



2643 Manchester Expy

Columbus, Georgia 31904

Property Highlights

- Prime location on Manchester Expy in Columbus, GA
- Ample parking for tenants and visitors
- High visibility
- Easy access to major highways and transportation routes

Property Overview

This +/- 8,541 SF retail space, previously used as a restaurant, is situated near the thriving Manchester Expressway. Ample parking and easy access ensure convenience for both tenants and clients, while the prominent visibility along Manchester Expressway maximizes exposure. Whether you're seeking a retail storefront, a restaurant location, or a prominent office space, this property presents an amazing opportunity to establish your presence in this thriving location.

Offering Summary

Lease Rate:	\$29.00 SF/yr (NNN)
Building Size:	8,541 SF
Available SF:	8,541 SF
Lot Size:	1.84 Acres

Demographics 1 Mile 5 Miles 10 Miles

	1 Mile	5 Miles	10 Miles
Total Households	3,164	73,378	115,530
Total Population	6,657	156,737	262,105
Average HH Income	\$55,102	\$53,451	\$58,709

For More Information

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Offering Summary

Lease Rate:	\$29 SF / YR
Building Size:	+/- 8,541 SF
Available SF:	+/- 8,541 SF
Lot Size:	1.84 Acres
Number of Units:	1
Year Built:	1996
Zoning:	NC- Neighborhood Commercial

Property Overview

Experience the epitome of modern commercial space at this prime location in Columbus, GA. This +/- 8,541 SF retail space, previously used as a restaurant, is situated near the thriving commercial hub off of Manchester Expressway. Boasting a spacious layout, the property offers ample room for customization to suit your business needs. A sleek and contemporary design, expansive windows, and high ceilings create an inviting atmosphere. Ample parking and easy access ensure convenience for both tenants and clients, while the prominent visibility along Manchester Expressway maximizes exposure. Whether you're seeking a retail storefront, a restaurant location, or a prominent office space, this property presents an amazing opportunity to establish your presence in this thriving location.

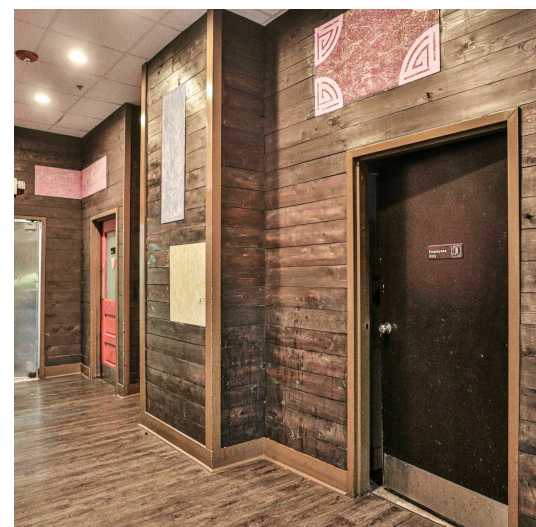
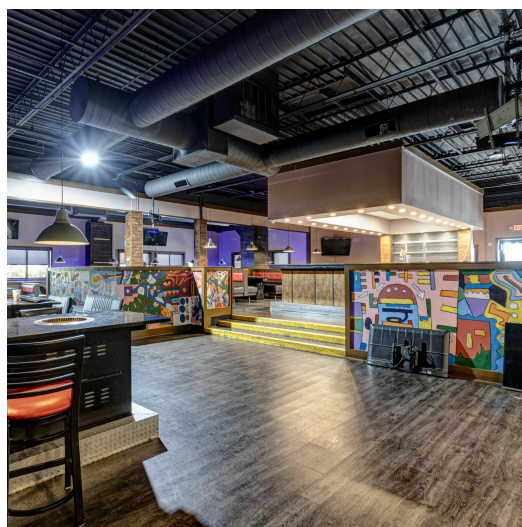
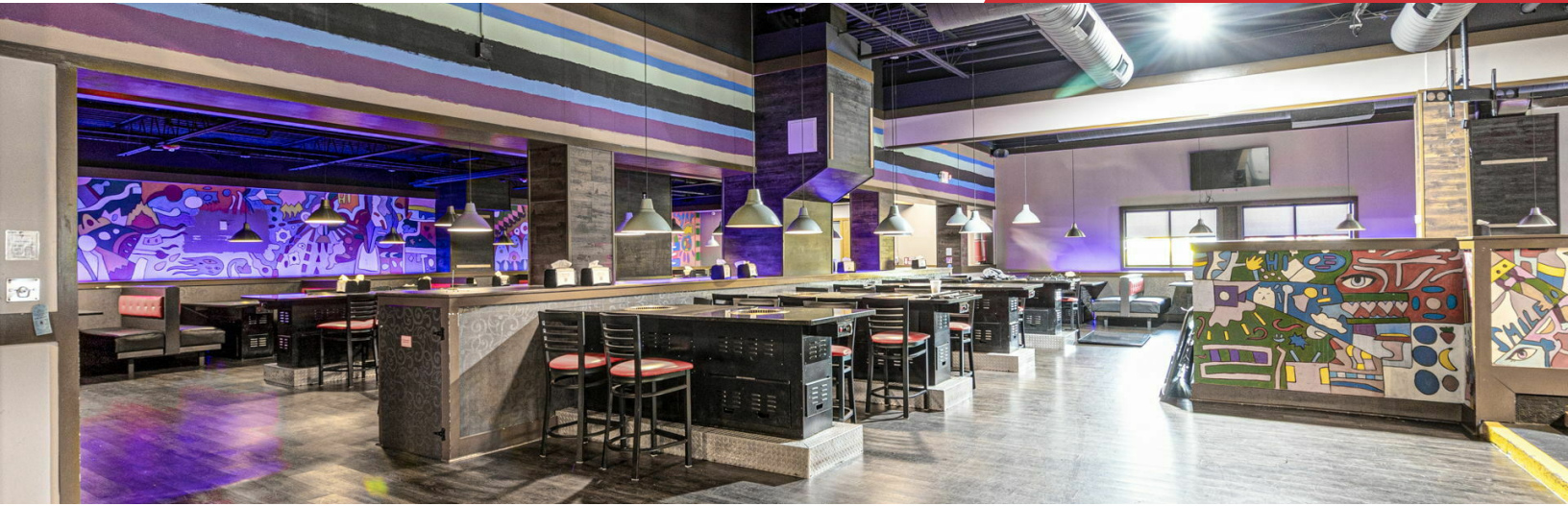
Property Highlights

