

LAND FOR SALE

3716 UNIVERSITY AVE

Columbus, GA 31907



SALE PRICE

\$450,000

Carson Cummings

706 289 2468



COLDWELL BANKER
COMMERCIAL

KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

This property is 2.08 acres of vacant land that sits at the corner of University Avenue and Arkansas Drive in Columbus, GA. It is currently zoned single family residential, but has potential to be re-zoned as commercial property.

PROPERTY HIGHLIGHTS

- Excellent location, with great visibility
- High traffic area
- Close to Columbus State University, Macon Road and Manchester Expressway

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	2.08 Acres
APN:	068 023 001

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,844	73,103	112,991
Total Population	6,802	158,698	257,357
Average HH Income	\$56,758	\$52,175	\$58,129

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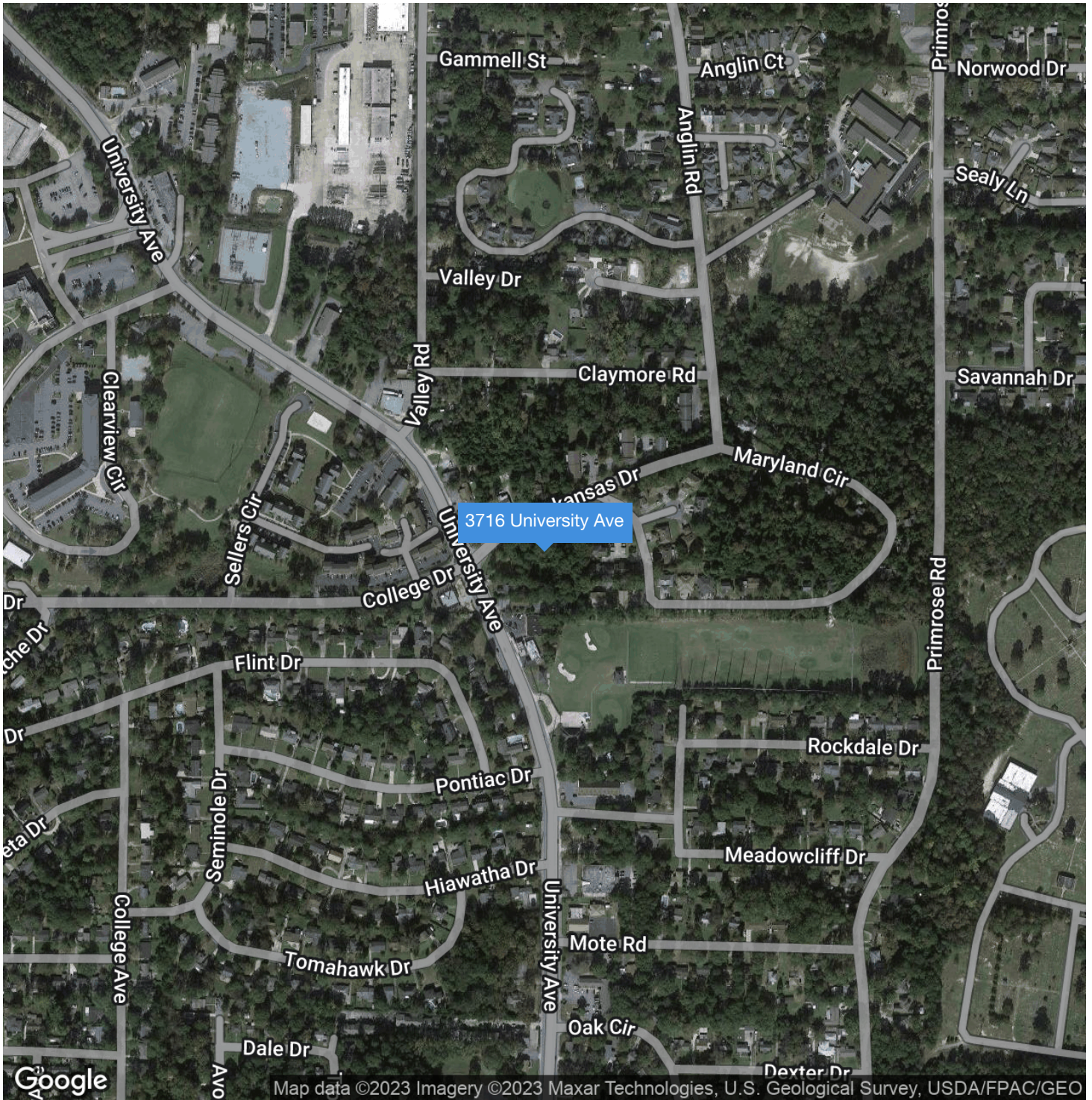


