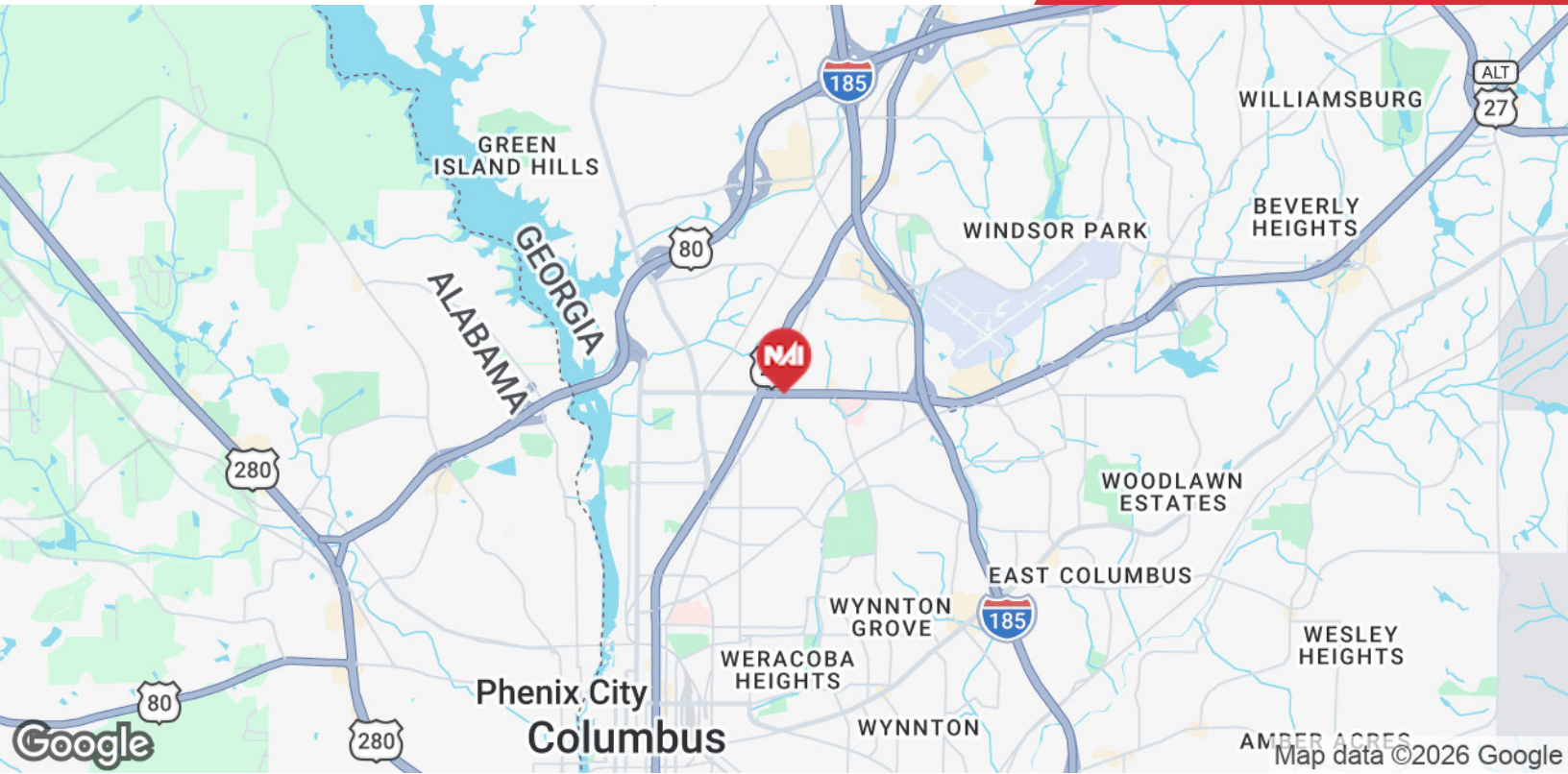
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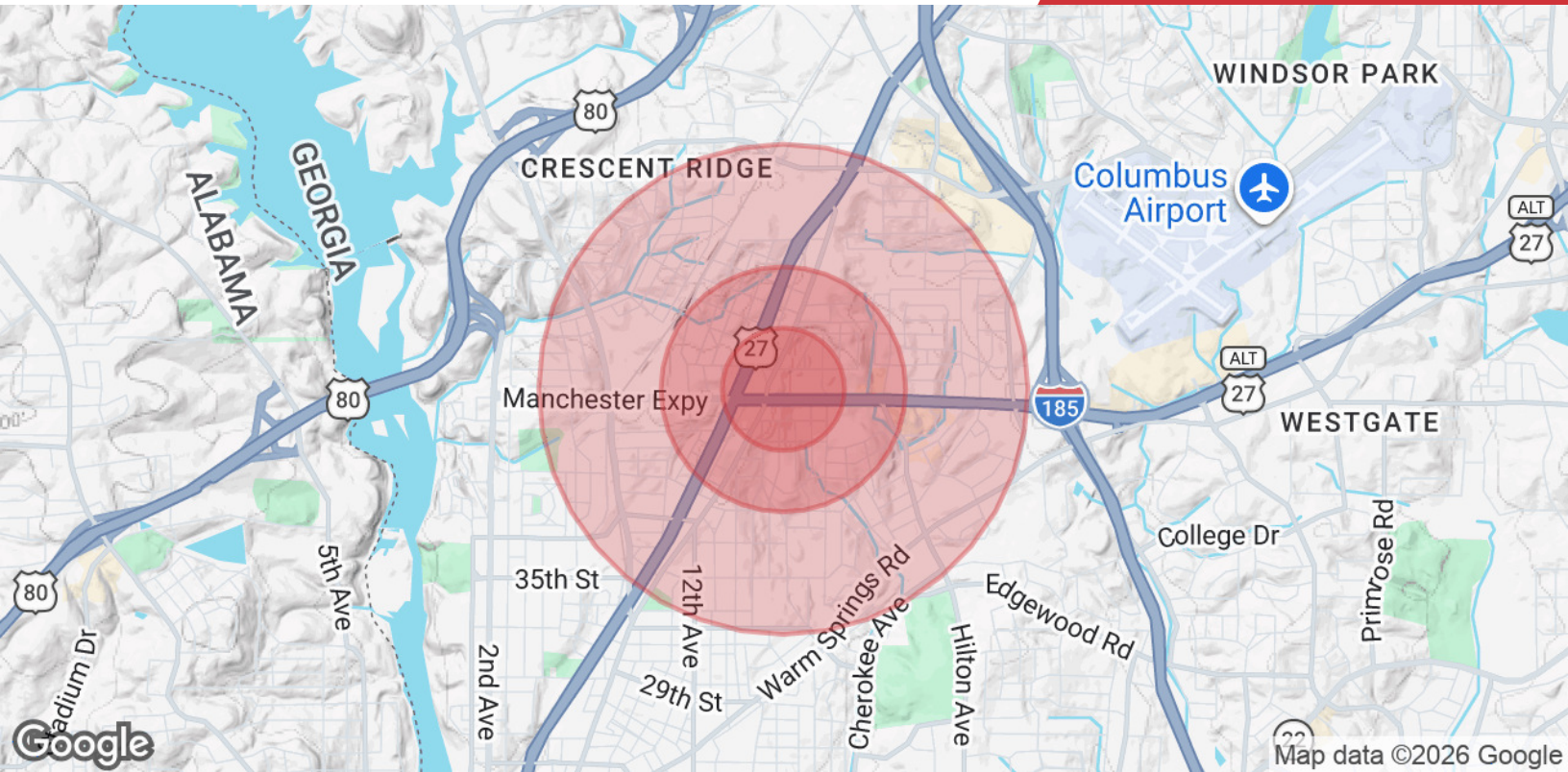
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	532	2,127	9,032
Average Age	38.0	37.9	34.9
Average Age (Male)	37.6	37.4	32.3
Average Age (Female)	38.7	38.3	36.2

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	223	858	3,491
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$65,176	\$59,478	\$61,390
Average House Value	\$135,597	\$125,797	\$125,244

2023 American Community Survey (ACS)