- Prime location on Manchester Expy in Columbus, GA
- Modern and well-maintained commercial building
- Ample parking for tenants and visitors
- High visibility
- Easy access to major highways and transportation routes
- Close proximity to amenities and business services



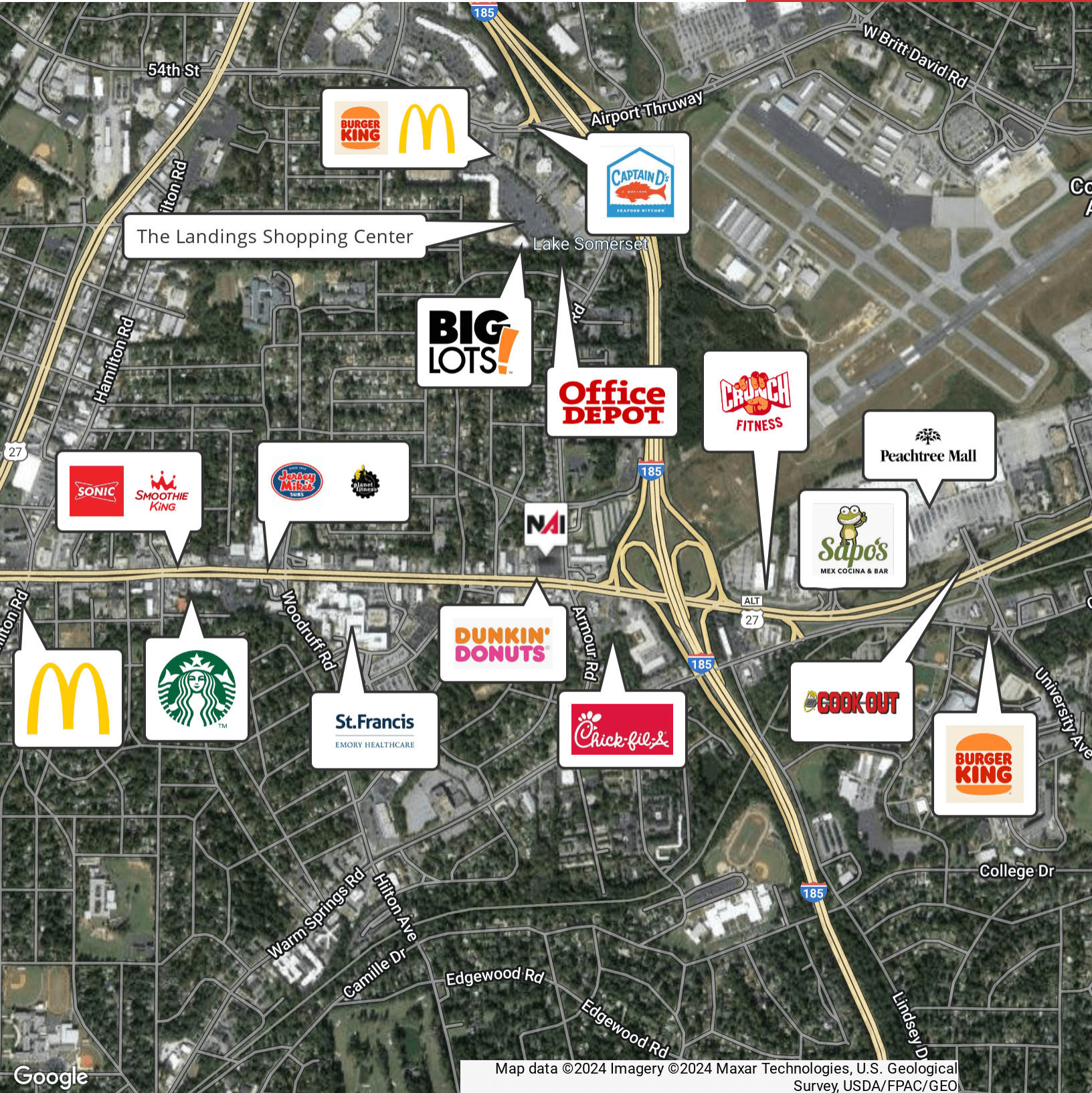