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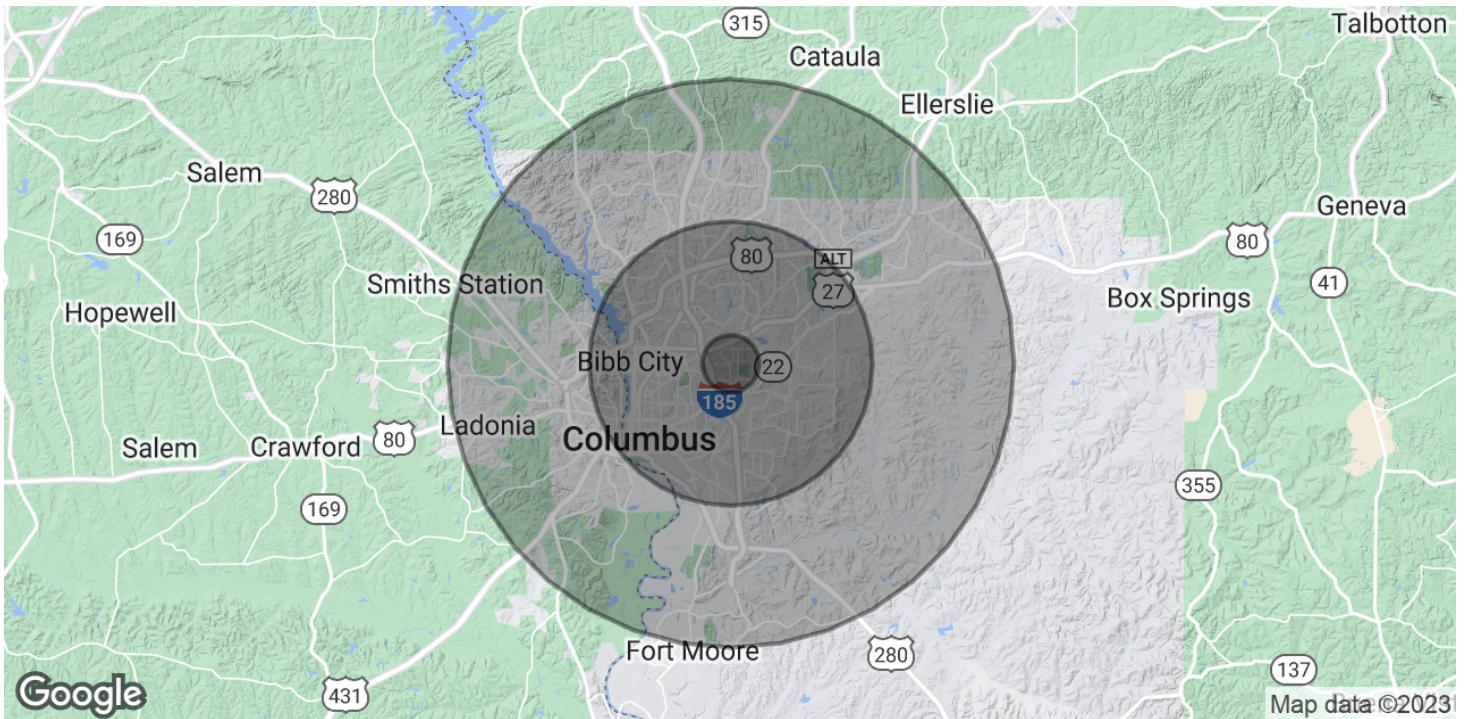


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,802	158,698	257,357
Average Age	32.3	36	36
Average Age (Male)	30	34	34.4
Average Age (Female)	34	38.7	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,844	73,103	112,991
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$56,758	\$52,175	\$58,129
Average House Value	\$155,172	\$125,520	\$139,717

* Demographic data derived from 2020 ACS - US Census

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