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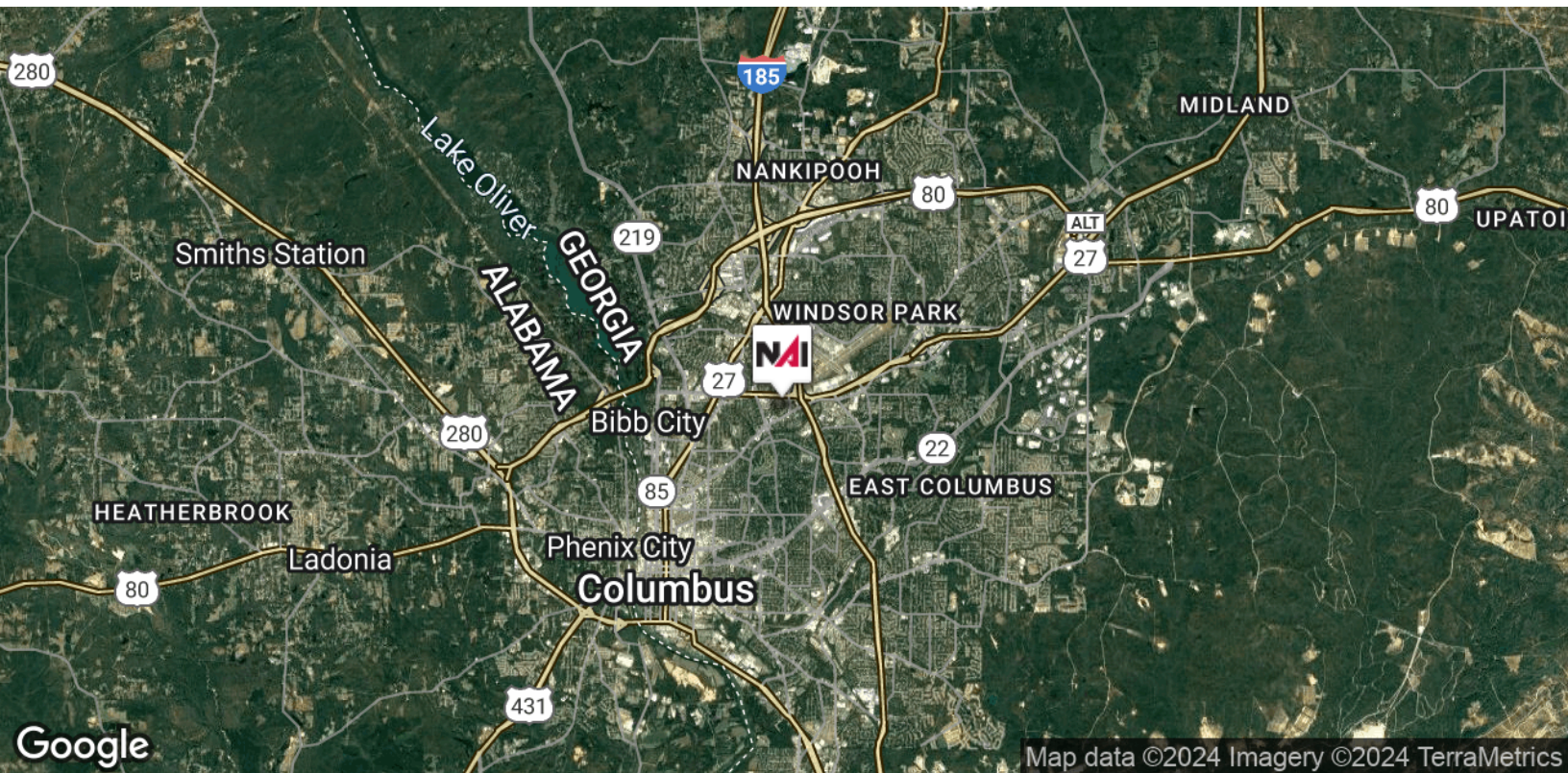
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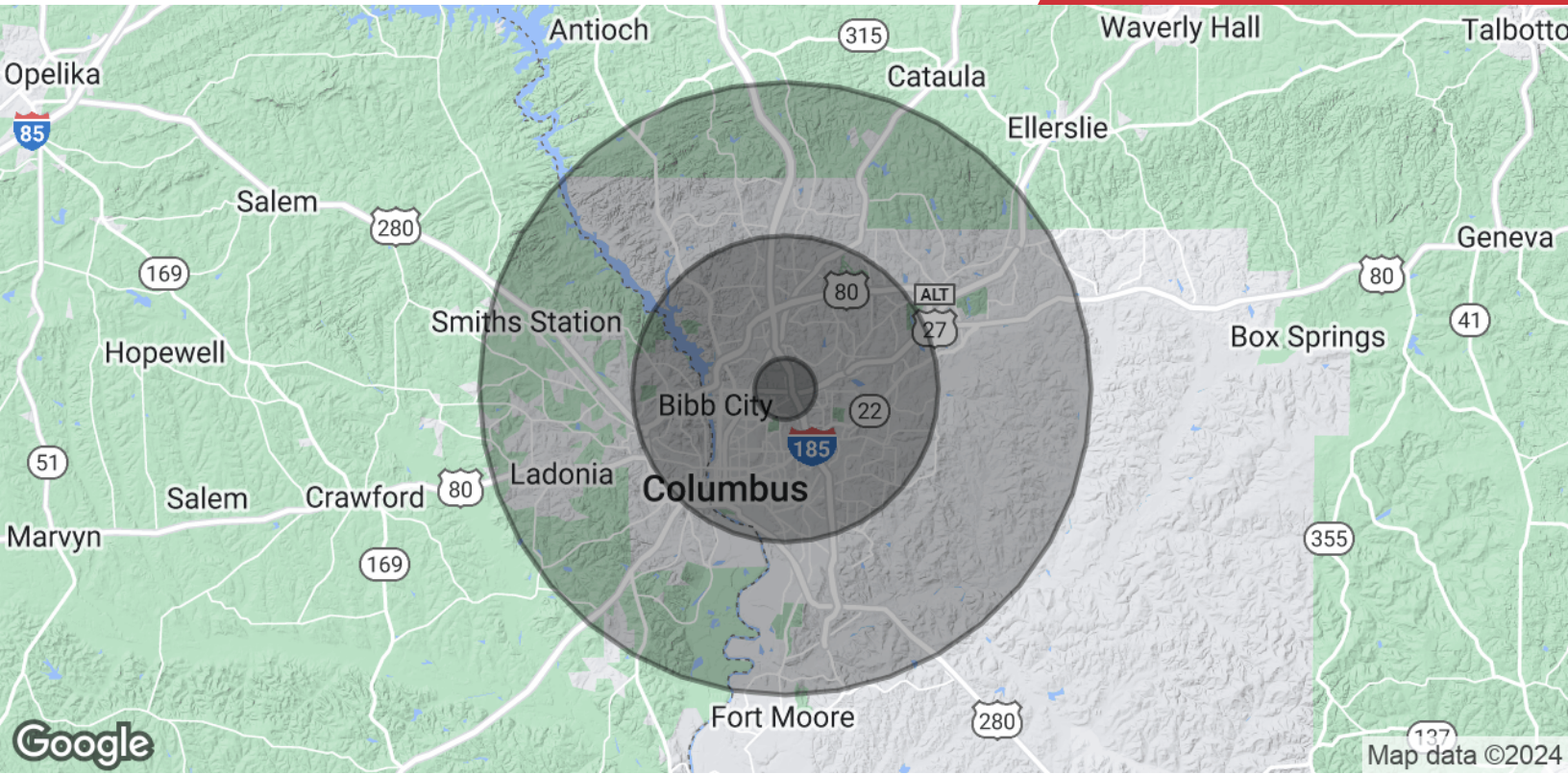
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Population	1 Mile	5 Miles	10 Miles
Total Population	6,657	156,737	262,105
Average Age	34.2	36.0	36.2
Average Age (Male)	34.6	34.1	34.6
Average Age (Female)	35.1	38.2	38.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,164	73,378	115,530
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$55,102	\$53,451	\$58,709
Average House Value	\$133,154	\$130,151	\$140,737

* Demographic data derived from 2020 ACS - US Census